City of Ramsey
Agenda
Regular City Council
Tuesday, June 22, 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

1. Annual Police Department Update and Review of 2020 Activity

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive Cash and Investments for Period Ending May 31, 2021

2. Note the Following Boards, Commissions, and Committee Meeting Minutes:
- Planning Commission Meeting Minutes Dated May 6, 2021
- Economic Development Authority Meeting Minutes Dated May 13, 2021

3. Approve the Following Meeting Minutes:

1. City Council Work Session dated 5/11/2021
2. City Council Work Session dated 6/8/2021
3. City Council Regular Session dated 6/8/2021

4. Approve Rental Licenses

5. Approve Business Licenses

6. Approve Request to Declare Surplus Property

7. Discontinue Waiving Late Fee Penalties on Quarterly Utility Bills

8. Adopt Resolution # 21-176 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 3, 2021 through June 16, 2021

9. Adopt Resolution #21-126 Declaring Participation in State Performance Measurement Program

10. Adopt Resolution #21-158 Approving Site Plan, Final Plat and Preliminary Grading Agreement for Oppidan Industrial, 8200 Bunker Lake Blvd NW

11. Adopt Resolution #21-161 Outlining Lawful, Nonconforming Rights and Code Enforcement Process at 7127 Highway 10 NW

12. Adopt Resolution #21-167 Outlining Code Enforcement Action Plan for 17646 St. Francis Blvd NW

13. Adopt Resolution #21-170 Approving of Fourth Amendment to Purchase Agreement for Lots 1, 2 and 3, Block 1, COR TWO; Case of RGH RAMSEY LLC

14. Adopt Resolution #21-171 Approving Obtaining Quotes for Renovation and Lease of Old Town Hall

15. Adopt Resolution #21-172 Authorizing Partial Payment #9 to RJM Construction for Improvement Project 20-07 New Public Works Facility

16. Adopt Resolution #21-173 Adopt Resolution #21-173 Authorizing an Environmental Assessment Worksheet (EAW) for the Trott Brook North Development; Case of Trott Brook North - The Excelsior Group (Project #20-103)

17. Adopt Resolution #21-177 Approving an Abatement of 7820 151st Lane NW

18. Adopt Resolution #21-180 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2021 Additional Pavement Overlay Improvements, Improvement Project #21-12

19. Adopt Resolution #21-181 Approving Maintenance Agreement and Development Agreement for O'Reilly Auto Parts, Case of Java Properties

20. Adopt Resolution #21-182 Approving Development Agreement for Bunker Lake Industrial Park Third Addition, Case of PSD, LLC

21. Adopt Resolution #21-184 Accepting Coronarvirus Local Fiscal Recovery Fund Established Under the American Rescue Plan Act

22. Adopt Resolution #21-186 Approving Request for Anoka County to Study Traffic on Nowthen Boulevard/County State Aid Highway 5 between Saint Francis Boulevard/Trunk Highway 47 and Alpine Drive

23. Adopt Resolution #21-188 Approving Risk and Resilience Assessment for America's Water Infrastructure Act of 2018

24. Adopt Resolution #21-165 to Hire a Public Works Parks Parks Worker Backfilling a Vacant Position

25. Adopt Resolution #21-169 to Hire a Police Officer Filling the Current Vacancy

26. Adopt Resolution #21-174 Hiring Seasonal a Public Works Maintenance Worker

6. Public Hearing

7. Council Business

1. Adopt Resolution #21-190 Authorizing Partial Payment No. 2 to Kuechle Underground, Inc. for Improvement Project #21-00, Riverdale Drive Reconstruction, Feldspar Street to Sunfish Lake Boulevard

2. Adopt Resolution #21-156 Granting Preliminary Plat Approval for Williams Woods (Project No. 20-138); Case of Bill Boyum

3. Introduce Ordinance #21-13 Amending City Code Section 105-142 (Building and Building Regulations) to add 2021 International Property Maintenance Code

4. Introduce Ordinance #21-14 Amending Chapter 105 and 117 Regarding Swimming and Building Code

5. Adopt Resolution #21-179 Adopting 2021-2022 City Council Strategic Plan

6. Appoint an Interim Deputy City Administrator and an Interim Community Development Director

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 06/22/2021

Information

Title:

Annual Police Department Update and Review of 2020 Activity

Purpose/Background:

Chief Katers will review police Calls For Service data, crime trends, and update the council on the police department activities in 2020.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:24 PM
Form Started By: Jeff Katers		Started On: 06/17/2021 09:31 AM
Final Approval Date: 06/17/2021		

CC Regular Session **5. 1.**

Meeting Date: 06/22/2021

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending May 31, 2021

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending May 31, 2021.

Cash and investment report shows the monthly cash flow - receipts and expenditures through May 31, 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 & Investments for Period Ending May 31, 2021

Cash & Investments for Period Ending May 31, 2021

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:30 AM
Form Started By: Diana Lund		Started On: 06/02/2021 10:06 AM
Final Approval Date: 06/17/2021		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended May 31, 2021

	May-21 CURRENT MONTH	2021 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 87,989,530.58	$ 95,116,775.37
CASH INFLOWS:		
Daily Deposit	426,283.76	3,828,993.81
Tax Settlements	-	374,749.21
U/B Receipts	451,941.57	957,512.38
Credit Cards (Includes Utility Billing)	635,186.91	1,713,773.40
Interest Earnings [Net of Interest Paid on Investments]	63,704.87	350,519.39
Bond Proceeds-int		1,166.74
TOTAL CASH INFLOW	$ 1,577,117.11	$ 7,226,714.93
TOTAL CASH AVAILABLE	$ 89,566,647.69	$ 102,343,490.30
CASH OUTFLOWS:		
Prepaid Checks	608,269.77	4,677,458.57
Bills Lists	542,951.56	3,131,121.35
Pay Estimates	1,435,179.57	5,739,113.63
Credit Cards	4,390.35	25,564.85
Payroll - Net	408,914.51	2,183,343.55
Flex Reimbursement	2,720.02	22,483.26
Void Checks/Dormant Checks Paid	-	(870.33)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	163.00	1,216.51
TOTAL CASH OUTFLOW	$ 3,002,588.78	$ 15,779,431.39
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 86,564,058.91**	**$ 86,564,058.91**
MEMO - NET 2021 CASH INFLOW (OUTFLOW)	**(1,425,471.67)**	**(8,552,716.46)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 73,085,290.12**	**73,628,220.22**
Purchases	951,921.15	36,982,150.11
Maturities/Sales	(911,463.48)	(37,484,622.54)
ENDING BALANCE	**$ 73,125,747.79**	**$ 73,125,747.79**

Prepared by the City of Ramsey Finance Department
6/14/2021

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		772487J2	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 BAN	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		620835-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	4,346,683.82		4,198,032.98
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
210506		UBS	UBS Select FUND				451,921.15	0.00		451,921.15
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8		500,000.00	0.00		500,000.00
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		405,000.00		0.00
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		39.72		40.34
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		76.32		101.42
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		44.40		82.30
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 NATIONA	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

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
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
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
										58,290,747.79
	TOTAL INVESTMENTS					73,628,220.22	36,592,207.55	37,094,679.98		**73,125,747.79**
			Unamortized Premiums			1,578,603.54	121,816.25			1,700,419.79
			Unamortized Discounts			(3,900,908.40)	(316,666.36)			(4,217,574.76)
			PW Debt-Ameritrade			8,895,641.10	1,574.48	407.74		8,896,807.84
			BOW			4,018,693.38	50,280,582.06	52,138,455.85		2,160,819.59
			Money Market Accounts			10,896,525.53	1,313.13	6,000,000.00		4,897,838.66
			Net Cash and Investments			95,116,775.37	86,680,827.11	95,233,543.57		86,564,058.91

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended May 31, 2021

	May-21 CURRENT MONTH	2021 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 87,989,530.58	$ 95,116,775.37
CASH INFLOWS:		
Daily Deposit	426,283.76	3,828,993.81
Tax Settlements	-	374,749.21
U/B Receipts	451,941.57	957,512.38
Credit Cards (Includes Utility Billing)	635,186.91	1,713,773.40
Interest Earnings [Net of Interest Paid on Investments]	63,704.87	350,519.39
Bond Proceeds-int		1,166.74
TOTAL CASH INFLOW	$ 1,577,117.11	$ 7,226,714.93
TOTAL CASH AVAILABLE	$ 89,566,647.69	$ 102,343,490.30
CASH OUTFLOWS:		
Prepaid Checks	608,269.77	4,677,458.57
Bills Lists	542,951.56	3,131,121.35
Pay Estimates	1,435,179.57	5,739,113.63
Credit Cards	4,390.35	25,564.85
Payroll - Net	408,914.51	2,183,343.55
Flex Reimbursement	2,720.02	22,483.26
Void Checks/Dormant Checks Paid	-	(870.33)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	163.00	1,216.51
TOTAL CASH OUTFLOW	$ 3,002,588.78	$ 15,779,431.39
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 86,564,058.91**	**$ 86,564,058.91**
MEMO - NET 2021 CASH INFLOW (OUTFLOW)	**(1,425,471.67)**	**(8,552,716.46)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 73,085,290.12**	**73,628,220.22**
Purchases	951,921.15	36,982,150.11
Maturities/Sales	(911,463.48)	(37,484,622.54)
ENDING BALANCE	**$ 73,125,747.79**	**$ 73,125,747.79**

Prepared by the City of Ramsey Finance Department
6/14/2021

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		772487J2	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 BAN	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		620835-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	4,346,683.82		4,198,032.98
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
210506		UBS	UBS Select FUND				451,921.15	0.00		451,921.15
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8		500,000.00	0.00		500,000.00
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		405,000.00		0.00
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		39.72		40.34
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		76.32		101.42
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		44.40		82.30
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 NATIONA	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

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
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
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
										58,290,747.79
	TOTAL INVESTMENTS					73,628,220.22	36,592,207.55	37,094,679.98		**73,125,747.79**
			Unamortized Premiums			1,578,603.54	121,816.25			1,700,419.79
			Unamortized Discounts			(3,900,908.40)	(316,666.36)			(4,217,574.76)
			PW Debt-Ameritrade			8,895,641.10	1,574.48	407.74		8,896,807.84
			BOW			4,018,693.38	50,280,582.06	52,138,455.85		2,160,819.59
			Money Market Accounts			10,896,525.53	1,313.13	6,000,000.00		4,897,838.66
			Net Cash and Investments			95,116,775.37	86,680,827.11	95,233,543.57		86,564,058.91

CC Regular Session **5. 2.**

Meeting Date: 06/22/2021

By: JoAnn Shaw, Community Development

Information

Title

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

- Planning Commission Meeting Minutes Dated May 6, 2021
- Economic Development Authority Meeting Minutes Dated May 13, 2021

Purpose/Background:

N/A

Recommendation:

N/A

Action:

N/A

Attachments

PC 05 06 21 Minutes

EDA 05 13 21 Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:30 AM
Form Started By: JoAnn Shaw		Started On: 06/03/2021 08:22 AM
Final Approval Date: 06/17/2021		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 6, 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
Members Absent:	Commissioner Brian Walker
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Chairperson Bauer noted that Item 7.01 has been withdrawn and has been removed from the agenda prior to the meeting tonight.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Anderson	aye

Commissioner Gengler aye
Commissioner Dunaway aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the April 8, 2021 Planning Commission Meeting Minutes:

No action taken.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

None.

7. COMMISSION BUSINESS

7.01: ~~Review Concept Plan for Graw Addition (Lot Split); Case of Gail Graw~~ Case Withdrawn

7.02: Discuss Ordinance Modernizing and Streamlining Land Use Applications

Presentation

Deputy City Administrator Gladhill presented the Staff Report stating that the purpose of this item is to discuss opportunities to streamline certain land use applications. No action is being requested at this time, but the Planning Commission 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.

Commission Business

Chairperson Bauer stated that he likes the first option but noted that sometimes site plans bring about questions and concerns. He cautioned that staff be aware of any questions or concerns the Commission may have to ensure those are addressed prior to preliminary plat and avoid having to place that burden onto the applicant after they have gone through the expense of preliminary plat. He also agreed with the proposal related to variances. He asked why interim use permits would continue to go to Council as those seem to be pretty much approved. He stated that the timing of the Council and Commission meetings does not align well for items to appear on the first Council agenda for the month.

Deputy City Administrator Gladhill provided additional details on the staff deadline for the Council packet.

Chairperson Bauer asked if there would be enough time if the Commission meeting were moved to Tuesday night rather than Thursday.

Deputy City Administrator Gladhill stated that would depend upon how important it would be to have draft minutes from the meeting and provided additional details on the length of time for a meeting video to be posted in order for minutes to be provided.

Chairperson Bauer stated that perhaps the Commission meeting could be moved to the fourth Thursday of the month, which would allow for additional time to make the next Council meeting.

Deputy City Administrator Gladhill stated that staff could review a different date for the meeting but noted that he would need to review the other meeting schedules and whether it would even save time. He noted that it would all depend upon when the application is submitted due to the staff time necessary to review a request as well.

Commissioner VanScoy asked if staff were to approve a site plan, would it still come before the Commission for preliminary plat approval.

Deputy City Administrator Gladhill commented that preliminary plat and site plan review are different applications. He noted that the Commission does not always see a site plan review once a preliminary plat is approved and provided additional details on the review process. He noted that staff cannot grant a variance and therefore those requests would continue to come before the Commission. He stated that site plan is pretty cut and dry as to whether a request meets the City Code.

Commissioner Anderson stated that he could live with staff reviewing the commercial and industrial properties, noting that he reviews the buffering, building materials, road layout, public safety concerns for a site plan. He stated that if staff takes those issues into account and thinks about how the Commission thinks about those things, he could support staff reviewing those. He stated that he would still want the Commission to review residential and applications within The COR. He stated that he would also support speeding things up related to CUP process. He stated that he would be fine changing the date of the Commission meeting as well.

Deputy City Administrator Gladhill stated that public road design and infrastructure would always continue to be reviewed by the Commission unless it is a minor change. He confirmed that residential platting would continue to go through the regular review process. He stated that buffering is also included in the City Code and would have to be met. He stated that this process suggested would only apply to applications that meet all of the requirements of City Code and any deviations would need to go before the Commission.

Chairperson Bauer referenced an application that came in a few meetings prior for a site plan for a large commercial/industrial building and did not recall anything that was a major concern, noting that would have fallen under this new proposed process.

Deputy City Administrator Gladhill stated that there was some discussion related to buffering and screening of outdoor storage and staff could have come to the group for guidance. He stated that

project has not yet moved forward but perhaps if it does, it could be the first example to go through this process.

Commissioner Anderson referenced the case and believed that would be appropriate to follow this new process.

Commissioner VanScoy commented that changing the meeting date would be problematic for him as he is committed on Tuesdays and he has another commitment the first Monday of the month. He stated that any other Monday or Thursday would work.

Chairperson Bauer confirmed that the first Monday or third Thursday would not work for him.

Commissioner Gengler stated that she would support a pilot project to try out these alternative methods of approval. She stated that she would also support changing the meeting date.

Chairperson Bauer noted that staff could poll the Commission to determine which date would be a good fit. He noted that most IUP requests are pretty straightforward and asked for input from staff as to why that is not included.

Deputy City Administrator Gladhill replied that IUP's are unique in that they have an expiration date and is typically something not allowed by Code and therefore is something subjective that would continue to be reviewed by the Council and not included in the pilot project.

5. CONSENT AGENDA (Continued)

5.01: Approve the April 8, 2021 Planning Commission Meeting Minutes:

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

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS (Continued)

7.03: Review Request for Auto Repair at 6588 141st Avenue NW

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that the purpose of this case is to review a request from Kiryl Sachok for a zoning question related to 6588 141st Avenue NW. The site is zoned E-1 Employment District. Kiryl is looking to purchase the property for Auto Body Repair, Painting and Detailing. The vehicles are planned to be stored both inside and outside. They plan to use 51 percent of the building for repairs. They are currently not selling vehicles, but it is something they would like to consider in the future. Under the current code, auto repair and sales are allowed but only in a business incubator or multi-tenant building and no outside storage is allowed related to the use. Staff is requesting policy direction from the Commission on the proposed used.

Commission Business

Chairperson Bauer asked if one of the conditions could be a time limit on how long a single vehicle could be stored on the property. He recognized that there could be a delay in repairing a vehicle but would not want to see a vehicle stay for a long period of time.

Senior Planner McGuire Brigl confirmed that could be added.

Commissioner Gengler asked if the only zone that would allow for single tenant auto body repair would be along Highway 10.

Senior Planner McGuire Brigl confirmed that the commercial district along Highway 10 and a few locations along Highway 47.

Commissioner VanScoy asked what the applicant would want to do, whether it would be auto body repair or automotive repair in general.

Allison Kirilsachok spoke in representation of the applicant and explained that the business is labeled as an auto repair shop. She stated that they purchase vehicles through a third party to repair the damaged vehicles, detail them, paint them and then those vehicles are taken to a different site for sale. She stated that they do not sell from the shop but from another location. She stated that they also have clientele that find their business for repair and bring their own vehicle for repair. She stated that business is currently located in Blaine.

Chairperson Bauer asked the percentage of vehicles that are purchased for repair compared to the percentage of vehicles brought in for repair by owner.

Ms. Kirilaschok estimated that they have more vehicles brought in from clientele than through purchase. She estimated 40 percent of work is done through purchase and 60 percent from clientele bringing in their own vehicles.

Commissioner VanScoy stated that he drove by the proposed location and it appears it could work well. He asked what the applicant would intend to do to mitigate the visual impact of damaged vehicles.

Ms. Kirilaschok replied that they do have car covers that could be used for vehicles stored outdoors. She stated that they tend to stick with minor damaged vehicles as those take less time to repair. She stated that at the current location there are three vehicles outdoors and six or seven inside. She stated that the vehicles stored outdoors have already been repaired or are covered.

Commissioner VanScoy asked if the applicant would be open to using a fence for screening.

Ms. Kirilaschok stated that they would be open to a fence if that were to become a condition.

Commissioner Dunaway stated that his concern was with the number of vehicles that would be stored outdoors but that was answered by the applicant.

Commissioner Anderson stated that he has an issue with the E-1 district. He stated that this would be a request to change the Code and he does not prefer to change the Code to meet the request of one business. He stated that in the E-1 district this activity is only allowed in a multi-tenant building with no outdoor storage and he cannot support changing the Code in this manner. He stated that he would be more in favor of looking to add more commercial areas where this activity could occur. He stated that making these changes to the district would simply open up additional issues.

Senior Planner McGuire Brigl displayed a zoning map and identified the areas where this use is currently allowed.

Commissioner Gengler asked if this were to come forward as a case, would it be through CUP or a Code change for the entire district.

Senior Planner McGuire Brigl replied that the easiest way to do this would be a Code change to remove the multi-tenant requirement for this type of use. She noted that the outdoor storage could be addressed through a CUP.

Chairperson Bauer asked the rational that this activity occur in a multi-tenant building.

Senior Planner McGuire Brigl commented that she believed the thinking was to allow this use to begin in a smaller scale in a multi-tenant building which could grow into its own freestanding business. She displayed the related section of City Code for business incubator/multi-tenant facility. She stated that the section is very confusing and regardless of the action tonight, the language should be cleaned up.

Commissioner VanScoy stated that he does not ever recall an applicant coming forward to use anything in the E-1 district as a business incubator.

Senior Planner McGuire Brigl commented that there are a few larger buildings that rent out suites within the building and take advantage of this section of Code. She stated that the only other example would be in the business district where a business owner rents out individual units for vehicle sales. She stated that building has consistent turnover from tenants.

Commissioner VanScoy commented that the only concern he would have with this use is aesthetically and would support a revision of Code to allow this activity as long as outdoor storage is limited and screened appropriately.

Chairperson Bauer echoed the comments. He stated that if there have not been incubator businesses within the E-1 district, that section of the Code should be cleaned up. He stated that there are very industrial uses adjacent to this site but to the east the use is cleaner. He encouraged staff to work with the applicant and see if they can make it work. He agreed that screening would make this much more acceptable. He stated that access would also be easier for customers to bring their vehicles in for repair compared to the businesses located on Highway 10.

Ms. Kirilaschok replied that the business is currently renting and has never had any issues with the landlord. She stated that they would be open to conditions the Commission may place upon the request and would be happy to meet conditions for screening and car covers for outdoor storage.

Senior Planner McGuire Brigl confirmed the direction of the Commission for the E-1 district. She asked if the Commission would want staff to look into removing auto repair from the Highway 10 corridor to improve that aesthetic.

Chairperson Bauer commented that it is often difficult to enter and exit those businesses.

Commissioner Anderson commented that he would be opposed to adding new uses of those types but would be fine allowing the existing uses to continue operating as they are.

Chairperson Bauer stated that perhaps the Commission review adding that use to other zoning districts to remove it from Highway 10 as that is not an ideal location.

Commissioner VanScoy stated that he really does not see the need to eliminate that use, although he understands the issue of access. He stated that as Highway 10 is improved, that access would also improve. He noted that some of the businesses will have to move anyway as the Highway 10 improvements move forward and therefore did not see a need to remove that use from the district. He agreed that the Commission should review the possibility of expanding the districts in which the use is allowed, but with good control.

Commissioner Gengler agreed with the comments of Commissioner VanScoy that the Commission should review other areas where the use may be appropriate. She stated that she would be inclined to not have new auto repair businesses allowed on Highway 10.

Colton Brausen spoke in representation of the applicant and asked the timeline that the Commission would estimate, as his contract for the sale of the property would be contingent upon City approval.

Senior Planner McGuire Brigl commented that this would involve an ordinance change and CUP. She stated that this could be included on the June Commission meeting and if approved could go forward on the July Council meeting.

Mr. Brausen replied that the business would not be doing fluid changes and noted that the proper air exchange would be provided for the paint work.

8. COMMISSION / STAFF INPUT

Commissioner VanScoy commented that the recently completed recycling day held at ACE Solid Waste ran well and asked if staff has any comments on the event.

Senior Planner McGuire Brigl commented that City Planner Anderson commented that the event was successful and appreciated the staff members that assisted.

Commissioner VanScoy commented that the event was well organized and appreciated the ability to drop off a few items.

Senior Planner McGuire Brigl commented that the project on the north side of Bunker Lake industrial park submitted a formal application today and will come before the Commission in June, along with the case just discussed by the Commission. She provided a brief update on the status of other projects previously approved by the Commission including GiGi's Salon, O'Reilly's Auto Parts, and Storyteller Café. She also provided an update on ongoing residential development projects.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:09 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, 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

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 8, 2021

Motion by Member Cords, seconded by Member Steffen, to approve the April 8, 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: 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 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.

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.

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.

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.

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.

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.

4.03: 2021 Business Appreciation Day Event

Economic Development Manager Sullivan presented the staff report.

Member Johnson stated that she would prefer to use a Ramsey business rather than an outside business.

Member MacLennan commented that he would love to keep it local.

Chairperson Steffen agreed. He asked if proposals could be requested from both Lisa's and Kitchen Table.

Economic Development Manager Sullivan confirmed that could be done. He asked that staff be provided the ability to make the decision based on a per meal budget of $40 per meal. He stated that he could meet that with Wells Catering but is unsure that could be done with the other two vendors as of yet. He stated that in looking at the website for Lisa's Catering he did see a steak meal under $40. He asked that flexibility be provided to ensure that staff can verify that the vendor could meet the demands of the event.

Chairperson Steffen commented that the consensus is to provide the opportunity to those Ramsey businesses, but provide staff with the flexibility to make the decision.

Motion by Member Steffen, seconded by Member Cords, to authorize EDA budget allocation of $5,000, direct staff to select a preferred caterer (preferably from Ramsey) and select Tuesday, August 17th at The Links at Northfork for the 2021 Business Appreciation Day Event.

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.

4.04: Consider Implementation of Metropolitan Council Sewer Availability Charge (SAC) Deferral and Financing Program

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if any opportunities have been lost recently.

Economic Development Manager Sullivan commented that no projects have been lost. He stated that there is a project that has asked for assistance in reaching the finish line for their project and this tool could potentially be utilized.

Member MacLennan commented that this could be a good tool for businesses to use and exploring this option would not hurt.

Chairperson Steffen asked and received confirmation that the restaurant policy remains in place.

Member Cords noted that the mentioned project is a non-profit and therefore not eligible for the program.

Economic Development Manager Sullivan provided additional details on how the program would work.

Deputy City Administrator Gladhill provided additional details on the SAC program with the Metropolitan Council. He noted that the City has been close to losing prospects because of those charges. He noted that there are businesses that have struggled with SAC and this program would provide another option.

Member Riley asked if this would apply to every building that would be built in the City with sewer and water and asked if other cities have this same type of program.

Economic Development Manager Sullivan replied that there are a number of communities that have programs of this nature which are more attractive to businesses. He did not believe this program would be used all of the time, as most businesses do not want to pay interest when they do not have to.

Chairperson Steffen commented that he does not see a reason not to further explore this option.

Motion by Member Steffen, seconded by Member MacLennan, to direct/nor direct staff to conduct further research and to bring back a draft SAC Deferral Policy for future EDA 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.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan indicated that there is one vacancy for the Chamber Gala event and welcomed interested members of the EDA. He advised of an upcoming Ramsey Employee Appreciation Day at Sunwood Nutrition. He stated that the Council directed staff to move forward on the billboard process with iDigital. He provided an update on the Storyteller Café project. He asked if the EDA would be willing to consider utilizing the revolving loan fund or SAC/WAC fund for a non-profit business.

Member Johnson commented that it sounds like a good organization and would be interested in pursuing that option.

Member Riley commented that he would also support allowing the current policy to be used for this non-profit restaurant business.

Member MacLennan agreed that the program should be allowed to be used.

Chairperson Steffen asked if that program would be enough to help the business reach the finish line.

Economic Development Manager Sullivan commented that he is unsure of the exact details. He noted that the question was simply whether there would be support from the EDA and it appears there is consensus as such.

Member Johnson introduced herself to the other members of the EDA.

6. ADJOURNMENT

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.

CC Regular Session **5. 3.**

Meeting Date: 06/22/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 5/11/2021
2. City Council Work Session dated 6/8/2021
3. City Council Regular Session dated 6/8/2021

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 5/11/2021
2. City Council Work Session dated 6/8/2021
3. City Council Regular Session dated 6/8/2021

Attachments

05 11 21 Work Session

6-8-21 CCWS

6-8-21 Mtg

Form Review

Inbox	Reviewed By	Date

Colleen Lasher	Colleen Lasher	06/15/2021 03:57 PM
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:01 PM
Form Started By: Katie Schmidt		Started On: 06/15/2021 01:01 PM
Final Approval Date: 06/17/2021		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 11, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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

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: Review Proposed Updates to City Landscaping Code for New Commercial and Industrial Projects

Deputy City Administrator Gladhill reviewed the staff report.

Councilmember Musgrove thanked the Environmental Policy Board (EPB) for hearing the concerns of the developer and making necessary tweaks to that property and reviewing the Code itself to make more appropriate changes. She asked if it would be possible to provide a link within the different sections of the Code to reach the landscaping section. She also stated that she likes the removal of the stormwater area from the calculation. She asked if there would be grandfathered properties for those completed prior to the amendment of Code.

Deputy City Administrator Gladhill confirmed that once adopted the Code would become effective and apply to new applications moving forward. He clarified that this is a reduction to the requirements.

Councilmember Musgrove referenced the buffering and transitioning standards and asked if that would be part of an additional conversation or whether she would bring those concerns forward now.

Deputy City Administrator Gladhill noted those comments could be addressed tonight.

Councilmember Musgrove referenced the language within the case related to buffering and density transitioning standards and asked for clarification.

City Planner Anderson commented that the buffering standards between commercial/industrial properties and residential districts would be added into the one or two districts where it currently does not exist. He explained that buffering standards act similarly to density transitioning but explained that buffering is between the industrial/commercial districts that abut residential whereas density transitioning is more specific between residential districts of different density.

Deputy City Administrator Gladhill stated that the ordinance was included as part of the packet, whereas that information was summarized within the case to provide clarity to the proposed changes. He stated that if acceptable to the Council this would move forward to the ordinance introduction and adoption process.

The consensus of the Council was to move forward on the ordinance introduction and adoption process as presented.

2.02: Receive Update on Upcoming Ramsey Gateway Virtual Open House

Deputy City Administrator Gladhill reviewed the staff report.

Mayor Kuzma asked the length of the video.

Deputy City Administrator Gladhill replied that the video is about eight or nine minutes long.

Councilmember Specht commented that he watched the video and found it to be good. He asked the marketing that would be done for this open house meeting and whether direct mailing or communication would be done to highway businesses.

Deputy City Administrator Gladhill noted that staff will use a robust social media campaign and can reach out to the business list. He stated that Oak Terrace Estates would receive hand delivered invites, with translation into Spanish as that has been successful. He noted that he would follow up with Anoka County staff to determine if direct mailings would be done as well.

Councilmember Howell asked if website comments received are anonymous.

Deputy City Administrator Gladhill stated that there are required name and address fields and optional email and phone number fields.

City Engineer Westby reviewed his staff report that was included in the case.

Councilmember Specht commented that he would be happy to be involved as part of that process.

Mayor Kuzma referenced the Jarvis intersection noting that previously a J hook was mentioned, but that has not been well received on 65 where it was constructed. He asked if that is still included in the plan or could be changed.

City Engineer Westby replied that they are currently looking at several alternatives in that area. He noted that there are three intersections close together in that section and they are reviewing which at grade improvement would be best for that area.

Mayor Kuzma commented that he does not support the J hook intersection.

2.03: Discuss Potential Ordinance to Clarify Rooster Restrictions

Deputy City Administrator Gladhill reviewed the staff report.

Councilmember Howell stated that she likes hobby farms and that type of activity. She stated that roosters are noisy and therefore one acre would seem small. She asked if there is a reason geese and ducks are not allowed in the same manner chickens are allowed. She asked if one goat could be allowed per half acre.

Deputy City Administrator Gladhill commented that the City has not received requests for ducks or geese. He stated that the City has received requests for racing pigeons but that generates a lot of complaints.

Councilmember Riley commented that he does not support roosters at this time as it would generate complaints. He stated that residents have supported the chicken ordinance and has not heard anyone complain that they could not have roosters. He stated that he supports the three-acre threshold.

Councilmember Woestehoff asked if it would make more sense to only allow these activities on rural developing zoned property, which begins at 2.5 acres, to simplify the language.

Deputy City Administrator Gladhill commented that could be done but there are parcels within that zoning district that are only one acre in size. He stated that could be done but more detailed thought would go into that review.

Councilmember Woestehoff stated that he would imagine there are more 2.5 acre lots compared to lots over three acres.

Deputy City Administrator Gladhill commented that the current lot minimum within the rural developing district is 2.5 acres but noted that there are thousands of lots within that district that were created before that minimum was set and therefore are one acre in size.

Councilmember Specht stated that he liked the idea of expanding this, with the general intent to be allow unless there is a reason not to. He stated that he understands the noise level of roosters and perhaps larger lot sizes could be specified for that use. He stated that he would also support allowing additional animals regulated to lot size. He stated that he would prefer staff have the ability to approve or disapprove a request, such as goats, without coming to the Council unless there is an issue of escalation.

Deputy City Administrator Gladhill noted that there would need to be specific language as to what would cause an escalation. He stated that the process would also need to be clear as it would not be appropriate for staff to approve something and then have the Council question why it was approved. He stated that the process has evolved over the years to streamline it. He noted that a public comment period would still be recommended, and if there are no comments and the request meets the criteria perhaps it could be approved by staff but if there are comments against the request, it should still follow the path to the Council.

Councilmember Musgrove commented that she advocated for a resident that lives on five acres of land who was informed that he could not have a rooster, but that was not clearly defined within City Code. She believed that this language would clarify the confusion. She stated that she would advocate to allow roosters on properties of five acres or more, perhaps through the CUP process. She stated that if this does move to an administrative approval process, she would want language included that allows a resident to request appeal to the Council. She recognized that a rooster makes noise, but so do vehicles and other things within the community.

Councilmember Heineman agreed that five acres would be a reasonable benchmark for roosters. He commented that roosters can be seen as a nuisance and therefore would not support the keeping of roosters on lots under five acres. He asked if there would be a reasonable limit on the number of roosters that could be kept.

Deputy City Administrator Gladhill commented that he is not a rooster expert and therefore staff would need to look into that. He stated that sometimes there is good intention when drafting an ordinance but there is then difficulty in enforcement and implementation. He stated that perhaps the language is kept at one rooster to begin with for parcels five acres or larger.

Councilmember Woestehoff commented that he believes that a request for roosters should include where the rooster will be located in order to minimize impacts to adjacent properties.

Councilmember Musgrove stated that she reviewed the ordinance used by Nowthen related to the keeping of chickens and roosters and read portions aloud.

Deputy City Administrator Gladhill commented that it seems there is majority consensus to allow roosters on parcels of five acres or more with additional language specifying location of the rooster enclosure on the lot.

Councilmember Howell commented that she would like to see ducks, geese, goats, and pigs allowed one per half acre for lots three acres or larger.

Deputy City Administrator Gladhill stated that staff can also bring forward a suggestion for an administrative approval process with the option to appeal to the Council.

The consensus of the Council was to direct staff to create a process for administrative approval as well and bring the proposed changes back to the Council for review.

Deputy City Administrator Gladhill commented that staff will draft a policy framework for the Council to review and if there were consensus, staff would draft an ordinance amendment.

2.04: Discuss Final Settlement Agreement for Retaining Wall Encroachment in Trott Brook Greenway Conservation and Trail Easement at 7349 18th Circle NW and Potentially Discuss a Broader Corridor Solution; Case of John and Jodell Seaman

Deputy City Administrator Gladhill reviewed the staff report.

Councilmember Musgrove thanked staff for their work on this case. She stated, "For the record I wanted to show that I specifically asked for this case to come and initially another case came which is a very needed conversation that we need to have about the broader corridor, but I'm glad that we have gotten to this point where the case is here before us. In the summer of 2020 I brought some concerns about this trail to Tim." She noted that she photographed a rusty barrel located on the water side of the trail, which is still in that location. She asked who is responsible for monitoring the conditions of the trail.

Deputy City Administrator Gladhill replied that this has been a learning experience. He stated that because of the grant funding, each year the City is audited and provided details on that process. He stated that the code enforcement program has been tweaked to identify areas in which staff should be more proactive. He stated that if desired this could be included as one of those areas. He stated that he can follow up on the rusty barrel.

Councilmember Musgrove stated that her complaint about the barrel was ignored and more focus was put on the retaining wall. She stated that she is glad they are now at the point to say the City will assist with the cost but hoped that they could have come to this point sooner. She referenced the cost to vacate just the portion of the easement along the corridor would be between $10,000 and $20,000. She asked for clarification on which portion of the easement is referenced.

Deputy City Administrator Gladhill commented that would apply corridor wide on the south side of the trail as the area of contention on the properties is only on the backyard side of the trail. He explained what that cost would entail. He stated that as part of the settlement the Seaman's paid $1,500 as part of their CUP application. He stated that currently nothing has been charged towards that in attempt to reach a final settlement. He noted that cost would be applied to the purchase, floodplain modeling, or could be refunded.

Mayor Kuzma commented that one of the things that started this process was that the residents did not pull a permit for their retaining wall activity; therefore he does not tend to favor refunding that amount. He commented that if the City lets this go, he believes there could be additional problems to follow in the future.

Councilmember Howell asked if there are pictures of the code violations submitted from the property owner.

Deputy City Administrator Gladhill commented that the property owner mentioned some potential violations, which staff determined not all were violations. He stated that images were later provided by the property owners which he can share.

Councilmember Howell stated that she walked along the trail today and there are some obvious code violations. She stated that if you look at the pictures provided from the property owner, if there is significant soil loss and erosion, the retaining wall provided a benefit. She stated that she would have a problem singling out one property owner and not applying that evenly to all the properties. She stated, "For the record though, I would say because there seems to be significant problems with this, just with what's been going on and the complication of the case, I do not support going after all the residents along that strip for code violations. I think it's just more complicated than that, and so I'd like to see the city maybe take step back and see how we can resolve it internally rather than going after everybody else for code violations." She stated that trees continue to die along that corridor and there is a problem. She stated that she is disappointed that these residents were treated in this manner. She stated, "For the record, I did ask that 5.1 specifically be pulled and put on the work session agenda, I was very disappointed and frustrated that it was turned into a general case. We had to ask for it to be specifically this case, we need to have a discussion around this, we don't want this to be happening over and over again to residents in the community."

Councilmember Specht commented that he is happy that this is coming to an end. He stated that he has also walked the trail and supports the resolution that would resolve the problem along the corridor. He stated that it would be a good gesture to refund the $1,500 to the Seamans because of the complexity of the case and length of time to resolve.

Councilmember Woestehoff agreed that this needs to be resolved along the corridor as there is confusion as to where the easement exists. He agrees that it would make sense to vacate the southern portion of the easement along the entire corridor. He believed this would be a better use of time than attempting to issue code violations along the corridor. He stated that he does agree that the Seamans should be allowed to finish their project. He asked if there is a fee associated for a CUP that is typically charged and whether the $1,500 could be reduced to that amount.

Deputy City Administrator Gladhill commented that if someone wanted to place fill within a floodplain the City is required to follow a CUP process and reviewed the associated costs. He stated that the property owner has suggested $500 be held from that $1,500 by the City. He noted that $1,000 is a typical cost for a CUP.

Councilmember Woestehoff asked if the easement were already vacated, would the floodplain CUP still have a cost of approximately $1,000.

Deputy City Administrator Gladhill confirmed that he would believe the cost to be about the same regardless of the easement issue. He stated that if additional fill were proposed for the floodplain, the cost would be much higher.

Mayor Kuzma commented that his concern is that this moved so far along and believed there should have been a better handle on it. He stated that he does support attempting to solve the issue for the corridor. He suggested retaining $1,000 and refunding $500.

Deputy City Administrator Gladhill provided additional details on the challenges in this area of the development and how the fee title occurred.

Councilmember Heineman commented that this is a unique situation that has been a learning experience for the City. He stated that he supports moving on and refunding the money to the Seamans.

Councilmember Musgrove asked if the Seamans paid a fine for not pulling a permit.

Deputy City Administrator Gladhill commented that fines were not charged to the property.

Councilmember Musgrove asked staff to follow up on that, as she believes that $250 was paid.

Jodell Seaman confirmed that they paid $250 following the letter from the City.

Councilmember Musgrove commented that while the permit was not pulled, the fine was paid once it was brought to the attention of the property owner. She stated that this improvement protects the wetland. She commented that there are grass clippings and other activities occurring within the easement area that is not helping the wetland. She believed that the City needs to develop a different approach to manage this area and the residents should not be faulted for what may not have been known.

Parks and Assistant Public Works Superintendent Riverblood stated that he is not aware of grass clippings being dumped into the easement but that would not surprise him as there are grass clippings being dumped along the Mississippi. He agreed that public education of the easement, what is allowed and how it can be improved could be a part of this next phase.

Deputy City Administrator Gladhill stated that staff would like direction from the Council as to a proactive educational campaign and whether that would be desired. He thanked Council for the additional staff member devoted to code enforcement which has allowed staff to better follow up on those cases. He stated that for the past two years staff has not has sufficient resources to adequately address code enforcement. He stated that it seems there is not clear direction on whether the Council supports proactive code enforcement and education.

Councilmember Musgrove commented that she would support the educational component for the properties along this easement corridor.

Councilmember Howell stated that her concern would be that there is a broader problem that needs to be solved rather than creating a situation that would replicate what has occurred with the Seamans. She believed that the issues within the City side of the easement should be addressed prior to attempting to address issues on the resident side.

Councilmember Woestehoff stated that if the easement is vacated along those properties, and those residents are notified, perhaps that would be an opportunity to educate the property owners about the floodplain and its boundaries.

Deputy City Administrator Gladhill confirmed the consensus of the majority of the Council that the City should be responsible for the repayment of the grant, the $1,500 should be refunded to the Seamans, education/enforcement should occur on the north side of the trail, and focus should be given to vacating the southern portion of the easement and educating property owners about the floodplain.

Mayor Kuzma commented that there are other properties along the corridor and was concerned that refunding the entire amount would cause an issue of property owners not being treated fairly as other properties would need to pay a permit fee for activity within the floodplain.

Councilmember Musgrove commented that the code has been inconsistently applied in the corridor and this resident has been through a lot. She stated that she would not be opposed to the resident paying the permit fee, if all other properties in that corridor that should have obtained a permit also pay that fee to ensure everyone is treated the same. She asked who complained about the retaining wall.

Deputy City Administrator Gladhill commented that complaints are anonymous, and staff responded. He stated that not all violations are within the floodplain. He stated that perhaps the solution could be to keep the $1,000 which would be the typical floodplain CUP cost and refund the remaining $500.

Councilmember Howell commented on the length of time that other violations have existed without enforcement. She stated that it would be unreasonable to place enforcement and fines upon the entire neighborhood.

Mayor Kuzma stated that he would support vacating the southern portion of the easement but noted that the retaining wall still would have required a permit and that process should remain fair.

Deputy City Administrator Gladhill noted that staff could develop findings of fact as to what made this situation unique so that it would not set precedent.

Councilmember Specht agreed that there were extenuating circumstances in this instance and therefore supported refunding the $1,500.

City Administrator Ulrich stated that this will be thoroughly documented, the easement will be vacated on the south side of the trail, and additional education and signage can occur on the northern side of the easement. He stated that enforcement will be upheld going forward for

floodplain work on the south side of the easement. He stated that this area has been neglected for a period of time in terms of enforcement but believed that there could be a better standard going forward with the trail being the dividing factor and education as to what is required to complete work with the floodplain for property owners on the south side.

Councilmember Woestehoff asked if this item could still continue to be on the Consent Agenda tonight.

Deputy City Administrator Gladhill confirmed that could be done with the added statement that it is based on the consensus reached at the worksession.

Councilmember Musgrove asked if the Seamans would agree that it would be acceptable to refund the $1,500 and not refund the fee of $250.

Ms. Seaman confirmed that they would support that. She explained why they had confusion on whether a permit would be required for a retaining wall based on their previous discussion with staff.

City Administrator Ulrich confirmed the consensus of the Council to support refunding the $1,500 and not refunding the fee of $250.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 7:05 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.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 8, 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
Finance Director Diana Lund
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby
Senior Planner Chloe McGuire Brigl
Economic Development Manager Sean Sullivan
Mark Lenz, North Risk Partners

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:32 p.m.

2. TOPICS FOR DISCUSSION

2.01: Liability Coverage Update

Finance Director Lund reviewed the staff report.

Mark Lenz provided additional details related to liability coverage noting that many recent claims to municipalities have been in excess of the tort limits and if a case proceeds to federal courts there are no limits. He commented that each community has a different budget and therefore related risk comfort.

Mayor Kuzma commented that development and redevelopment cases would go through a federal court jurisdiction. He noted that a resident would not typically have the funds to take a municipality to court, but a developer could have the means to pursue litigation. He provided examples of recent cases between developers and municipalities.

Councilmember Woestehoff asked if cyber liability is also included.

Mr. Lenz replied that cyber liability is separate and provided details on the coverage for that as well as data breach coverage.

Mayor Kuzma asked for details on the different options.

Mr. Lenz reviewed the different coverage options.

Councilmember Heineman asked if the City currently has $2,000,000 in coverage and an additional $1,000,000 would have a cost of $28,000.

Mr. Lenz confirmed that to be true.

Councilmember Riley asked if it could be said that the higher the liability limits, the higher a settlement could most likely be.

Mr. Lenz replied that he would be unsure as he does not have the type of background needed to provide that type of opinion.

Councilmember Musgrove asked if the premium would be monthly or annually.

Mr. Lenz replied that would be an annual premium. He noted that would be the amount as of today and the premium cost could vary dependent on the conditions.

Mayor Kuzma asked if other municipalities are purchasing additional insurance coverage.

Mr. Lenz replied that about 20 to 25 percent of entities choose to purchase extra coverage. He stated that for a small community with a police department he would suggest additional coverage. He noted that Ramsey falls in the middle, whereas Minneapolis can write the check.

Councilmember Heineman asked if the amount paid by Minneapolis to the Floyd family is impacting the decision of other metro communities to purchase additional coverage.

Mr. Lenz stated that this discussion is occurring in other communities but is unsure of whether they have made the decision to purchase additional coverage.

Councilmember Musgrove asked if the City Attorney could provide feedback related to the question from Councilmember Riley as to whether higher coverage would most likely result in higher settlement amounts.

City Administrator Ulrich stated that he could follow up with the League of Minnesota Cities in attempt to gather that information.

Councilmember Heineman asked for input from the Police Chief as to whether there has been discussion on this topic among other departments.

Police Chief Katers commented that he has not talked specifically with his colleagues about risk management and increasing premiums. He stated that there has been one claim against the police department before he became Chief, at a nominal amount of perhaps $7,500. He stated that he will again submit a request for body cameras in the budget discussion as his officers want to have body cameras. He noted that he is attempting to find available funding assistance. He noted that the officers do great work, and he would want the body cameras available as another tool of protection.

Finance Director Lund noted that staff brought this forward to provide a clearer picture of what is available ahead of the upcoming budget discussions.

Mayor Kuzma asked if it would be possible that the League of Minnesota Cities would reduce the amount of available coverage a municipality could purchase.

Mr. Lenz replied that there would be additional coverage options, the difference would be the cost for the service.

2.02: Discussion Regarding the Pending Deputy City Administrator/Community Development Director Vacancy and the Process to Fill the Position

Administrative Services Director Lasher reviewed the staff report.

City Administrator Ulrich asked for input from the Council on the process recommended by staff.

Councilmember Riley stated that he would support the internal search. He asked how all corners of the area would be reached for the search. He commented that there are two distinct titles in the current job and while Deputy City Administrator Gladhill is suited to complete both of those jobs, he would be concerned that not all candidates could do such.

City Administrator Ulrich stated that he would also share that concern. He would advise the City to be flexible in terms of the skills that would be appropriate for the position. He noted that the position was setup to be his successor and would encourage that to continue to be a goal for the position. He stated that there is very talented support staff in the division directors of that department and therefore he would hope to find a very good manager that would bring some economic development and planning skills to the table but recognized it would most likely not be of the same caliber of Deputy City Administrator Gladhill. He stated that the intention would be for the position to help to build and grow the talented staff already in place within that department.

Deputy City Administrator Gladhill commented that there are not as many candidates available for community development and therefore would recommend the expanded search.

Councilmember Specht commented that it would make sense to try to fill the position of Community Development Director at this time and perhaps it could be seen in the future as to who could best grow into the Deputy City Administrator position.

Councilmember Musgrove stated that she would agree that the City should look towards the Community Development Director role first and the decision could be made at a later date as to who would be the best fit for the Deputy City Administrator position. She was unsure that they would find a candidate that would fit both roles.

Councilmember Woestehoff asked if there would be potential to post both positions as separate openings and then finding the best fit out of those candidates.

City Administrator Ulrich stated that it would be unusual to market in that way and would most likely result in confusion for this small market area. He stated that if the City does not intend to hire both positions, he would not recommend that path.

Councilmember Woestehoff stated that perhaps the City is at a position where both positions are needed separately.

City Administrator Ulrich commented that ultimately the City may get to that point and that would be a future decision the Council would need to make. He commented on the high level of interaction with the Council for this position and noted that there are certain skills that are helpful and that can be seen during interviews.

Administrative Services Director Lasher provided input on the pay scale noting that she would not recommend changing the pay scale in an attempt to solicit the highest number of candidates.

Councilmember Musgrove asked if the person coming in would be on salary or on a stepped system.

Administrative Services Director Lasher replied that the position has steps one through six but commented that it would be highly unlikely that a qualified candidate could be found below steps five or even six. She noted that the full pay scale is listed with the job posting and the final offer would be part of the negotiation process.

Councilmember Howell asked the number of hours that would be needed to recruit for this position using staff and the internal process.

Administrative Services Director Lasher commented that she is unsure of the exact time but noted that using an outside firm would perhaps save her five hours per week at most.

Councilmember Musgrove stated that there was a process within the case for the Council to consider. She stated that the proposed process seems to use a bottom-up review system and would suggest more of a top-down process with more Council involvement.

Administrative Services Director Lasher reviewed the interview policy set in 2013 which states that members of the Council would be a part of the interview process.

Councilmember Musgrove stated that perhaps the resolution enacting that policy should be repealed in order to have more Council involvement rather than having direction provided to the Council from those under the Council on the organizational chart.

Mayor Kuzma stated that he would not support that action. He stated that he does not consider the Council as experts in running the City, whereas there are employees that are educated and paid to do those jobs. He stated that in the time he has been with the City, staff has done a good job of sorting through the candidates to present the most qualified to the Council. He commented that he would not be in favor of micromanaging that process.

Deputy City Administrator Gladhill commented that one or two members of the Council could be involved in the earlier interview boards but noted that he would not encourage large interview panels for the first rounds of interviews.

Councilmember Howell stated that she would agree with Councilmember Musgrove that this is one of the responsibilities of the Council.

Mayor Kuzma commented that while the Council makes the ultimate decisions on cases presented, the actual day to day operations of the City fall to City staff and did not believe the Council should micromanage that work.

Councilmember Specht commented that for the School Board, there were a few members of the Board as part of the interview panel along with staff members. He suggested having a few members of the Council involved in the earlier rounds of interviews as mentioned by Deputy City Administrator Gladhill.

Councilmember Heineman agreed that the Council would not want to micromanage but believed it would be a good compromise to have a few members of the Council involved in the first rounds of interviews.

Councilmember Riley asked if adding two Councilmembers would be appropriate.

City Administrator Ulrich reviewed the members that are typically involved in the different interview rounds.

Councilmember Howell stated that she would not support including a developer or business owner as it would seem biased as to whom is selected to represent that market.

Councilmember Musgrove commented that she would feel two or three Councilmembers would be sufficient for the first round of interviews, but most likely three members. She stated that she also wonders why business owners or developers would be included and how they would be selected.

Mayor Kuzma asked for details on the past practice.

Administrative Services Director Lasher stated that the most recent recruitment process would have been for the Fire Chief. She noted that position is not involved in economic development and therefore no members of the business community were involved but the Fire Chief from Elk River did participate. She stated that prior to that would have been recruitment for the City Engineer and did not believe anyone from the community was involved in that interview process.

Councilmember Heineman stated that he also agrees that including three Councilmembers would make sense for the first round of interviews. He also agreed that business or development members should not be included as they could provide a bias opinion.

Councilmember Specht stated that if that type of input is desired, perhaps the invitation be provided to that community in a Zoom format with staff taking notes on the concerns and questions that may come forward from that portion of the community. He agreed that those members should not be involved in the interview process.

City Administrator Ulrich asked for input on whether members of the Planning Commission and EDA should be included in the interview panel.

Councilmember Musgrove commented that she would prefer to have the department heads involved rather than members of the Boards or Commissions. She stated that if Commission members are involved, she would want three in order to break a tie opinion.

Councilmember Woestehoff stated that he believes the Planning Commission should have some input because this position would be involved in community development. He suggested using the Chair and Vice Chair. He commented that having Councilmembers in the initial interview process would be valid. He stated that in his experience he has hired about 300 people and typically the CEO in not involved in every round of interviews or hiring. He stated that while it is nice to have early involvement, that a top-down process is not common in the business world. He stated that if opinions from the business community are sought, it should be an open meeting. He referenced the statement that the opinion could be biased but noted that some people are chosen for the EDA simply because they are business owners in Ramsey. He stated that he believes the process should be outlined and begin quickly in order to hire someone as soon as possible, as the tentative schedule outlines October to possibly bring someone on board.

Administrative Services Director Lasher estimated that 25 to 50 qualified applicants would be received.

Councilmember Heineman commented that if someone were appointed to the EDA strictly because they are a business owner would have been the wrong decision. He stated that while the CEO would not interview every position, they would interview the Vice President and therefore believes the Council should be involved.

Councilmember Howell agreed with the comments of Councilmember Heineman. She stated that her goal is not to micromanage, but believes it is important for the Council to be involved.

It was the consensus of the Council to recruit for this position using the City staff for that process and to include three members of the Council in the first round of interviews and no business owners or developers should be included.

City Administrator Ulrich stated that staff will amend the process using the comments of the Council and would begin to advertise the position.

Administrative Services Director Lasher confirmed the consensus of the Council to post the job within the next 24 to 48 hours. She reviewed how the posting would be advertised.

2.03: Review 2020 Comprehensive Annual Financial Report, Management Report and Special Purpose Audit Reports

Finance Director Lund reviewed the staff report and introduced Aaron Nielsen of MMKR.

Aaron Nielsen, MMKR, highlighted the different reports that were completed as a part of this process. He reported a clean or unmodified opinion on the financial statements. He noted that there were no findings related to internal controls, governmental or legal compliance. He provided a summary of the governmental funds for the past year along with comparisons to previous years. He also provided more detailed information on the general fund.

Councilmember Heineman asked where the franchise fees would be found.

Finance Director Lund noted that is not included in the general fund but would be included in the governmental fund section of the report.

Councilmember Musgrove asked if it would be appropriate to note with asterisk for the years in which the additional funds were received by the City from the State and Federal government to explain those increases from the CARES Act.

Mr. Nielsen confirmed that could be included. He also provided a brief overview of the enterprise funds.

Councilmember Riley acknowledged the work that goes into this process. He stated that he appreciated that the management report answered any questions he had as he went. He asked if the work was done in person or remotely.

Mr. Nielsen replied that it was a combination of remote and in person work.

Mayor Kuzma asked the length of time Mr. Nielsen has been working with Ramsey.

Mr. Nielsen replied that he himself has probably worked with Ramsey for about 25 years although noted that he has not always been the partner at the firm.

2.04: Review Union Contract Negotiations Schedule and Process

No comments.

2.05: Discussion Regarding Updating the Employee Telecommuting Policy

No comments.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:48 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, June 8, 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
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby
City Planner Chris Anderson

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

2.01: Quad Cities Television (QCTV) – Annual Report by Executive Director Karen George

QCTV Executive Director Karen George stated that QCTV celebrates serving its four communities for 40 years this year, noting that the consortium was created in 1981 for provided background information on the Joint Powers organization and its members. She reviewed the work that staff has completed towards the strategies and goals within the Strategic Plan along with information related to capital investments. She provided an overview of program statistics for 2020 and comparisons from previous years.

Seamus Burke, QCTV, provided data on the social media trends for the organization and its programming.

Ms. George reviewed the 2020 programs which earned awards. She expressed appreciation to Ramsey and the other member cities.

Mayor Kuzma thanked Ms. George for the great work the organization does and appreciated the efforts the organization has put into changing its model in order to match the challenges of the past year and changing market.

Councilmember Riley expressed appreciation for being able to watch graduation ceremonies from home.

2.02: Presentation of the 2020 Comprehensive Annual Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR) – Aaron Nielsen, Principal with the Firm Will be Presenting

Aaron Nielsen, MMKR, stated that the audit reports are complete and noted the different reports which were completed. He stated that the City received a clean or unmodified opinion on the basic financial statements. He stated that there were no findings of government or legal noncompliance. He commented that the City was able to meet its fund balance policy goals.

Councilmember Riley thanked Mr. Nielsen for the work he has done and stated that the report immediately answered any questions he had as he read through the information.

3. CITIZEN INPUT

John Enstrom, 8702 181st Avenue, welcomed the City and its residents to the event he will hold on Monday, June 14th on Flag Day. He stated that this is the largest flag retirement event in Minnesota and will be the 16th year of the event. He expected to have a record retirement this year because there were no activities during 2020. He stated that people can come to the property beginning at 2 p.m. on June 14th to assist and participate in the event. He stated that at 5 p.m. the Honor Guard from the Elk River Legion will complete an honor salute. He stated that this is a family event, noting that there are different monuments and gardens on the property. He asked that the City provide a burning permit, noting that they would complete the burning at the edge of the lake. He hoped that some members of the Council could attend and welcomed any flags the City or schools may wish to retire. He noted that there will also be a potluck picnic.

Councilmember Specht commented that this sounds like an awesome event and asked for details on the Facebook page that was mentioned for the organization.

Mr. Enstrom stated that his property is 40 acres, 20 of which is Veterans Lake. He noted that he created a park with a walking path around the lake. He stated that his Facebook page is Minnesota's Veterans Lake, and the website is www.minnesotaveteranslake.com. He noted that many veterans will be participating in the event.

Mayor Kuzma thanked Mr. Enstrom.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

Councilmember Musgrove referenced minutes from May 11, 2021 and May 18, 2021. She stated that the minutes from the May 18th meeting seemed to be a different format, with mostly staff comments and not comments of the Council. She stated that for the May 11, 2021 meeting there were some statements made for the record that were not included. She asked if those additional statements could be added.

City Administrator Ulrich stated that those items could be postponed to the next meeting to allow additional discussion and review.

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

5.01: Receive 2020 Comprehensive Annual Financial Report
5.02: Receive April 2021 Financial Reports – General Fund and Enterprise Funds
5.03: Approve the following Meeting Minutes:
~~1) City Council Work Session dated May 11, 2021~~
2) City Council Regular dated May 11, 2021
~~3) City Council Special Work Session dated May 18, 2021~~
4) City Council Work Session dated May 25, 2021
5) City Council Regular Session dated May 25, 2021
5.04: Approve Business Licenses
5.05: Approve Liquor License Renewals
5.06: Approve Rental Licenses
5.07: Approve Request to Declare Surplus Property
5.08: Adopt Resolution #21-151 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 20, 2021 through June 2, 2021
5.09: Adopt Resolution #21-152 Approving Development Agreement for Preserve at Northfork Second Addition (Project No. 210112); Case of BK Land Development
5:10: Adopt Resolution #21-153 Granting an Extension to a Previous Approval of a Conditional Use Permit (CUP) for a Religious Institution, Connections Church (Project No. 20-125)
5:11: Adopt Resolution #21-154 Approving Donation Agreement and Acquisition of Outlot A, Harvest Estates
5:12: Adopt Resolution #21-157 Awarding Repair Contract for a Portion of 6745 Hwy 10 NW
5:13: Adopt Resolution #21-160 Approving an Abatement of 16855 Saint Francis Blvd NW
5:14: Adopt Resolution #21-162 Approving an Abatement of 5520 140th Lane NW
5.15: Adopt Resolution #21-166 Declaring a Building a Hazardous Structure, Approving Code Enforcement Process and Authorizing Abatement at 8106 Alpine Drive NW

5.16: Adopt Resolution #21-164 to Hire a Public Works Streets Maintenance Worker Backfilling a Vacant Position

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #21-163 Providing Staff Direction Regarding Easement Encroachment at 15564 Iodine Street NW; Case of Joyce Rogito

City Planner Chris Anderson reviewed the staff report and reviewed the options the Council could choose.

Councilmember Musgrove asked if the fill work has gone to the back of the property line and through the entire easement behind the home.

City Planner Anderson replied that he believes that the work does stretch to the rear property boundary.

City Engineer Westby commented that the fill that was placed does not fully extend to the rear property line as of yet as the property owner was in the process of grading the yard when the complaint call was received by the City.

Councilmember Musgrove asked if there would be an area remaining behind that filled area that could serve to be a smaller stormwater area. She stated that she would support working with the resident to find a solution. She asked if the stormwater area serves the entire neighborhood and how often it fills with water.

City Engineer Westby replied that it could be possible that a portion of the yard could continue to serve as stormwater treatment. He noted that perhaps the property could be regraded to provide stormwater management outside of that area and still grade the backyard portion of the property to match the adjacent property as originally desired. He stated that the amount of easement and impact varies for each property within this area.

Councilmember Musgrove asked if the subject property is intended to store water under a rain event to provide proper drainage to the overall area.

City Engineer Westby stated that the amount of fill placed thus far would most likely not have an appreciable impact on any neighboring property. He stated that they would want to have the stormwater modeling exercise completed to determine if more fill would have an impact.

Deputy City Administrator Gladhill stated that some fill has already been placed and if approved, the property owner would like to bring in more fill. He stated that there would need to be a decision as to whether the property owner or City would fund the stormwater modeling.

Councilmember Riley asked if turf could be established as is and this could be done.

City Engineer Westby replied that the amount of fill brought in would likely not have an impact on neighboring properties and that could be an option. He stated that staff would still want the stormwater model run in order to ensure that is the case.

Councilmember Specht commented that he agrees that what has been brought in could remain to allow the residents to hold their party and they can continue to work with staff in the future to determine if additional fill could be supported.

Joyce Rogito, 15564 Iodine Street, commented that they have had this plan for a long time and decided this was the time to complete the work in order to host a graduation party for their daughter. She commented that currently their home does not have a useable backyard because of the grade. She stated that they felt that this would be the best time to make the investment and complete the work. She noted that they were not aware of the easement and even the neighboring property owner provided approval for them to complete some additional work beyond their property line as part of the project. She stated that staff has been very helpful in trying to work with her. She stated that their desire is to create a backyard that matches the grade of their neighbor which would allow more space for their children to safely use. She noted that they have already paid half of the cost for the work and now there has been a large delay of over four weeks. She stated that while there is an event occurring in the short-term, in the graduation party, they also have the long-term goal of making their backyard a safe place for their children. She asked that the Council consider her request.

Councilmember Heineman stated that he liked the idea mentioned by Councilmembers Riley and Specht but noted that if sod is laid at this point with the intention of additional fill being brought in the future, that would add additional cost. He commented that the residents have been working well with staff and therefore he believed that staff should be provided the authority to continue to work the resident to find a solution.

Mayor Kuzma asked who would handle the modeling.

Councilmember Woestehoff stated that the case mentioned two to three hours for the modeling and asked if that is an accurate estimate.

City Planner Anderson confirmed that would be the staff time needed to complete the stormwater calculations.

Councilmember Musgrove asked if that would be the least expensive option.

City Engineer Westby confirmed that would be significantly less expensive and confirmed that could be completed in-house.

Councilmember Musgrove stated that she would support that option and allowing the resident to work with staff.

Deputy City Administrator Gladhill confirmed the consensus of the Council to direct staff to continue to work with the property owner related to the potential to bring in additional fill and for staff to complete the stormwater modeling. He noted that staff could bring back additional information to the Council in the future.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to Adopt Resolution #21-163 Providing Staff Direction Regarding Fill Imported and Placed in Drainage and Utility Easement at 15564 Iodine Street NW. and to direct staff to continue to work with the property owner related to the potential to bring in additional fill and with direction for staff to complete the stormwater modeling and to allow the work to proceed if the modelling verifies that it will not impact the functionality of the easement.

Further discussion: Councilmember Riley asked and received agreement from the Council that if the modeling is completed and additional fill would be supported, this would not need to come back to the City Council.

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

7.02: Approve Rental License at 17911 Yakima Street NW

Deputy City Administrator Gladhill reviewed the staff report and recommendation to approve of the license application based on State Statute.

Councilmember Musgrove asked how the rental license could be revoked if the tenants are a protected class.

Deputy City Administrator Gladhill used examples of things that could be used for revocation of a rental license. He noted that none of those things have arisen as of yet and the property owner has been good to work with. He noted that the City would only intervene if there were ongoing issues.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to approve the rental license application for 17911 Yakima Street NW.

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

7.03: Adopt Resolution #21-159 Ordering Plans and Specifications for Improvement Project #21-12, 2021 Additional Pavement Overlay Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #21-159 ordering plans and specifications for improvement project #21-12, 2021 Additional Pavement Overlay Improvements.

Councilmember Riley commented that he applauded this effort to use the funds in the manner it was intended to make progress on the road work.

Councilmember Specht agreed.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to Adopt Resolution #21-159 Ordering Plans and Specifications for Improvement Project #21-12, 2021 Additional Pavement Overlay Improvements.

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

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

Deputy City Administrator Gladhill reviewed the staff report and recommendation to 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 amendment 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.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #21-06 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 General 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.

Further discussion: Councilmember Musgrove thanked staff and the other Boards that put time and effort into making this an easier to read document.

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

8. MAYOR, COUNCIL AND STAFF INPUT

Elwyn Tinklenberg, The Tinklenberg Group, commented that the legislative session is ongoing, and the committees are working on final bill language, which has not yet been developed. He stated that they continue to hear that at least some of the funds requested for this session is believed to be included in the final passage but was unsure of the amount. He provided a brief review of the funding that has been secured for the Ramsey Gateway project in the past four years.

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:24 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. 4.**

Meeting Date: 06/22/2021

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 License Applications

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:34 AM
Form Started By: JoAnn Shaw		Started On: 06/03/2021 10:15 AM
Final Approval Date: 06/17/2021		

Report Name: License Report - License Types
Council Dates: 6/22/2021 to 6/22/2021
Status: Active, Inactive
License Type(s): Multi-Family Rental, Rental

City of Ramsey
License Report - License Types

Printed: 6/16/2021

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Austin Jones		7057 139th Ave NW		6/26/2024	6/22/2021	A
HPA US1, LLC		14601 Iodine Ct NW		6/26/2024	6/22/2021	A
Christopher Contreras		7013 Riverdale Dr NW		6/26/2024	6/22/2021	A
HPA US1, LLC		15250 Sodium St NW		6/26/2024	6/22/2021	A
Amy Noga		15523 Sodium Way NW		6/26/2024	6/22/2021	A

Rental License Count: 5

Total Licenses: 5

CC Regular Session **5. 5.**

Meeting Date: 06/22/2021

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	06/15/2021 05:22 PM
Tim Gladhill	Tim Gladhill	06/16/2021 08:21 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:00 PM
Form Started By: Wendy Schlueter		Started On: 06/15/2021 10:53 AM
Final Approval Date: 06/17/2021		

Report Name: License Report - License Types
Council Dates: 6/22/2021 to 6/22/2021
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
Transient Merchant/Peddler/Solicitor						
Joshua's Pest Control	Rachel Emily Carroll			12/31/2021	6/22/2021	A
Joshua's Pest Control	Steven Barrett Thompson			12/31/2021	6/22/2021	A
Joshua's Pest Control	Dallan Theodore Johnson			12/31/2021	6/22/2021	A
Joshua's Pest Control	Michael Anthony Jones			12/31/2021	6/22/2021	A
Joshua's Pest Control	Rebecca Ann Holmes			12/31/2021	6/22/2021	A
Joshua's Pest Control	Jacob Alexander Davis			12/31/2021	6/22/2021	A
Aptive Environmental	Spencer Lynn Richins			12/31/2021	6/22/2021	A
Aptive Environmental	Victoria Marie Becker			12/31/2021	6/22/2021	A

Transient Merchant/Peddler/Solicitor License Count: 8

Total Licenses: 8

CC Regular Session **5. 6.**

Meeting Date: 06/22/2021

By: Jason Fredrickson, Administrative Services

Information

Title

Approve Request to Declare Surplus Property

Purpose/Background:

Staff is requesting Council declare the following property surplus and authorize sale/disposal of same:

9 PCI video cards
One wall mount computer/server rack (8U)
3 wireless headsets for desk phones
2 wireless handsets for desk phones

Recommendation:

Staff recommends Council declare the above named item(s) as surplus and authorize sale/disposal of same.

Action:

Motion to declare the following item as surplus and authorize sale/disposal of same:

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/15/2021 09:24 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:55 AM
Form Started By: Jason Fredrickson		Started On: 06/15/2021 08:47 AM
Final Approval Date: 06/17/2021		

CC Regular Session **5. 7.**

Meeting Date: 06/22/2021

By: Diana Lund, Finance

Information

Title

Discontinue Waiving Late Fee Penalties on Quarterly Utility Bills

Purpose/Background:

The city's standard process is to charge a 10% penalty on utility accounts (water, sewer, street lights, recycling and storm drainage) that are delinquent. This penalty is applied on current billings only and does not reassess a penalty on a penalty.

With the onset of the COVID pandemic in 2020, the City Council elected to waive the penalty starting with the 2nd quarter utility bill sent out in July 2020. The penalty has been waived for 4 billings to date: July 2020, October 2020, January 2021 and April 2021.

With Covid restrictions having been removed, it is recommended that the 10% penalty be reinstated for the July 2021 utility billing. Neighboring City of Andover had also been waiving their late fees. Due to the removal of restrictions, they are reinstating their late fee charges with their next utility billing which is also handled by the city's provider, OPUS 21.

With the second quarter billing for 2021 to go out on July 25, 2021, staff would like to direct the provider to reinstate the 10% late fee penalty.

Recommendation:

Staff's recommendation is to reinstate the 10% late fee penalty on past-due utility bills. This would go into effect with the billing of July 25, 2021.

Action:

Direction for staff to have the 10% late fee penalty reinstated on the city's municipal utility bill beginning with the July 25, 2021 billing.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:15 PM
Diana Lund (Originator)	Kathy Schmitz	06/17/2021 12:46 PM
Kurt Ulrich	Kurt Ulrich	06/17/2021 01:28 PM
Form Started By: Diana Lund		Started On: 06/16/2021 10:07 AM
Final Approval Date: 06/17/2021		

CC Regular Session **5. 8.**

Meeting Date: 06/22/2021

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 21-176 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 3, 2021 through June 16, 2021

Purpose/Background:

Adopt Resolution # 21-176 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 3, 2021 through June 16, 2021

Recommendation:

Staff Recommends to Adopt Resolution # 21-176 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 3, 2021 through June 16, 2021.

Action:

Motion to Adopt Resolution # 21-176 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 3, 2021 through June 16, 2021.

Attachments

Bills List 6/22/2021

Resolution 6/22/2021

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/17/2021 08:56 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:24 PM
Form Started By: Jackie Lipski		Started On: 06/17/2021 08:42 AM
Final Approval Date: 06/17/2021		

CITY OF RAMSEY - FINANCE OFFICE Printed 6/16/2021

RAMSEY CITY COUNCIL MEETING

6/22/2021

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 6/3/2021-6/16/2021	292,200.63
Accounts Payable 6/3/2021-6/16/2021	278,411.35
Payroll 6/11/2021	192,241.19
Pay Estimates- Projects	1,887,278.77

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) **$ 2,650,131.94**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2021 Y.T.D.
NET PAYROLL TOTAL	$ 216,605.13	$ 2,183,343.55
- CORRECTION TO PAYROLL		
PREPAIDS	280,896.83	4,625,531.19
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	341,135.64	344,048.14
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	266,268.62	3,397,389.97
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		5,739,113.63
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,104,906.22**	**$ 16,289,426.48**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

6/3/2021 – 12/31/2021

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
112726	6/3/2021		118575 ADEN, SHARON						
		149.71	UB REF 5370 140TH AVE		107365	060121	9601.4651		WATER REVENUE
		149.71							
112727	6/3/2021		118576 AKINYAMI, AKINLOLU						
		235.81	UB REF 6117 146TH AVE NW		107366	060121	9601.4651		WATER REVENUE
		235.81							
112728	6/3/2021		115203 ALL AMERICAN TITLE CO INC						
		198.11	UB REF 15427 RADIUM ST NW		107367	060121	9601.4651		WATER REVENUE
		198.11							
112729	6/3/2021		100983 ANOKA COUNTY PARKS AND REC DEPT						
		2,000.00	REF ERO ESC 18055 ROANOKE ST		107368	060321	9804.6433	00118017	REFUNDS
		2,000.00							
112730	6/3/2021		117923 BURNET TITLE						
		31.49	UB REF 8230 154TH LN NW		107369	060121	9601.4651		WATER REVENUE
		31.49							
112731	6/3/2021		100297 CENTERPOINT ENERGY						
		314.02	MISC PW ACCTS		107370	8000014064-2 APR 21	0311.6373		GAS
		289.63	MISC PW ACCTS		107370	8000014064-2 APR 21	0452.6373		GAS
		104.67	MISC PW ACCTS		107370	8000014064-2 APR 21	9601.6373		GAS
		104.67	MISC PW ACCTS		107370	8000014064-2 APR 21	9602.6373		GAS
		104.68	MISC PW ACCTS		107370	8000014064-2 APR 21	9605.6373		GAS
		917.67							
112732	6/3/2021		110734 CITY OF RAMSEY						
		100.00	56444661		107371	060221	9601.4651		WATER REVENUE
		100.00							
112733	6/3/2021		100116 CONNEXUS ENERGY						
		624.13	16300 ST FRANCIS BLVD-IRRIG		107372	444931-267449 MAY 21	0452.6371		ELECTRIC UTILITIES
		11,712.56	WTR TWR/WELLS/LIFT STATIONS		107373	759126-303102 MAY 21	9601.6371		ELECTRIC UTILITIES
		1,287.93	WTR TWR/WELLS/LIFT STATIONS		107373	759126-303102 MAY 21	9602.6371		ELECTRIC UTILITIES
		85.00	SIRENS		107374	759126-303095 MAY 21	0250.6371		ELECTRIC UTILITIES
		13,709.62							
112734	6/3/2021		100870 EDINA REALTY TITLE						
		45.20	UB REF 13931 GARNET TER		107375	060121	9601.4651		WATER REVENUE
		45.20							
112735	6/3/2021		118577 EISENSCHENK, JOHN AND CHRISTINE TRUSTEES						
		438.55	UB REF 14940 XKIMO ST		107376	060121	9601.4651		WATER REVENUE
		438.55							

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112736	6/3/2021		118574 ELIZONDO, RICHARD OR BELEN						Continued
		143.21	UB REF 6244 155TH AVE NW		107377	060121	9601.4651		WATER REVENUE
		143.21							
112737	6/3/2021		118573 ESTATE OF CHARLES LEE JACKY						
		102.86	UB REF 14211 XENON ST NW		107378	060121	9601.4651		WATER REVENUE
		102.86							
112738	6/3/2021		114818 LDK BUILDERS INC						
		10,000.00	REF LAND/DRIVE ESC 5630 154TH		107380	060321	9252.1155.1		MANUAL-ACCOUNTS RE
		4,000.00	REF LAND/DRIVE ESC 5630 154TH		107380	060321	9252.1155.1		MANUAL-ACCOUNTS RE
		14,000.00							
112739	6/3/2021		115328 LENNAR						
		1,500.00	REF ERO ESC 15921 PERIDOT ST		107381	060321	9804.6433	00117429	REFUNDS
		5,000.00	REF LAND ESC 15921 PERIDOT ST		107382	060321A	9252.1155.1		MANUAL-ACCOUNTS RE
		1,500.00	REF ERO ESC 16045 SAPPHIRE ST		107383	060321B	9804.6433	00117311	REFUNDS
		5,000.00	REF LAND ESC 16045 SAPPHIRE ST		107384	060321C	9252.1155.1		MANUAL-ACCOUNTS RE
		13,000.00							
112740	6/3/2021		118572 LONGFIELD, TRAVIS OR KATIE						
		27.33	UB REF 5751 177TH AVE NW		107385	060121	9601.4651		WATER REVENUE
		27.33							
112741	6/3/2021		115447 MALEKEBU, OPHILIA						
		141.49	UB REF 15419 RADIUM ST NW		107386	060121	9601.4651		WATER REVENUE
		141.49							
112742	6/3/2021		116025 MINNESOTA TITLE						
		140.03	UB REF 5643 154TH LN NW		107388	060121	9601.4651		WATER REVENUE
		140.03							
112743	6/3/2021		107484 MN DEPARTMENT OF HEALTH						
		23.00	J. DUBE RENEW LICENSE		107387	060321	9601.6335		TRAINING
		23.00							
112744	6/3/2021		118571 SEAMAN, JOHN OR JODELL						
		1,500.00	REFUND ESCROW 117823		107390	117823	9804.6433	00117823	REFUNDS
		1,500.00							
112745	6/3/2021		118570 TERANO, NICHOLAS						
		65.00	REF PERMIT RA47885- ERROR		107391	052621	9101.4214		ELECTRICAL INSPECTIO
		1.00	REF PERMIT RA47885- ERROR		107391	052621	9101.2081		SURCHARGES-PERMITS
		66.00							
112746	6/3/2021		118569 THE PRESERVE AT RAMSEY TOWN CENTER ASSOC						
		100.00	REF DAMAGE DEP 9/18/2019		107394	060121	9804.1160		KEY & DAMAGE DEPOSI
		100.00							
112747	6/3/2021		117096 TITLE SMART						
		320.02	UB REF 6071 144TH LN NW		107392	060121	9601.4651		WATER REVENUE
		320.02							
112748	6/3/2021		116311 TRADEMARK TITLE SERVICES INC						
		154.16	UB REF 14075 ARGON ST NW		107393	060121	9601.4651		WATER REVENUE
		154.16							

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112748	6/3/2021		116311 TRADEMARK TITLE SERVICES INC						Continued
112749	6/3/2021		100822 WARGO NATURE CENTER						
		200.00	HIKING PROG 3-16/20-2021		107396	106730	0452.6489		OTHER CONTRACTED SI
		200.00							
112750	6/3/2021		108453 WITMER PUBLIC SAFETY GROUP INC						
		219.99	FIRE IRON DUCK BACKPACKS		107395	T2095863	0220.6239		FIRST AID SUPPLIES
		219.99							
112783	6/10/2021		113093 4 ACE PRODUCTIONS						
		395.00	21 SUMMER SERIES PRESENTER		107399	060221	0237.6249		MISCELLANEOUS OPER/
		395.00							
112784	6/10/2021		100012 ACE SOLID WASTE INC						
		36,391.14	JUNE 21 CONTRACT RECYCLE		107400	6913592	9604.6489		OTHER CONTRACTED SI
		873.26	RECYCLE MAY 2021		107401	6913601	9604.6249		MISCELLANEOUS OPER/
		37,264.40							
112785	6/10/2021		100111 COMMERCIAL ASPHALT COMPANY						
		709.77	ASPHALT		107403	210531	0311.6265		ASPHALT
		11.74-	DISCOUNT		107403	210531	0311.6265		ASPHALT
		698.03							
112786	6/10/2021		113044 CUSTOM TITLE SERVICES LLC						
		43.09	UB REF 7049 139TH AVE NW		107404	060121	9601.4651		WATER REVENUE
		43.09							
112787	6/10/2021		118581 DEROSIER, ADAM						
		200.00	WATER EFF GRANT PROGRAM		107405	060821	9601.6436		WATER EFFICIENCY REB
		200.00							
112788	6/10/2021		118583 HAAS PLUMBING AND HEATING INC						
		50.00	REF PERMIT RA48137- ERROR		107406	060821	9101.4206		PLUMBING PERMIT
		1.00	REF PERMIT RA48137- ERROR		107406	060821	9101.2081		SURCHARGES-PERMITS
		51.00							
112789	6/10/2021		114818 LDK BUILDERS INC						
		1,500.00	REF ERO ESC 5630 154TH LN		107407	061021	9804.6433	00117899	REFUNDS
		1,500.00	REF ERO ESC 5644 154TH LN NW		107408	061021A	9804.6433	00117900	REFUNDS
		1,500.00	REF AS BUILT 5630 154TH LN NW		107409	061021B	9252.1155.1		MANUAL-ACCOUNTS RE
		4,500.00							
112790	6/10/2021		115328 LENNAR						
		1,500.00	REF ERO ESC 15823 PERIDOT ST		107410	061021	9804.6433	00116703	REFUNDS
		5,000.00	REF LAND ESC 15851 PERIDOT ST		107411	061021A	9252.1155.1		MANUAL-ACCOUNTS RE
		1,500.00	REF ERO ESC 15851 PERIDOT ST		107412	061021B	9804.6433	00117354	REFUNDS
		5,000.00	REF LAND ESC 7487 159TH AVE		107413	061021C	9252.1155.1		MANUAL-ACCOUNTS RE
		1,500.00	REF ERO ESC 7487 159TH AVE NW		107414	061021D	9804.6433	00117296	REFUNDS
		1,500.00	REF ERO ESC 15891 PERIDOT ST		107415	061021E	9804.6433	00117310	REFUNDS
		16,000.00							
112791	6/10/2021		111999 MEADOW CREEK BUILDERS INC						
		1,500.00	REF ERO ESC 15221 JUNKITE CIR		107416	061021	9804.6433	00118199	REFUNDS
		1,500.00	REF ERO ESC 15234 JUNKITE CIR		107417	061021A	9804.6433	00118389	REFUNDS
		3,000.00							

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112791	6/10/2021		111999 MEADOW CREEK BUILDERS INC						Continued
112792	6/10/2021		118587 OLSON, KAREN						
		50.00	REF-APPLIED FOR WRONG LICENSE		107441	060821	9101.4170		OTHER BUSINESS LICEN
		50.00							
112793	6/10/2021		118582 PROBUILT AMERICA INC						
		50.00	REF PERMIT RA47429-ERROR		107418	060221	9101.4205		BUILDING PERMIT
		1.00	REF PERMIT RA47429-ERROR		107418	060221	9101.2081		SURCHARGES-PERMITS
		51.00							
112794	6/10/2021		113058 WIEBER, RICHARD						
		375.00	21 SUMMER SAFETY SERIES PRESEN		107420	060221	0237.6249		MISCELLANEOUS OPER/
		375.00							
1002586	6/4/2021		116354 HEDBURG, JAMIE						
		395.00	REIMB. IACA COURSE		107379	060221	0211.6335		TRAINING
		395.00							
1002587	6/4/2021		110330 RESHETAR SYSTEM INC						
		1,950.00	ABATEMENT 5420 142ND AVE NW		107389	21-30081	0211.6489		OTHER CONTRACTED SI
		1,950.00							
1002633	6/11/2021		116845 CADY BUSINESS TECHNOLOGIES INC						
		39.00	JUNE 21 SERVICE		107402	IN-80010728346	0192.6405		OFFICE & DATA PROCES
		39.00							
1002634	6/11/2021		105706 TINKLENBERG GROUP INC						
		3,500.00	JUNE 2021 SERVICES		107419	2133	9400.6315		MISCELLANEOUS PROFE
		3,500.00							
1002635	6/11/2021		100510 VERIZON WIRELESS						
		1,301.44	MAY/JUNE 2021 SERVICE		107442	9880996047	0211.6323		CELLULAR PHONES
		463.13	MAY/JUNE 2021 SERVICE		107442	9880996047	0211.6415		OTHER EQUIPMENT REN
		93.02	MAY/JUNE 2021 SERVICE		107442	9880996047	0280.6323		CELLULAR PHONES
		1,857.59							
1002636	6/11/2021		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		22.95	7650 SUNWOOD DR NW		107421	150-1681-4280 APR 2021	9240.6315		MISCELLANEOUS PROFE
		27.95	6701 HWY 10-YOUTH FIRST		107422	150-1687-1105 JULY 21	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	5650 ALPINE DR-FIRE STATION		107423	150-1691-2206 JUNE 21	0220.6489		OTHER CONTRACTED SI
		35.90	7550 SUNWOOD DR NW		107424	150-1693-4968 JUNE 21	0194.6489		OTHER CONTRACTED SI
		27.95	7550 SUNWOOD DR NW		107425	150-1681-6340 APR 21	0194.6489		OTHER CONTRACTED SI
		27.95	7550 SUNWOOD DR POLICE		107443	150-1682-6501 JULY 21	0211.6489		OTHER CONTRACTED SI
		170.65							
9955386	6/11/2021		100223 ICMA RETIREMENT TRUST 457						
		1,920.85			107426	061021845121	9101.2175		DEFERRED COMPENSAT
		1,920.85							

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90607701	6/11/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						Continued.
		24,898.41			107435	061021845124	9101.2174		PERA-EMPLOYEE
		33,531.59			107436	061021845125	9101.2183		PERA-EMPLOYER
		58,430.00							
94581942	6/11/2021		101306 IRS						
		26,613.52			107438	061021845127	9101.2171		FEDERAL WITHHOLDING
		15,010.75			107439	061021845128	9101.2173		FICA & MEDICARE-EMPL
		15,010.75			107440	061021845129	9101.2182		FICA & MEDICARE-EMPL
		56,635.02							
96861344	6/11/2021		100601 MN DEPT OF REV WH						
		12,506.72			107437	061021845126	9101.2172		STATE WITHHOLDING
		12,506.72							
98061121	6/11/2021		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,821.11			107427	0610218451210	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,821.11							
98061221	6/11/2021		115568 ALERUS FINANCIAL NA						
		4,617.38			107431	0610218451214	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,617.38							
99061021	6/10/2021		100629 MN DEPT OF REV SALES TX						
		206.78	May Sales & Use Tax		107397	05312021	9101.4305		RENTAL FEES
		10.42	May Sales & Use Tax		107397	05312021	9101.4328		ACCIDENT REPORTS
		.13	May Sales & Use Tax		107397	05312021	9101.4609		OTHER MISCELLANEOUS
		254.67	May Sales & Use Tax		107397	05312021	9601.2082		SALES/USE TAX PAYABLE
		472.00							
99061121	6/11/2021		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		2,528.14	May Bldg Surcharges		107398	05312021	9101.2081		SURCHARGES-PERMITS
		50.56-	May Bldg Surcharges		107398	05312021	9101.4604		SURCHARGES
		2,477.58							
99061421	6/11/2021		118579 ND CHILD SUPPORT DIVISION						
		287.08			107432	0610218451215	9101.2185		GARNISHMENTS/SUPPO
		287.08							
99061521	6/15/2021		108768 COMDATA NETWORK INC						
		214.23	SPN*OLDTOWNCANOE		107444	COMDATA MAY 21 PCARD	0452.6249		MISCELLANEOUS OPER/
		20.99	AMZN MKTP US*1994N07C3		107444	COMDATA MAY 21 PCARD	0211.6275		OTHER EQUIPMENT PAR
		201.98	AMZN MKTP US*Y636W9Q43		107444	COMDATA MAY 21 PCARD	0211.6281		SMALL TOOLS & MINOR I
		41.37	SP * 221B TACTICAL		107444	COMDATA MAY 21 PCARD	0211.6231		UNIFORMS & TURN-OUT
		37.94	MENARDS COON RAPIDS MN		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES
		55.47	MENARDS COON RAPIDS MN		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES
		5.94	MENARDS COON RAPIDS MN		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES
		9.96	MENARDS COON RAPIDS MN		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES

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99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued
		4.97	MENARDS COON RAPIDS MN		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES
		29.90	MENARDS COON RAPIDS MN		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES
		2.47	MENARDS COON RAPIDS MN		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES
		9.87	AMZN MKTP US*9P3NW6YX3		107444	COMDATA MAY 21 PCARD	0211.6275		OTHER EQUIPMENT PAR
		93.00	AMAZON.COM*EH9JP95U3 A		107444	COMDATA MAY 21 PCARD	0211.6231		UNIFORMS & TURN-OUT
		6.99	AMZN MKTP US*2L9SR51M1		107444	COMDATA MAY 21 PCARD	0211.6231		UNIFORMS & TURN-OUT
		8.98	COBORN'S SUPERSTORE		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		99.96	AMZN MKTP US*2L7TP9EP0		107444	COMDATA MAY 21 PCARD	0211.6275		OTHER EQUIPMENT PAR
		94.99	AMZN MKTP US*2L7TP9EP0		107444	COMDATA MAY 21 PCARD	0211.6275		OTHER EQUIPMENT PAR
		179.00-	B2B PRIME		107444	COMDATA MAY 21 PCARD	0211.6451		MEMBERSHIP DUES
		227.06	AMAZON.COM*2L3SP18R2		107444	COMDATA MAY 21 PCARD	0452.6249		MISCELLANEOUS OPER/
		36.64	LITTLE DUKES RAMSEY		107444	COMDATA MAY 21 PCARD	0194.6225		DIESEL FUEL
		8.97-	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		10.47-	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		16.47-	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		14.97-	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		89.95	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		89.95	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		7.98	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		59.96	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		35.96	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		16.47	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		14.97	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		13.47	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		8.97	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		10.47	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		4.99	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR

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99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued
		44.95	MENARDS ELK RIVER MN		107444	COMDATA MAY 21 PCARD	0211.6259		BUILDING MAINT/REPAIR
		75.00	TLO TRANSUNION		107444	COMDATA MAY 21 PCARD	0211.6315		MISCELLANEOUS PROFE
		20.96	COBORN'S SUPERSTORE		107444	COMDATA MAY 21 PCARD	0280.6241		COMMUNITY POLICING S
		263.96	NEWEGG B2B INC		107444	COMDATA MAY 21 PCARD	0192.6281		SMALL TOOLS & MINOR I
		375.73	ZOOM.US 888-799-9666		107444	COMDATA MAY 21 PCARD	0192.6405		OFFICE & DATA PROCES
		847.00	AMERICAN PLANNING A		107444	COMDATA MAY 21 PCARD	0191.6451		MEMBERSHIP DUES
		53.78	BOULEVARD BAR AND GRIL		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		179.40	MAGPUL INDUSTRIES CORP		107444	COMDATA MAY 21 PCARD	0211.6207		TRAINING SUPPLIES
		200.19	EZCATERPIZZA RANCH		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		20.02	EZCATERPIZZA RANCH		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		138.59	EZCATERPIZZA RANCH		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		20.79	EZCATERPIZZA RANCH		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		498.99	THE UPS STORE 1659		107444	COMDATA MAY 21 PCARD	0211.6322		POSTAGE
		188.00	MILDEF INC		107444	COMDATA MAY 21 PCARD	0211.6275		OTHER EQUIPMENT PAR
		200.00	ASSOCIATION OF MINNESO		107444	COMDATA MAY 21 PCARD	0220.6451		MEMBERSHIP DUES
		60.75	MINNESOTA STATE BAR		107444	COMDATA MAY 21 PCARD	0161.6352		GENERAL NOTICE & PUE
		4.80	COBORN'S SUPERSTORE		107444	COMDATA MAY 21 PCARD	0191.6322		POSTAGE
		10.00	SQ *LAKE STATE RECYCLI		107444	COMDATA MAY 21 PCARD	0311.6374		REFUSE/RECYCLING
		116.98	IN *INTERNATIONAL FLUI		107444	COMDATA MAY 21 PCARD	0452.6388		OTHER VEHICLE REPAIR
		111.00	AMAZON.COM*4B0UJ7AO3 A		107444	COMDATA MAY 21 PCARD	0260.6249		MISCELLANEOUS OPER/
		175.00	ASE TEST FEES		107444	COMDATA MAY 21 PCARD	0311.6335		TRAINING
		23.80	M&G TRAILER SALES SERV		107444	COMDATA MAY 21 PCARD	0452.6257		OTHER VEHICLE PARTS
		48.20	BILL'S SUPERETTE #8 (G		107444	COMDATA MAY 21 PCARD	0220.6223		GASOLINE
		46.00	GPS*MUNICIPAL CLERKS A		107444	COMDATA MAY 21 PCARD	0130.6451		MEMBERSHIP DUES
		46.00	GPS*MUNICIPAL CLERKS A		107444	COMDATA MAY 21 PCARD	0130.6451		MEMBERSHIP DUES
		46.00	GPS*MUNICIPAL CLERKS A		107444	COMDATA MAY 21 PCARD	0130.6451		MEMBERSHIP DUES
		77.13	COBORN'S SUPERSTORE		107444	COMDATA MAY 21 PCARD	0111.6249		MISCELLANEOUS OPER/

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99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued
		41.16	COBORN'S SUPERSTORE		107444	COMDATA MAY 21 PCARD	0111.6249		MISCELLANEOUS OPER/
		265.45	TST* KITCHEN TABLE - R		107444	COMDATA MAY 21 PCARD	0111.6249		MISCELLANEOUS OPER/
		24.48	DJS TAPHOUSE AND GRILL		107444	COMDATA MAY 21 PCARD	0240.6331		TRAVEL & LODGING
		20.40	WILLY T'S TAVERN & GRI		107444	COMDATA MAY 21 PCARD	0240.6331		TRAVEL & LODGING
		218.56	HOLIDAY INN ALEXANDRIA		107444	COMDATA MAY 21 PCARD	0240.6331		TRAVEL & LODGING
		23.92	AMZN MKTP US*C338U28V3		107444	COMDATA MAY 21 PCARD	0211.6233		BATTERIES EQUIP
		47.98	AMZN MKTP US*C338U28V3		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		21.45	AMZN MKTP US*C338U28V3		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		35.54	AMZN MKTP US*C338U28V3		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		6.92	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		5.99	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		17.90	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6204		STATIONERY, ENVELOPE
		27.84	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6204		STATIONERY, ENVELOPE
		19.99	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6204		STATIONERY, ENVELOPE
		6.99	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		29.64	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		25.00	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		13.98	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6208		MISCELLANEOUS OFFICI
		25.86	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6204		STATIONERY, ENVELOPE
		11.43	AMZN MKTP US*2R4Z84JX0		107444	COMDATA MAY 21 PCARD	0211.6204		STATIONERY, ENVELOPE
		99.00	LEAGUE OF MINNESOTA CI		107444	COMDATA MAY 21 PCARD	0130.6335		TRAINING
		15.00	LEAGUE OF MINNESOTA CI		107444	COMDATA MAY 21 PCARD	0130.6335		TRAINING
		520.00	LEAGUE OF MINNESOTA CI		107444	COMDATA MAY 21 PCARD	0130.6335		TRAINING
		78.00	CANAD INNS GF		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		44.92	DACYS CAFE		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		59.48	CROOKED PINT GRAND FOR		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		53.10	LONG HAUL SALOON / ROA		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING

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		53.74	VINYL TACO - GRAND FOR		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		345.60	STAYBRIDGE SUITES GRAN		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		345.60	STAYBRIDGE SUITES GRAN		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		345.60	STAYBRIDGE SUITES GRAN		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		48.00	TST* ELY S IVY		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		68.04	SPEEDWAY 805 GRILL & B		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		47.52	SICKIES GARAGE GRAND F		107444	COMDATA MAY 21 PCARD	0211.6331		TRAVEL & LODGING
		4.00	COBORN'S SUPERSTORE		107444	COMDATA MAY 21 PCARD	0296.6249		MISCELLANEOUS OPER/
		261.87	NORTHERN TOOL EQUIPMNT		107444	COMDATA MAY 21 PCARD	9601.6281		SMALL TOOLS & MINOR I
		28.41	COBORN'S SUPERSTORE		107444	COMDATA MAY 21 PCARD	9604.6249		MISCELLANEOUS OPER/
		42.26	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		21.76	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		34.61	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		41.53	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0194.6223		GASOLINE
		28.45	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		13.21	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		44.52	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		31.71	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		25.32	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		37.34	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		32.09	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		43.70	BILL'S SUPERETTE #11 (		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		46.30	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		48.71	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		52.53	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		14.52	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		56.46	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE

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99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		36.15	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		34.65	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		98.27	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		54.58	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		98.28	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		17.41	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		9.46	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.73	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		51.93	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		50.75	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0194.6223		GASOLINE
		26.34	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		28.50	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		63.83	SPEEDWAY 04508		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		33.75	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		60.09	SPEEDWAY 04508		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		56.75	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		49.92	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		19.98	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		39.24	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		56.76	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		61.05	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		23.00	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		61.23	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		57.60	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		46.50	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		58.35	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		43.72	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE

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		30.19	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		37.22	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		47.34	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		22.29	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		42.37	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		52.75	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		50.54	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		44.67	KWIK TRIP 47400004747		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		43.35	KWIK TRIP 47400004747		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		42.41	KWIK TRIP 47400004747		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		8.31	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		19.12	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.49	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		27.56	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		42.61	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		35.65	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		35.37	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		15.99	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		10.11	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.63	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		12.86	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.82	SIMONSON TRAVE10200103		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.21	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		32.27	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		48.50	HOLIDAY STATIONS 3514		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		47.00	SPEEDWAY 04508		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		34.66	KWIK TRIP 69200006924		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE

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99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		47.90	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		19.39	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		22.00	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		24.82	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		21.47	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		22.65	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		23.21	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		19.49	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.81	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		29.91	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.85	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		28.28	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		17.06	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		27.50	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		19.02	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.49	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		32.38	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		35.45	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		29.64	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		11.24	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		32.82	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		27.94	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		20.11	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.55	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		41.49	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		29.59	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.35	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE

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99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		37.94	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		31.12	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.58	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		49.04	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		36.28	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		43.01	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.29	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		25.26	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		37.78	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.27	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		26.50	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		25.19	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		36.76	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		38.96	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		39.76	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		53.24	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		31.22	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		26.89	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		63.88	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		14.80	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		28.75	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		35.42	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		33.69	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		50.37	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		57.89	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		41.03	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		58.78	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE

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99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		26.02	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		58.51	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		23.52	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.77	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		35.08	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		38.01	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		23.59	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		51.41	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		50.80	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		66.31	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		43.92	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		33.31	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		30.01	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		17.55	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		47.62	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		52.91	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		23.50	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		14.06	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		15.83	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		31.83	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		14.78	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		28.80	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		33.50	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		9.78	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		41.08	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		36.79	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		35.65	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		34.00	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		36.55	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		34.07	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		16.26	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		19.42	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		7.37	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		18.14	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		18.91	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		16.96	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		14.99	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		23.21	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		33.55	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		18.26	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		18.90	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		15.31	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		20.33	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		21.33	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		58.38	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0194.6223		GASOLINE
		57.40	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0194.6223		GASOLINE
		48.09	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		46.93	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		34.94	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		56.81	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		23.49	KWIK TRIP 47400004747		107445	COMDATA MAY 21 FUEL	0240.6223		GASOLINE
		33.27	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0240.6223		GASOLINE
		35.27	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0240.6223		GASOLINE
		37.08	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0240.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		37.56	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0240.6223		GASOLINE
		26.20	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0240.6223		GASOLINE
		27.05	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0240.6223		GASOLINE
		63.11	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		60.92	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		37.17	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		62.56	CASEYS GEN STORE 1988		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		58.45	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0301.6223		GASOLINE
		37.15	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		4.41	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		32.05	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		21.96	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		38.54	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		30.33	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		28.83	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		31.41	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		28.44	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		30.95	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		28.72	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		30.76	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		23.21	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		19.99	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		20.84	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		35.89	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		26.41	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		12.55	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		15.18	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued
		44.75	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0220.6225		DIESEL FUEL
		21.95	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		25.25	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		21.77	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		17.15	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		57.02	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		59.33	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		55.83	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		47.50	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		28.66	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		40.78	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		32.43	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		38.64	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		40.27	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		44.73	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		34.35	BILL'S SUPERETTE #11 (		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		29.13	BILL'S SUPERETTE #11 (		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		41.91	BILL'S SUPERETTE #11 (		107445	COMDATA MAY 21 FUEL	0220.6223		GASOLINE
		56.27	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		67.35	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		76.45	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		62.25	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		70.39	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		43.27	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		60.66	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		77.01	BP#1824473ROGERS BPQPS		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		37.50	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		37.01	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		17.00	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		16.50	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		65.88	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		42.74	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		82.96	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		56.70	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		97.57	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		118.10	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		50.19	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		50.45	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		46.00	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		39.51	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		85.93	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		43.57	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		54.44	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		17.01	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		117.95	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		31.15	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		91.93	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		60.03	CASEYS GEN STORE 1988		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		69.70	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		77.00	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		52.91	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		53.50	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0311.6223		GASOLINE
		79.56	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE
		70.90	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued.
		43.07	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		41.19	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		32.19	SPEEDWAY 04153		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		40.09	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		27.66	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		32.00	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		32.44	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		16.90	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		33.95	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		31.95	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		35.80	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		41.31	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		38.74	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		37.20	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		37.12	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		34.91	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		43.23	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		37.53	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		31.85	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		38.95	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		33.87	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		44.53	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	0211.6223		GASOLINE
		89.75	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		91.02	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		59.77	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		72.42	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		2.98	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061521	6/15/2021		108768 COMDATA NETWORK INC						Continued
		.03	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		.04	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		52.15	BILL'S SUPERETTE #8 (F		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		64.32	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		63.50	HOLIDAY STATIONS 0395		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		68.03	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		65.31	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9601.6223		GASOLINE
		56.27	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	9602.6223		GASOLINE
		87.17	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	9602.6223		GASOLINE
		67.50	CASEYS RAMSEY		107445	COMDATA MAY 21 FUEL	9602.6223		GASOLINE
		92.60	HOLIDAY STATIONS 0323		107445	COMDATA MAY 21 FUEL	9602.6223		GASOLINE
		41.96	LITTLE DUKES RAMSEY		107445	COMDATA MAY 21 FUEL	9602.6223		GASOLINE
		20,335.48							
99084885	6/11/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		10,262.48			107429	0610218451212	9101.2175		DEFERRED COMPENSAT
		10,262.48							
99088303	6/11/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		3,930.92			107430	0610218451213	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,930.92							
		292,200.63	Grand Total						

Payment Instrument Totals

Checks	110,591.77
EFT Payments	173,696.62
A/P ACH Payment	7,912.24
Total Payments	292,200.63

Payment Group Control Number	3223		
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
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL	2021 DUES	PV	107476	001	09101	6/1/2021	160	460.00
	ANOKA COUNTY FIRE PROTECTION COUNCIL 1710 COUNTY HIGHWAY 10 SPRING LAKE PARK MN 55432			Summary Total					460.00
				Payment Amount					460.00
100046	ANOKA COUNTY SHERIFF'S OFFICE	RANGE USE MAY 17/18/20-21	PV	107507	001	09101	6/1/2021	060121	1,175.00
	ANOKA COUNTY SHERIFF'S OFFICE 13301 HANSON BLVD NW ANDOVER MN 55304			Summary Total					1,175.00
				Payment Amount					1,175.00
118165	ARCHITECT MECHANICAL INC	PAY APP 5 PW CAMPUS	PV	107447	001	09438	6/9/2021	060921	266,619.01
	ARCHITECT MECHANICAL INC 2917 ANTHONY LANE NORTH ST ANTHONY MN 55418			Summary Total					266,619.01
				Payment Amount					266,619.01
100063	ASPEN MILLS	BOOTS- A. GORDON	PV	107477	001	09101	5/25/2021	274979	149.95
	ASPEN MILLS			Summary Total					149.95
	8201 C CENTRAL AVE NE	MISC DURAN	PV	107508	001	09101	6/2/2021	275358	1,337.39
	SPRING LAKE PARK MN 55432			Summary Total					1,337.39
		MISC FIRE SHIRTS EMB	PV	107553	001	09101	6/3/2021	275424	40.00
				Summary Total					40.00
				Payment Amount					1,527.34
118203	ATOMIC ARCHITECTURAL SHEET METAL INC	PAY APP 5 PW CAMPUS	PV	107446	001	09438	6/9/2021	060921	27,835.00
	ATOMIC ARCHITECTURAL SHEET METAL INC 3207 LABORE ROAD VADNAIS HEIGHTS MN 55110			Summary Total					27,835.00
				Payment Amount					27,835.00
118401	BROTHERS FIRE PROTECTION	PAY APP 2 PW CAMPUS	PV	107448	001	09438	6/9/2021	060921	51,771.68
	BROTHERS FIRE PROTECTION			Summary Total					51,771.68

Payment Group Control Number	3223		
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
	9950 EAST HIGHWAY 10 ELK RIVER MN 55330								
				Payment Amount					51,771.68
118580	CARLSON MCCAIN INC	RE: OUTLOT C/D SWEETBAY RDG	PV	107554	001	09805	6/3/2021	0051097	1,800.00
	CARLSON MCCAIN INC 3890 PHEASANT RIDGE DRIVE NE SUITE 100 BLAINE MN 55449								
				Summary Total					1,800.00
				Payment Amount					1,800.00
100167	CORNERSTONE FORD	WORK ON 383	PV	107513	001	09101	6/3/2021	16329196/1	227.05
	CORNERSTONE FORD	WORK ON 383	PV	107513	002	09101	6/3/2021	16329196/1	96.46
	17219 HIGHWAY 10 NW	WORK ON 383	PV	107513	003	09101	6/3/2021	16329196/1	34.87
	PO BOX 304			Summary Total					358.38
	ELK RIVER MN 55330	HEX NUT	PV	107556	001	09101	6/11/2021	15336541	33.47
				Summary Total					33.47
				Payment Amount					391.85
114117	CRAWFORD'S EQUIPMENT INC	BELTS/PULLEY	PV	107480	001	09101	6/5/2021	01-50728	209.56
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008								
				Summary Total					209.56
				Payment Amount					209.56
100684	EBERT CONSTRUCTION	PAY APP 3 PW CAMPUS	PV	107450	001	09438	6/9/2021	060921	12,598.00
	EBERT CONSTRUCTION 23350 COUNTY ROAD 10 CORCORAN MN 55357								
				Summary Total					12,598.00
				Payment Amount					12,598.00
104267	ELITE SANITATION	PARKS- PORTABLE TOILETS	PV	107486	001	09101	5/25/2021	27598	528.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330								
				Summary Total					528.00
				Payment Amount					528.00

Payment Group Control Number	3223		
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	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
117609	EQUIPMENT MANAGEMENT COMPANY	SERVICE ON HYDRAULIC TOOLS	PV	107487	001	09101	5/27/2021	59179	1,225.00
	EQUIPMENT MANAGEMENT COMPANY 22824 WEST WINCHESTER DRIVE CHANNAHON IL 60410							Summary Total	1,225.00
								Payment Amount	1,225.00
100143	FERGUSON WATERWORKS # 2516	METER PARTS	PV	107488	001	09601	6/1/2021	0474157	356.36
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817							Summary Total	356.36
								Payment Amount	356.36
118461	GRANITE CITY ROOFING INC	PAY APP 3 PW CAMPUS	PV	107454	001	09438	6/9/2021	060921	45,388.15
	GRANITE CITY ROOFING INC P O BOX 1482 ST CLOUD MN 56302							Summary Total	45,388.15
								Payment Amount	45,388.15
100209	HAKANSON ANDERSON ASSOC INC	PAY APP 5 PW CAMPUS	PV	107455	001	09438	6/9/2021	060921	2,427.25
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063							Summary Total	2,427.25
								Payment Amount	2,427.25
117332	HEARTLAND TIRE INC	PD BALANCE 395	PV	107523	001	09101	6/2/2021	9021131	100.00
	HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303							Summary Total	100.00
								Payment Amount	100.00
115760	HENRY SCHEIN INC	MISC SUPPLIES	PV	107559	001	09101	5/27/2021	94250770	434.49
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241							Summary Total	434.49
								Payment Amount	434.49

Payment Group Control Number	3223		
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	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118077	HERZOG COATINGS	PAY APP 4 PW CAMPUS	PV	107456	001	09438	6/9/2021	060921	4,750.00
	HERZOG COATINGS 2014 W ALCOTT AVENUE FERGUS FALLS MN 56537							Summary Total	4,750.00
								Payment Amount	4,750.00
112160	HOLIDAY COMPANIES	PD WASHES MAY 2021	PV	107524	001	09101	6/1/2021	046801062100	157.25
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437							Summary Total	157.25
								Payment Amount	157.25
106324	INSPECTRON INC	REVISED MARCH 21 SERVICE	PV	107490	001	09101	5/3/2021	2021-051	3,185.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068							Summary Total	3,185.00
								Payment Amount	3,185.00
107712	KLAMM MECHANICAL CONTRACTORS	PAY APP 5 PW CAMPUS	PV	107457	001	09438	6/9/2021	060921	87,316.87
	KLAMM MECHANICAL CONTRACTORS 12409 COUNTY ROAD 11 BURNSVILLE MN 55337							Summary Total	87,316.87
								Payment Amount	87,316.87
100256	LANO EQUIPMENT INC	FILTERS FOR 686	PV	107563	001	09101	6/9/2021	02-838020	94.52
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303							Summary Total	94.52
								Payment Amount	94.52
100259	LEAGUE OF MN CITIES INS TRUST	RE: M. NIELSEN	PV	107525	001	09702	6/1/2021	17531	330.98
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517							Summary Total	330.98

Payment Group Control Number	3223		
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
				Payment Amount					330.98
100259	LEAGUE OF MN CITIES INS TRUST	RE: J. BAGNE	PV	107526	001	09702	6/1/2021	17446	209.11
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					209.11
				Payment Amount					209.11
107138	M AND G TRAILER SALES	2021 HH TRAILER	PV	107530	001	09101	6/4/2021	70028	3,924.99
	M AND G TRAILER SALES 9387 HWY 10 NW RAMSEY MN 55303			Summary Total					3,924.99
				Payment Amount					3,924.99
117918	MACQUEEN EMERGENCY	FIRE SCBA FACE PIECES	PV	107491	001	09101	5/24/2021	W00147	2,125.00
	MACQUEEN EMERGENCY 1125 7TH STREET E ST PAUL MN 55106			Summary Total					2,125.00
				Payment Amount					2,125.00
117425	MAUER MAIN CHEVROLET	BOLT	PV	107532	001	09101	6/3/2021	5005807	4.75
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					4.75
				Payment Amount					4.75
118201	MET CON CONSTRUCTION INC	PAY APP 5 PW CAMPUS	PV	107460	001	09438	6/9/2021	060921	21,633.72
	MET CON CONSTRUCTION INC 15760 ACRON TRAIL FARIBAULT MN 55021			Summary Total					21,633.72
				Payment Amount					21,633.72
101164	MILLER CHEVROLET	WORK ON 332	PV	107534	001	09101	6/4/2021	CTCS664348	903.63
	MILLER CHEVROLET	WORK ON 332	PV	107534	002	09101	6/4/2021	CTCS664348	658.99
	P O BOX 130	WORK ON 332	PV	107534	003	09101	6/4/2021	CTCS664348	85.22

CITY OF RAMSEY
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Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	21150 JOHN MILLESS DRIVE ROGERS MN 55374					Summary Total			1,647.84
						Payment Amount			1,647.84
118036	MINNESOTA UTILITIES AND EXCAVATING LLC	PAY APP 8 PW CAMPUS	PV	107458	001	09438	6/9/2021	060921	152,538.90
	MINNESOTA UTILITIES AND EXCAVATING LLC 13932 LAKE DRIVE FOREST LAKE MN 55025					Summary Total			152,538.90
						Payment Amount			152,538.90
118388	MITCHELL 1	CONNECT PLUGS	PV	107535	001	09101	5/24/2021	IB25985306	80.00
	MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250					Summary Total			80.00
						Payment Amount			80.00
115868	MOLIN CONCRETE	PAY APP 4 PW CAMPUS	PV	107459	001	09438	6/9/2021	060921	66,687.49
	MOLIN CONCRETE 415 LILAC STREET LINO LAKES MN 55014					Summary Total			66,687.49
						Payment Amount			66,687.49
100345	NAPA AUTO PARTS ELK RIVER	FUSES	PV	107564	001	09101	6/9/2021	115463	10.77
	NAPA AUTO PARTS ELK RIVER					Summary Total			10.77
	17137 YALE STREET NW	BRAKE CLEANER	PV	107565	001	09101	6/9/2021	115462	46.47
	P O BOX 1041 ELK RIVER MN 55330					Summary Total			46.47
						Payment Amount			57.24
100360	NORTH STAR TOWING INC	MAY 2021- 5 TOWS	PV	107538	001	09101	6/1/2021	060121	485.00
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303					Summary Total			485.00
						Payment Amount			485.00
118035	NORTHLAND CONCRETE AND	PAY APP 7 PW CAMPUS	PV	107463	001	09438	6/9/2021	060921	392,260.70

Payment Group Control Number	3223		
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
	MASONRY CO. LLC								
	NORTHLAND CONCRETE AND MASONRY CO. LLC 1125 STAGECOACH ROAD SHAKOPEE MN 55379			Summary Total					392,260.70
				Payment Amount					392,260.70
115803	POWER LODGE- TWIN CITIES	MOTOR REPAIR	PV	107567	001	09101	6/3/2021	87560	66.46
	POWER LODGE- TWIN CITIES 6781 WEST HIGHWAY 10 RAMSEY MN 55303			Summary Total					66.46
				Payment Amount					66.46
100393	PRAIRIE RESTORATIONS INC	CENTRAL PARK ENHANCEMENT	PV	107545	001	09101	6/1/2021	28392	1,428.00
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					1,428.00
				Payment Amount					1,428.00
112959	PREMIUM WATERS INC	MAY 21 BOTTLED WATER	PV	107568	001	09101	5/6/2021	318135106	63.84
	PREMIUM WATERS INC			Summary Total					63.84
	P O BOX 9128	MAY 21 BOTTLED WATER	PV	107569	001	09101	5/31/2021	318174319	98.49
	MINNEAPOLIS MN 55480-9128			Summary Total					98.49
				Payment Amount					162.33
118400	PUMP AND METER SERVICE	PAY APP 2 PW CAMPUS	PV	107465	001	09438	6/9/2021	060921	128,693.10
	PUMP AND METER SERVICE 11303 EXCELSIOR BLVD HOPKINS MN 55343			Summary Total					128,693.10
				Payment Amount					128,693.10
117595	QUADIENT INC	JUNE/SEPT 2021 POSTAGE METER	PV	107501	001	09101	5/21/2021	58466934	108.90
	QUADIENT INC P O BOX 123689 DEPT 3689 DALLAS TX 75312-3689			Summary Total					108.90
				Payment Amount					108.90

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Payment Group Control Number	3223		
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	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
117956	RJM CONSTRUCTION LLC	PAY APP 9 PW CAMPUS	PV	107466	001	09438	6/9/2021	060921	115,526.07
	RJM CONSTRUCTION LLC 830 BOONE AVENUE NORTH GOLDEN VALLEY MN 55427			Summary Total					115,526.07
				Payment Amount					115,526.07
118164	RTL CONSTRUCTION INC	PAY APP 5 PW CAMPUS	PV	107467	001	09438	6/9/2021	060921	27,142.45
	RTL CONSTRUCTION INC 290 SARAZIN STREET SHAKOPEE MN 55379			Summary Total					27,142.45
				Payment Amount					27,142.45
114151	TASC (FEES)	MAY 2021 FEES	PV	107468	001	09101	5/28/2021	IN2036756	235.25
	TASC			Summary Total					235.25
	CLIENT INVOICES	MAY 2021 FEES	PV	107469	001	09101	5/28/2021	IN2036755	140.00
	P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					140.00
				Payment Amount					375.25
118076	THORNBERG STEEL	PAY APP 8 PW CAMPUS	PV	107470	001	09438	6/9/2021	060921	6,859.85
	THORNBERG STEEL 23604 UNIVERSITY AVENUE NW BETHEL MN 55005			Summary Total					6,859.85
				Payment Amount					6,859.85
118163	TOP LITE CONTRACT GLAZING INC	PAY APP 3 PW CAMPUS	PV	107471	001	09438	6/9/2021	060921	51,376.00
	TOP LITE CONTRACT GLAZING INC 15548 260TH STREET LINDSTROM MN 55045			Summary Total					51,376.00
				Payment Amount					51,376.00
100529	WENDELL'S INC	BADGE- KAYLEIGH SONTERRE	PV	107505	001	09101	5/28/2021	2566125	5.23
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					5.23

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Create Payment Control Groups

Payment Group Control Number	3223		
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	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
								Payment Amount	5.23
118166	WOLF RIVER ELECTRIC	PAY APP 5 PW CAMPUS	PV	107472	001	09438	6/9/2021	060921	202,818.63
	WOLF RIVER ELECTRIC 101 ISANTI PARKWAY NE # G ISANTI MN 55040							Summary Total	202,818.63
								Payment Amount	202,818.63
								Total Amount to be Processed	1,686,898.32
								Total Number of Payments to be Processed	47

Payment Group Control Number	3224		
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115149	ADVANCED FIRST AID INC	LIFEPAK AED	PV	107550	001	09101	6/8/2021	0621-302	2,303.00
	ADVANCED FIRST AID INC 4201 DREW AVENUE NORTH ROBBINSDALE MN 55422-1549				Summary Total				2,303.00
					Payment Amount				2,303.00
100017	AIRGAS USA, LLC	MISC GASES	PV	107473	001	09101	5/31/2021	9979750755	32.89
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				32.89
					Payment Amount				32.89
117343	AMAZON CAPITAL SERVICES INC	RUBBER GROMMETS	PV	107474	001	09101	5/31/2021	19KT-N6WX-MYYQ	15.98
	AMAZON CAPITAL SERVICES INC				Summary Total				15.98
	410 TERRY AVENUE NORTH	PD MISC SUPPLIES	PV	107506	001	09101	5/31/2021	19KT-N6WX-NXLK	145.51
	SEATTLE WA 98109				Summary Total				145.51
					Payment Amount				161.49
100026	ANDERSON IRRIGATION	FIRE STATION 1 HERBICIDE	PV	107475	001	09101	5/20/2021	156	294.56
	ANDERSON IRRIGATION 3200 MAIN STREET NE SUITE 240 MINNEAPOLIS MN 55448				Summary Total				294.56
					Payment Amount				294.56
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	FILING FEES	PV	107552	001	09804	6/3/2021	060321	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	FILING FEES	PV	107552	002	09804	6/3/2021	060321	46.00
	2100 - 3RD AVENUE ANOKA MN 55303				Summary Total				92.00
					Payment Amount				92.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	2/9/21 SPECIAL ELECTION	PV	107551	001	09101	6/10/2021	ELEC060921A	390.98
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE				Summary Total				390.98

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Payment Group Control Number	3224		
Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303								
				Payment Amount					390.98
106346	BAUER BUILT INCORPORATED	1 TIRE	PV	107509	001	09101	6/7/2021	940077614	129.77
	BAUER BUILT INCORPORATED			Summary Total					129.77
	8270 W 35W SERVICE DR	TIRE RETURN	PD	107510	001	09101	6/4/2021	940077555	74.00-
	BLAINE MN 55449			Summary Total					74.00-
		1 TIRE	PV	107511	001	09101	6/3/2021	940077421	74.00
				Summary Total					74.00
				Payment Amount					129.77
103641	BOYER TRUCKS ROGERS	2022 WEST STAR PLOW TRUCK 622	PV	107512	001	09101	6/6/2021	DE-06444	81,121.74
	BOYER TRUCKS			Summary Total					81,121.74
	P O BOX 18338								
	MINNEAPOLIS MN 55418								
				Payment Amount					81,121.74
112019	CENTRAL HYDRAULICS INC	COUPLERS	PV	107478	001	09101	5/24/2021	70280	213.97
	CENTRAL HYDRAULICS INC			Summary Total					213.97
	21877 INDUSTRIAL COURT								
	ROGERS MN 55374								
				Payment Amount					213.97
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	107451	001	09101	6/9/2021	4086702474	16.50
	CINTAS CORPORATION	UNIFORM CLEANING	PV	107451	002	09101	6/9/2021	4086702474	5.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	107451	003	09101	6/9/2021	4086702474	13.29
	P O BOX 650838	UNIFORM CLEANING	PV	107451	004	09101	6/9/2021	4086702474	13.29
	DALLAS TX 75265-0838			Summary Total					48.08
		UNIFORM CLEANING	PV	107479	001	09101	6/2/2021	4085933504	16.50
		UNIFORM CLEANING	PV	107479	002	09101	6/2/2021	4085933504	5.00
		UNIFORM CLEANING	PV	107479	003	09101	6/2/2021	4085933504	14.46
		UNIFORM CLEANING	PV	107479	004	09101	6/2/2021	4085933504	14.46
				Summary Total					50.42
		FIRE DEPT- MATS	PV	107555	001	09101	6/2/2021	4085933436	16.56
				Summary Total					16.56
				Payment Amount					115.06

Payment Group Control Number	3224		
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100141	DAVE PERKINS CONTRACTING INC	RAISE 2 STORM MANHOLES	PV	107449	001	09605	6/9/2021	27682	1,100.00
	DAVE PERKINS CONTRACTING INC					Summary Total			1,100.00
	19745 NOWTHEN BLVD NW	SEWER REP/BL TOP 14040 ST FRAN	PV	107481	001	09602	5/19/2021	27648	6,950.00
	ANOKA MN 55303-9655					Summary Total			6,950.00
						Payment Amount			8,050.00
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	107452	001	09101	6/8/2021	86072	1,644.45
	DEHN OIL COMPANY					Summary Total			1,644.45
	6735 141ST AVENUE NW	CENTAUR TUBES	PV	107514	001	09101	6/7/2021	25173879	173.55
	RAMSEY MN 55303					Summary Total			173.55
						Payment Amount			1,818.00
101185	DO ALL PRINTING COM INC	REGULAR ENVELOPES	PV	107482	001	09101	5/24/2021	51629	530.80
	DO ALL PRINTING COM INC					Summary Total			530.80
	6360 HIGHWAY 10 NW	BUSINESS CARDS M. BARKER	PV	107515	001	09101	6/4/2021	51749	46.00
	RAMSEY MN 55303					Summary Total			46.00
		MAGNETIC MATERIAL	PV	107557	001	09101	6/10/2021	51833	57.00
						Summary Total			57.00
						Payment Amount			633.80
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	MAY 2021 SERVICES	PV	107483	001	09101	5/31/2021	05 2021	6,082.74
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082					Summary Total			6,082.74
						Payment Amount			6,082.74
100158	ECM PUBLISHERS INC	PH PROJECT 21-104	PV	107484	001	09804	5/21/2021	835990	75.25
	ECM PUBLISHERS INC					Summary Total			75.25
	4095 COON RAPIDS BLVD	PH PROJECT 20-138	PV	107485	001	09804	5/21/2021	835989	123.63
	COON RAPIDS MN 55433					Summary Total			123.63
						Payment Amount			198.88
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	WORK ON 312	PV	107516	001	09101	6/7/2021	DL052721-22	81.20

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

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	WORK ON 312	PV	107517	001	09101	6/7/2021	NH05272122A	959.45
	OAKDALE MN 55128			Summary Total					959.45
		WORK ON 311	PV	107518	001	09702	6/2/2021	DL05252121A	858.30
				Summary Total					858.30
		WORK ON 311	PV	107519	001	09702	6/7/2021	DL05252121B	229.10
				Summary Total					229.10
		WORK ON 311	PV	107520	001	09702	6/2/2021	DL052521-21	350.32
				Summary Total					350.32
		WORK ON 311	PV	107521	001	09702	6/7/2021	DL05252121C	417.28
				Summary Total					417.28
				Payment Amount					2,895.65
113321	FACTORY MOTOR PARTS CO	OIL FILTERS	PV	107558	001	09101	6/10/2021	6-1593230	29.88
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					29.88
				Payment Amount					29.88
100186	FRANKENSIGNS INC	NAMEPLATE-K. SONTERRE	PV	107453	001	09101	6/4/2021	277449	32.00
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					32.00
				Payment Amount					32.00
100650	GRAINGER	SCOOP SHOVEL	PV	107489	001	09101	5/28/2021	9916829816	45.90
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					45.90
				Payment Amount					45.90
112564	GROUP HEALTH INC WORKSITE	EAP MAY 2021	PV	107522	001	09101	5/27/2021	W818902	94.00
	GROUP HEALTH INC WORKSITE MAIL STOP # 21109A P O BOX 1309			Summary Total					94.00

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNEAPOLIS MN 55440-1309								
				Payment Amount					94.00
107763	JEFFERSON FIRE AND SAFETY INC	SUPER VAC VALOR FAN	PV	107560	001	09101	6/3/2021	IN129983	2,296.80
	JEFFERSON FIRE AND SAFETY INC			Summary Total					2,296.80
	7620 DONNA DRIVE	KEY ECO FIRE HOSE	PV	107561	001	09101	6/7/2021	IN130092	1,146.88
	MIDDLETON WI 53562			Summary Total					1,146.88
				Payment Amount					3,443.68
101172	KUECHLE UNDERGROUND INC	PAY EST 2 RIVERDALE DR IMPROV	PV	107562	001	09402	6/14/2021	061421	223,035.91
	KUECHLE UNDERGROUND INC 10998 STATE HWY 55 PO BOX 509 KIMBALL MN 55353			Summary Total					223,035.91
				Payment Amount					223,035.91
100266	LOGIS	JUNE 2021 SERVICES	PV	107527	001	09101	6/1/2021	50446	18,355.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					18,355.00
	5750 DULUTH STREET	ENTRUST TOKENS	PV	107528	001	09101	5/31/2021	50554	15.00
	GOLDEN VALLEY MN 55422-4036			Summary Total					15.00
		NETWORK SERVICES 5/31/21	PV	107529	001	09101	5/31/2021	50511	343.75
				Summary Total					343.75
				Payment Amount					18,713.75
113658	MARCO	JUNE 21 SERVICE	PV	107531	001	09101	6/1/2021	INV8798391	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	107493	001	09101	5/20/2021	51663	126.21
	MENARDS COON RAPIDS			Summary Total					126.21
	3045 MAIN STREET	MISC SUPPLIES	PV	107494	001	09101	6/3/2021	52680	1,357.51
	COON RAPIDS MN 55433			Summary Total					1,357.51
				Payment Amount					1,483.72

Payment Group Control Number	3224		
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	Itm	Co	Due Date	Invoice Number	Payment Amount
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	107492	001	09101	5/20/2021	31655	58.43
	MENARDS ELK RIVER			Summary Total					58.43
	19521 EVANS STREET NW	MISC SUPPLIES	PV	107495	001	09101	5/19/2021	31585	38.32
	ELK RIVER MN 55330-1077			Summary Total					38.32
				Payment Amount					96.75
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER JULY 2021	PV	107533	001	09602	6/8/2021	0001125485	70,433.39
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					70,433.39
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
				Payment Amount					70,433.39
113909	MOBILE VEHICLE INTEGRATION	WORK ON MISC VEHICLES	PV	107536	001	09101	5/30/2021	21-05074	2,047.50
	MOBILE VEHICLE INTEGRATION			Summary Total					2,047.50
	835 XENIA AVENUE NW								
	ELK RIVER MN 55330								
				Payment Amount					2,047.50
100341	MTI DISTRIBUTING INC	DAMPER/AIR FILTER/ELEMENT	PV	107461	001	09101	6/4/2021	1305613-00	308.26
	MTI DISTRIBUTING INC			Summary Total					308.26
	SDS 12-1900								
	P O BOX 86								
	MINNEAPOLIS MN 55486-1900								
				Payment Amount					308.26
114775	NEOGOV	SERVICE 6/2/21-6/1/22	PV	107496	001	09101	5/2/2021	INV-20034	3,680.59
	NEOGOV			Summary Total					3,680.59
	300 CONTINENTAL BLVD SUITE 565								
	EL SEGUNDO CA 90245								
				Payment Amount					3,680.59
115167	NET TRANSCRIPTS INC	TRANSCRIPTION	PV	107537	001	09101	6/7/2021	NT4133	70.18
	NET TRANSCRIPTS INC			Summary Total					70.18
	3707 N. 7TH STREET SUITE 320								

Payment Group Control Number	3224		
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
	PHOENIX AZ 85014								
				Payment Amount					70.18
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	107462	001	09101	6/8/2021	201799	351.71
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					351.71
				Payment Amount					351.71
115232	NORTHERN TECHNOLOGIES LLC	RIVERDALE IMPROV APR/MAY 21	PV	107497	001	09402	5/15/2021	38609	782.50
	NORTHERN TECHNOLOGIES LLC 3522 4TH AVENUE S			Summary Total					782.50
		RIVERSTONE 5TH ADD	PV	107498	001	09804	5/15/2021	38601	2,713.00
	FARGO ND 58103			Summary Total					2,713.00
		PRESERVE NO FORK 1ST ADD	PV	107499	001	09804	5/15/2021	38648	1,270.95
				Summary Total					1,270.95
		BUNKER LK BLVD APR/MAY 21	PV	107566	001	09804	5/15/2021	38605	395.00
				Summary Total					395.00
				Payment Amount					5,161.45
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY TESTING	PV	107464	001	09101	6/10/2021	10903	230.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212			Summary Total					230.00
		PRE EMPLOY PHY	PV	107539	001	09101	6/3/2021	10811	100.00
	RAMSEY MN 55303			Summary Total					100.00
				Payment Amount					330.00
117474	OERTEL ARCHITECTS LTD	PW CAMPUS- RAMSEY	PV	107540	001	09438	6/4/2021	13	13,522.40
	OERTEL ARCHITECTS LTD 1795 ST CLAIR AVENUE ST PAUL MN 55105			Summary Total					13,522.40
				Payment Amount					13,522.40
110480	OPUS 21 MANAGEMENT SOLUTIONS	APRIL 2021 SERVICES	PV	107541	001	09601	5/26/2021	210475	3,555.49

Payment Group Control Number	3224		
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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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	OPUS 21 MANAGEMENT SOLUTIONS	APRIL 2021 SERVICES	PV	107541	002	09601	5/26/2021	210475	2,630.09
	680 COMMERCE DRIVE SUITE 160	APRIL 2021 SERVICES	PV	107541	003	09601	5/26/2021	210475	2,630.09
	WOODBURY MN 55125	APRIL 2021 SERVICES	PV	107541	004	09601	5/26/2021	210475	2,630.09
		APRIL 2021 SERVICES	PV	107541	005	09601	5/26/2021	210475	2,630.09
				Summary Total					14,075.85
		MAY 2021 SERVICES	PV	107542	001	09601	5/26/2021	210475A	216.59
		MAY 2021 SERVICES	PV	107542	002	09601	5/26/2021	210475A	216.59
		MAY 2021 SERVICES	PV	107542	003	09601	5/26/2021	210475A	216.59
		MAY 2021 SERVICES	PV	107542	004	09601	5/26/2021	210475A	216.59
		MAY 2021 SERVICES	PV	107542	005	09601	5/26/2021	210475A	216.57
				Summary Total					1,082.93
				Payment Amount					15,158.78
112421	PERRILL	JUNE 21 ROW WAY WEB	PV	107543	001	09101	6/1/2021	254586	200.00
	PERRIL			Summary Total					200.00
	110 CHESHIRE LANE SUITE 105								
	MINNETONKA MN 55305								
				Payment Amount					200.00
111488	POPP.COM INC	MAY 2021 SERVICES	PV	107544	001	09101	5/31/2021	992677755	68.97
	POPP.COM INC	MAY 2021 SERVICES	PV	107544	002	09101	5/31/2021	992677755	30.65
	620 MENDELSSOHN AVE NO SUITE 101	MAY 2021 SERVICES	PV	107544	003	09101	5/31/2021	992677755	38.31
	GOLDEN VALLEY MN 55427	MAY 2021 SERVICES	PV	107544	004	09101	5/31/2021	992677755	145.57
		MAY 2021 SERVICES	PV	107544	005	09101	5/31/2021	992677755	22.98
		MAY 2021 SERVICES	PV	107544	006	09101	5/31/2021	992677755	88.11
		MAY 2021 SERVICES	PV	107544	007	09101	5/31/2021	992677755	34.45
		MAY 2021 SERVICES	PV	107544	008	09101	5/31/2021	992677755	104.24
		MAY 2021 SERVICES	PV	107544	009	09101	5/31/2021	992677755	81.74
		MAY 2021 SERVICES	PV	107544	010	09101	5/31/2021	992677755	92.69
		MAY 2021 SERVICES	PV	107544	011	09101	5/31/2021	992677755	51.50
				Summary Total					759.21
				Payment Amount					759.21
107978	PREMIER COMMERCIAL PROPERTIES INC	LEASE-MILLE LACS MOTOR SPORTS	PV	107500	001	09410	5/25/2021	7674	4,197.00
	PREMIER COMMERCIAL PROPERTIES INC			Summary Total					4,197.00
	299 COON RAPIDS BLVD NW #200	HIWAY 10 MAY 21 MANAGE	PV	107570	001	09410	5/31/2021	7654	200.00
	COON RAPIDS MN 55433	HIWAY 10 MAY 21 MANAGE	PV	107570	002	09410	5/31/2021	7654	200.00
		HIWAY 10 MAY 21	PV	107570	003	09410	5/31/2021	7654	200.00

Payment Group Control Number	3224		
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
		MANAGE							
				Summary Total					600.00
				Payment Amount					4,797.00
112151	REINDERS	MISC SUPPLIES	PV	107502	001	09101	5/24/2021	3079592-00	212.45
	REINDERS			Summary Total					212.45
	P O BOX 78955								
	MILWAUKEE WI 53278-0955								
				Payment Amount					212.45
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	MAY 2021 LAWN SERVICE	PV	107503	001	09101	5/24/2021	13307	6,849.01
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC			Summary Total					6,849.01
	18523 OLSON STREET NW	MAY 21 LAWN FIRE STATION	PV	107504	001	09101	5/24/2021	13318	516.35
	ELK RIVER MN 55330			Summary Total					516.35
				Payment Amount					7,365.36
100469	STREICHER'S POLICE EQUIPMENT	RIFLE SLUGS	PV	107546	001	09101	6/1/2021	I1506167	85.90
	STREICHER'S POLICE EQUIPMENT			Summary Total					85.90
	10911 WEST HWY 55	MISC PD SUPPLIES	PV	107547	001	09101	6/1/2021	I1506117	51.00
	MINNEAPOLIS MN 55441			Summary Total					51.00
		HELMETS/TACTICAL PLATFORM	PV	107548	001	09101	5/28/2021	I1505799	798.00
				Summary Total					798.00
				Payment Amount					934.90
110313	SUMMIT FIRE PROTECTION	EXTINGUISHER RECHARGES	PV	107571	001	09101	5/31/2021	130017226	205.50
	SUMMIT FIRE PROTECTION			Summary Total					205.50
	P O BOX 6205								
	CAROL STREAM IL 60197-6205								
				Payment Amount					205.50
100485	TIMESAVER OFF SITE SECRETARIAL INC	MAY 2021 MEETINGS	PV	107549	001	09101	6/1/2021	M26486	1,601.00
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					1,601.00
	21021 KAROLINE COURT N								

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3224		
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								
								Payment Amount	1,601.00
112515	WSB AND ASSOCIATES INC	APR 21 RIVERSTONE SOUTH	PV	107572	001	09804	5/31/2021	R-015204-000-16	82.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416							Summary Total	82.00
								Payment Amount	82.00
								Total Amount to be Processed	478,791.80
								Total Number of Payments to be Processed	45

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-176

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 3, 2021 THROUGH JUNE 16, 2021

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 3, 2021, through June 16, 2021, in the amount of $ 2,650,131.94 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period June 3, 2021, through June 16, 2021, in the amount of $ 2,650,131.94.

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 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 9.**

Meeting Date: 06/22/2021

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #21-126 Declaring Participation in State Performance Measurement Program

Purpose/Background:

Purpose of Case:

Adopt a resolution declaring the City's participation in the State Council on Local Results and Innovation Performance Measurement Program (often referenced as CPM - City Performance Measurement)

NOTE: the City participated in this annual program in 2012, 2013, 2014, 2015, 2017, 2019 and 2020.

Background:

In 2010, the State legislature created the Council on Local Results and Innovation. In 2011, the Innovation Council developed and released a standard of performance measurements for Cities and Counties; with the goal of aiding residents, taxpayers, and state and local elected officials in determining the efficacy of Counties and Cities in providing services, and measure residents' opinions of those services.

Cities that elect to participate in the standard measures program must officially adopt [by resolution] and implement certain standard performance measures. Participating entities must report their results to the State Auditor and make them available to all interested parties by publishing them on the Auditor's web site [by July 1 annually]. Lastly, results must be provided to local residents through publication, direct mailing, posting on a web site or through a public hearing [by December 31 annually]

Cities benefit from participating from the standard measures program by receiving a reimbursement from the State in the amount of 14 cents per capita (about $3,780 Ramsey). More importantly, Cities benefit by developing an annual performance measurement baseline; which can be utilized by elected officials and tax payers to make educated decisions. Lastly, cities have the ability to view other organizations' program results; which provides the City with comparable performance measurement data.

Notification:

NA

Observations/Alternatives:

Attached to this case is the resolution required for adoption to participate in the Council on Local Results and Innovation Performance Measurement Program along with previous results.

This program works in parallel with the City's initiative to conduct a biannual resident survey. Both the performance measurement program and the biannual resident survey are utilized during the City's budgeting and strategic planning processes.

Funding Source:

This case is being handled as part of normal Staff duties. The State of Minnesota allocates funding to the City for participating (about $3,780).

Recommendation:

Motion to adopt Resolution #21-126 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

Action:

Motion to adopt Resolution #21-126 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

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Attachments

Standard Measures - Cities

2020 Report

2020 Citizen Survey Report

Background from State Auditor

Resolution #21-126

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:53 AM
Form Started By: Tim Gladhill		Started On: 06/14/2021 04:25 PM
Final Approval Date: 06/17/2021		

Standard Measures for Cities

Category	#	Measure	Notes:
General	1.	Rating of the overall quality of services provided by your city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	2.	Percent change in the taxable property market value	County assessor's office data
	3.	Citizens' rating of the overall appearance of the city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	4.*	Nuisance code enforcement cases per 1,000 population	(Number of cases / Population) x 1,000 = cases per 1,000 population
	5.*	Number of library visits per 1,000 population	(Number of visits / Population) x 1,000 = visits per 1,000 population
	6.*	Bond rating	Standard & Poor's Ratings Services or Moody's Investor Services
	7.	Citizens' rating of the quality of city recreational programs and facilities (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	8.*	Accuracy of post election audit (% of ballots counted accurately)	
Police Services	9.	Part I and II Crime Rates	Submit data as reported by the Minnesota Bureau of Criminal Apprehension
	10.*	Part I and II Crime Clearance Rates	Submit data as reported by the Minnesota Bureau of Criminal Apprehension
	11.	Citizens' rating of safety in their community (survey data, provide year completed and total responses)	Example of responses: very safe, somewhat safe, neither safe nor unsafe, somewhat unsafe, very unsafe
	12.	Average police response time	Average time it takes to respond to top priority calls from dispatch to officer on scene.
Fire & EMS Services	13.	Insurance industry rating of fire services	Insurance Service Office (ISO) Rating. The ISO issues ratings to fire departments throughout the country for the effectiveness of their fire protection services and equipment. ISO analyzes data and then assigns a classification from 1 to 10. Class 1 represents superior property fire protection and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria.
	14.	Citizens' rating of the quality of fire protection services (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	15.	Average fire response time	Average time it takes from dispatch to apparatus on scene for calls that are dispatched as a possible fire
	16.*	Fire calls per 1,000 population	(Number of calls / population) x 1,000 = calls per 1,000 population
	17.*	Number of fires with loss resulting in investigation	
	18.*	EMS calls per 1,000 population	(Number of calls / population) x 1,000 = calls per 1,000 population
	19.	Emergency Medical Services average response time	Average time it takes from dispatch to arrival of EMS
Streets	20.	Average city street pavement condition rating	Provide average rating and the rating system program/type. Example, 70 rating on the Pavement Condition Index (PCI).
	21.	Citizens' rating of the road conditions in their city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor. Alternatively: good condition, mostly good condition, many bad spots
	22.*	Expenditures for road rehabilitation per paved lane mile rehabilitated (jurisdiction only roads)	Total cost for rehabilitations / lane miles rehabilitated
	23.*	Percentage of all jurisdiction lane miles rehabilitated in the year	Lane miles rehabilitated in year / total number of lane miles
	24.*	Average hours to complete road system during snow event	
	25.	Citizens' rating of the quality of snowplowing on city streets (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
Water	26.	Citizens' rating of the dependability and quality of the city water supply (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	27.	Operating cost per 1,000,000 gallons of water pumped/produced	Centrally provided system: (actual operating expense for water utility / (total gallons pumped / 1,000,000)) = cost per million
Sanitary Sewer	28.	Citizens' rating of the dependability and quality of city sanitary sewer service (Provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	29.	Number of sewer blockages on city system per 100 connections	Centrally provided system: (Number of blockages / number of connections) x 100 = blockages per 100 connections

*New or amended measure

Ramsey: Standard Measures 2020

Category		Measure	2012	2013	2014	2015	2016	2017	2018	2019	2020
General	1	Rating of the overall quality of services provided by your city	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
	2	Percent change in the taxable property market value	-7.82%	-0.74%	12.76%	4.50%	5.07%	6.18%	10.10%	8.26%	7.86%
	3	Citizens' rating of the overall appearance of the city	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
	4	Nuisance code enforcement cases per 1,000 population	6.31	9.72	14.40	15.48	15.09	30.55	41.74	31.59	38.25
	5	Number of library visits per 1,000 population	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*N/A*	NA
	6	Bond rating	AA+	AA+	AA+	AA+	AA+	AA+	AA+	AA+	AA+
	7	Citizens' rating of city recreational programs and facilities	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
	8	Accuracy of post election audit (% of ballots counted accurately)	100%	100%	100%	100%	100%	100%	100%	100%	100%
Police	9	P I and II Crime Rates (per 1000)	22.20/26.30	17.3/25.43	*15.01 / 27.16*	*14.53/25.53*	*13.47/24.21*	*16.25/23.75*	*13.92/21.25*	*11.59/21.24*	1 Year Lag
	10	Part I and II Crime Clearance Rates (per 1000)	41%	51%	46%	*62%*	*52%*	*46%*	*26%/63% (44.5% ave.)*	*43%*	1 Year Lag
	11	Citizens' rating of safety in their community (survey)	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
	12	Average police response time (emergency calls)	8:36	No Data	No Data	4:33	3:23	4:25	6:03	5:42	5:44
Fire & EMS	13	Insurance industry rating of fire services	ISO 5/7	ISO 5/7	ISO 5/7	ISO 5/7	ISO 5/7	ISO 5/7	ISO 4/7	ISO 4/7	ISO 4/7
	14	Citizens' rating of the quality of fire protection services	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	15	Average fire response time	8:05	8:24	8:12	8:27	8:26	8:23	8:16	8:41	7:45
	16	Fire calls per 1,000 population	13.20	10.98	16.50	12.46	11.70	14.46	16.70	15.3	15.60
	17	Number of fires with loss resulting in investigation	29.00	34.00	27.00	16.00	15.00	13.00	12.00	15	17.00
	18	EMS calls per 1,000	2.50	4.56	4.70	5.55	7.60	13.00	14.85	20.8	26.30
	19	Emergency Medical Services average response time	0.34	0.26	6:85	6:35	6:51	6:50	6:46	6:46	6:19
Streets	20	Average city street pavement condition rating Paser Scale (1-10)	7.50	7.25	7.40	7.50	7.35	7.20	6.77	6.07	6.43
	21	Citizens' rating of the road conditions in their City	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
	22	Expenditures for road rehabilitation per paved lane mile rehab. Does not include minor upkeep (pot holes, patching, etc.)	$1,941	$1,350	$10,628	$41,700	$58,690	$46,009	$52,009	$17,182	$89,233
	23	Percentage of all jurisdiction lane miles rehabilitated in the yr	12%	8%	12%	9%	12%	8%	16%	12%	10%
	24	Average hours to complete road system during snow event	8.00	8.90	7.61	8.20	8.16	6.48	8.66	7.80	7.6
	25	Citizens' rating of the quality of snowplowing on city streets	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
Water	26	Citizens' rating of water dependability and quality (survey)	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
	27	Operating cost per 1,000,000 gallons of water pumped/produced	$895	$1,080	$1,011	$992	$746	$1,017	$1,244	$1,176	$1,123
Sanitary Sewer	28	Citizens' rating of the dependability and quality of city sanitary sewer	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	Survey
	29	Number of sewer blockages on city system per 100 connections	0	0	0	0	0	0	0	0	0

THE NCS™

THE NATIONAL COMMUNITY SURVEY™

Ramsey, MN

The National Community Survey

Report of Results

2020

Report by:

National Research Center

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About The NCS™



The National Community Survey™ (The NCS™) report is about the "livability" of Ramsey. The phrase "livable community" is used here to evoke a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement



The report provides the opinions of a representative sample of 459 residents of the City of Ramsey collected from November 24, 2020 to January 12, 2021. The margin of error around any reported percentage is 5% for all respondents and the response rate for the 2020 survey was 27%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Ramsey...

How the results are reported

For the most part, the percentages presented in the following tabs represent the "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., "excellent" and "good," "very safe" and "somewhat safe," etc.). On many of the questions in the survey respondents may answer "don't know." The proportion of respondents giving this reply is shown in the full set of responses included in the tab "Complete data." However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Ramsey's results are noted as being "higher" than the benchmark, "lower" than the benchmark or "similar" to the benchmark, meaning that the average rating given by Ramsey residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as "higher" or "lower" than the benchmark means that Ramsey's average rating for a particular item was more than 10 points different than the benchmark. If a rating was "much higher" or "much lower," then Ramsey's average rating was more than 20 points different when compared to the benchmark.

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The survey was administered during the COVID-19 pandemic, a time of challenge for many local governments. While we provide comparisons to national benchmarks, it is important to note that much of the benchmark data was collected prior to the pandemic. This may impact how your City’s 2020 ratings compare to other communities’ ratings from the past five years.

Trends over time

Trend data for Ramsey represent important comparison data and should be examined for improvements or declines*. Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents’ opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than 7% percentage points between the 2018 and 2020 surveys, the change is statistically significant.

* In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

Methods

Selecting survey recipients

All households within the City of Ramsey were eligible to participate in the survey. A list of all households within the zip codes serving Ramsey was purchased from Go-Dog Direct based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of Ramsey households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of Ramsey boundaries were removed from the list of potential households to survey. Each address identified as being within city boundaries was further identified as being within one of the four City Wards or two City Precincts. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was selected using the birthday method. The birthday method selects a person within the household by asking the "person whose birthday has most recently passed" to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 1,700 randomly selected households received mailings beginning on November 24, 2020 and the survey remained open for seven weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. The final mailing contained a reminder letter, another survey, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online. All follow-up mailings asked those who had not completed the survey to do so and those who had already done so to refrain from completing the survey again.

About 1% of the 1,700 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 1,675 households that received the invitations to participate, 459 completed the survey, providing an overall response rate of 27%. The response rate was calculated using AAPOR's response rate #2* for mailed surveys of unnamed persons.

It is customary to describe the precision of estimates made from surveys by a "level of confidence" and accompanying "confidence interval" (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents' opinions are relied on to estimate all residents' opinions. The margin of error for the City of Ramsey survey is no greater than plus or minus five percentage points around any given percent reported for all respondents (459 completed surveys).

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a "key and verify" method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2010 Census and 2017 American Community Survey estimates for adults in the City of Ramsey. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Alogrithm.* The results of the weighting scheme for the probability sample are presented in the following table.

		Unweighted	Weighted	Target*
Age	18-34	9%	30%	31%
	35-54	32%	41%	40%
	55+	59%	29%	28%
Area	Ward 1/Precinct 1	18%	17%	17%
	Ward 1/Precinct 2	4%	5%	5%

	Ward 2/Precinct 1	8%	8%	8%
	Ward 2/Precinct 2	20%	16%	16%
	Ward 3/Precinct 1	21%	23%	23%
	Ward 3/Precinct 2	5%	8%	8%
	Ward 4/Precinct 1	11%	12%	12%
	Ward 4/Precinct 2	12%	11%	11%
Hispanic origin	Not Spanish, Hispanic or Latino	99%	99%	99%
	Spanish, Hispanic or Latino	1%	1%	1%
Housing tenure	Own	92%	87%	87%
	Rent	8%	13%	13%
Housing type	Attached	19%	18%	18%
	Detached	81%	82%	82%
Race & Hispanic origin	Not white alone	10%	7%	8%
	White alone, not Hispanic or Latino	90%	93%	92%
Sex	Female	53%	50%	49%
	Male	47%	50%	51%
Sex/age	Female 18-34	6%	16%	15%
	Female 35-54	17%	20%	20%
	Female 55+	30%	15%	14%
	Male 18-34	3%	15%	16%
	Male 35-54	16%	21%	21%
	Male 55+	28%	14%	14%

National Research Center aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups. When there is an insufficient number of respondents within a category for those subgroups to be able to make meaningful comparisons (generally, less than 50), that subgroup has been excluded from the analysis.

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python and Tableau. For the most part, the percentages presented in the reports represent the "percent positive." The percent positive is the combination of the top two most positive response options (i.e., "excellent" and "good," "very safe" and "somewhat safe," "essential" and "very important," etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating "yes" or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer "don't know." The proportion of respondents giving this reply is shown in the full set of responses included in the tab "Complete data". However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

The City of Ramsey funded this research. Please contact Ramsey City Administrator Kurt Ulrich at kulrich@ci.ramsey.mn.us if you have any questions about the survey.

Survey Validity

See the Polco Knowledge Base article on survey validity at https://info.polco.us/knowledge/statistical-vali

* See AAPOR's Standard Definitions for more information at https://www.aapor.org/Publications-Media/AAPOR-Journals/Standard-Definitions.aspx
* Pasek, J. (2010). ANES Weighting Algorithm. Retrieved from https://web.stanford.edu/group/iriss/cgi-bin/anesrake/resources/RakingDescription.pdf
* Targets come from the 2010 Census and 2017 American Community Survey

Highlights

Resident ratings of the livability of Ramsey remain positive and stable over time.

About 8 in 10 residents gave excellent or good ratings to Ramsey as a place to live and the overall quality of life in the city, while 9 in 10 were pleased with Ramsey as a place to raise children. Eight in 10 residents would recommend living in Ramsey to someone who asked and planned to remain in Ramsey for the next five years. At least 9 in 10 residents gave positive ratings to the overall image or reputation of Ramsey and the overall feeling of safety in the city. These ratings were similar to those given in other communities across the nation and in communities in Minnesota and Wisconsin with populations similar to Ramsey's.

The Economy is a resident priority and also a community feature.

Ramsey residents rated the facet of Economy as relatively higher than the median in importance and lower than the median in quality when compared to ratings for other facets of community livability, thus highlighting this as an area of focus for the City. Ratings for Economy in Ramsey tended to be similar to or lower than the national benchmarks. About 6 in 10 residents gave excellent or good ratings to the overall economic health of Ramsey, while about half gave favorable scores to Ramsey as a place to work, the overall quality of business and service establishments in the City, and cost of living. Only about 1 in 3 respondents gave positive marks to Ramsey as a place to visit, the variety of business and service establishments in Ramsey, vibrant downtown/commercial area, and employment opportunities. Finally, when asked about important priorities for the City to focus on in the next five years, 91% of respondents thought that creating financial stability for the City was essential or very important.

Government performance ratings remain positive and stable, even during the COVID-19 pandemic.

It is notable that residents' ratings for aspects of Ramsey government performance have largely remained stable since the previous survey iteration in 2018. Roughly half of residents gave excellent or good ratings to the job Ramsey government does at welcoming resident involvement, overall confidence in City government, generally acting in the best interest of the community, being honest, and being open and transparent to the public; these ratings were on par with those given elsewhere across the country. Two-thirds of residents gave favorable marks to public information services, while 8 in 10 were pleased with the overall customer service by Ramsey employees.

Parks and the Natural Environment are community features, with residents supporting improvements to these amenities.

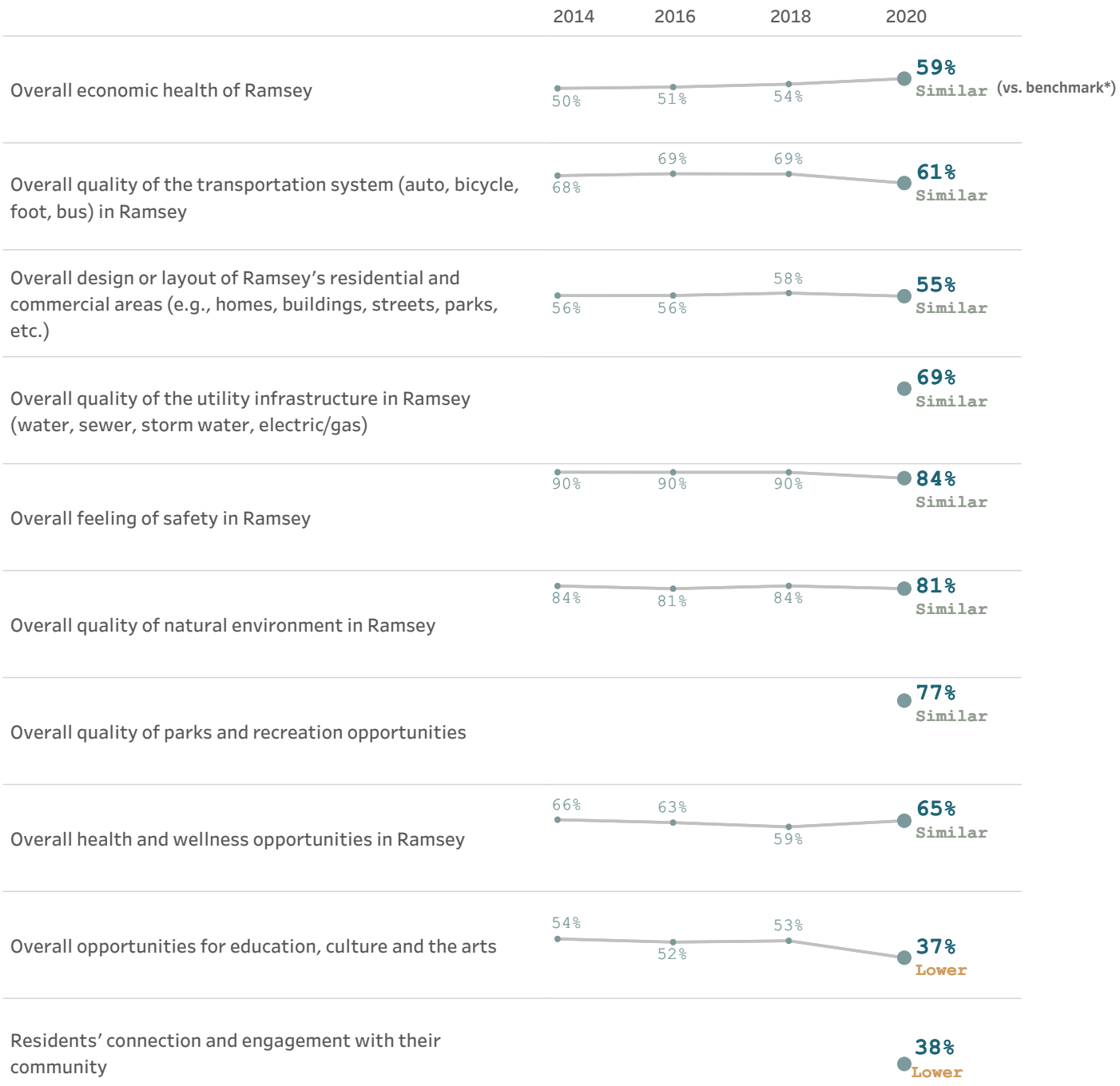
About 8 in 10 residents gave excellent or good ratings to the overall quality of the natural environment in Ramsey, the cleanliness of the city, overall quality of parks and recreation opportunities, City parks, and the availability of paths and walking trails (which was rated higher than the national benchmark). Nine in 10 respondents were pleased with air quality. When asked to rate their level of support for potential changes to new or existing amenities related to parks and recreation, 8 in 10 residents indicated support for making improvements to existing/established parks and existing trails; roughly 7 in 10 supported building new parks or new trails. Finally, when thinking about the importance of various priorities for the City to address, two-thirds thought it was essential or very important to create an active community around parks, trails, open space, and recreation. ..

Facets of livability

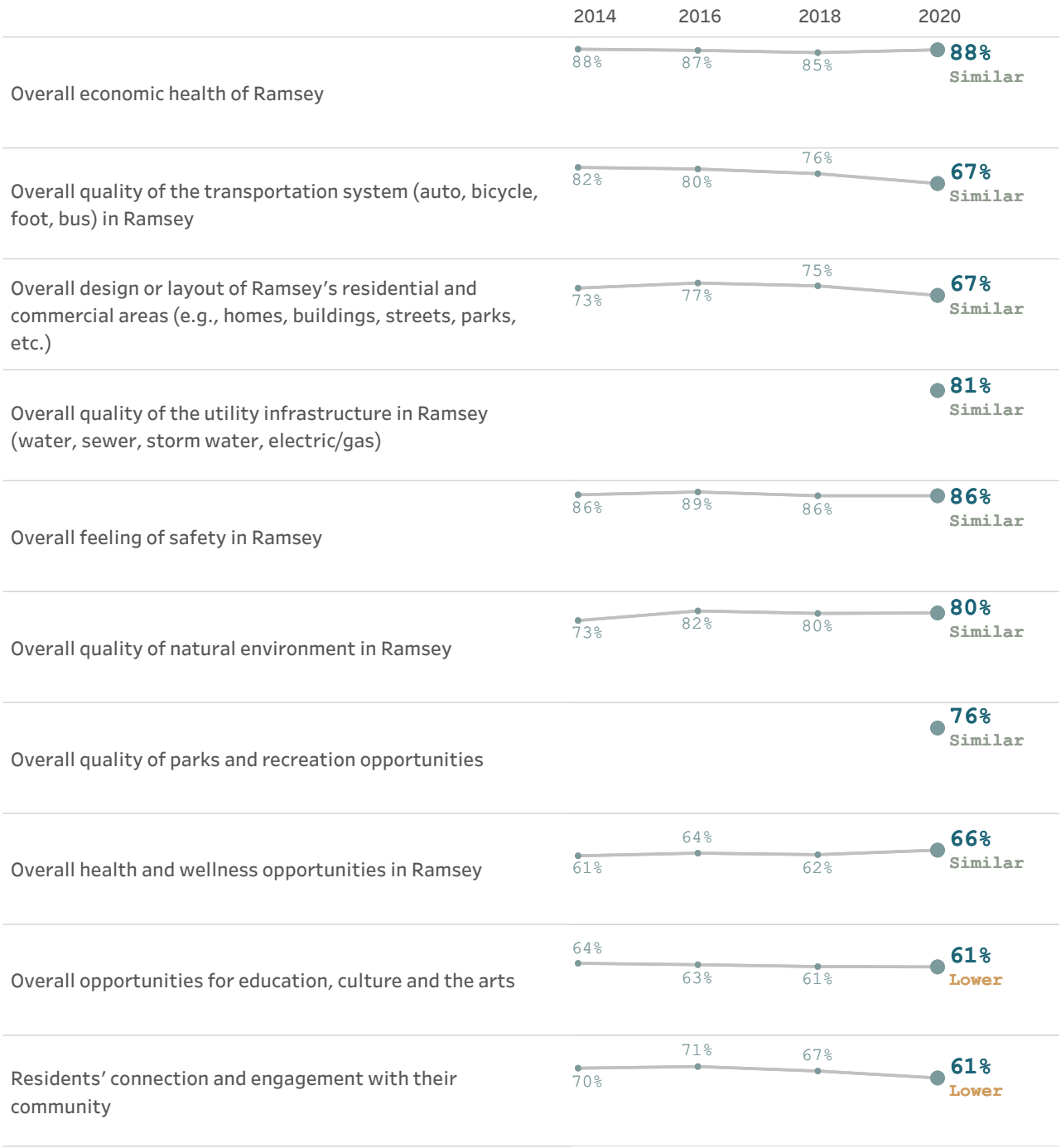
Resident perceptions of quality and importance for each of the facets of community livability provide an overview of community strengths and challenges that are useful for planning, budgeting and performance evaluation.

The charts below show the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local ratings were lower, similar, or higher than communities across the country (the national benchmark).

Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)



Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.
(% essential or very important)



* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Balancing performance and importance

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as

of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

To help guide City staff and officials with decisions on future resource allocation, resident ratings of the importance of services were compared to their ratings of the quality of these services. To identify the services perceived by residents to have relatively lower quality at the same time as relatively higher importance, all services were ranked from highest perceived quality to lowest perceived quality and from highest perceived importance to lowest perceived importance. Some services were in the top half of both lists (higher quality and higher importance); some were in the top half of one list but the bottom half of the other (higher quality and lower importance or lower quality and higher importance); and some services were in the bottom half of both lists.

Services receiving quality ratings of excellent or good by 65% or more of respondents were considered of "higher quality" and those with ratings lower than 65% were considered to be of "lower quality." Services were classified as "more important" if they were rated as essential or very important by 76% or more of respondents. Services were rated as "less important" if they received a rating of less than 76%. This classification uses the median ratings for quality and importance to divide the services in half.

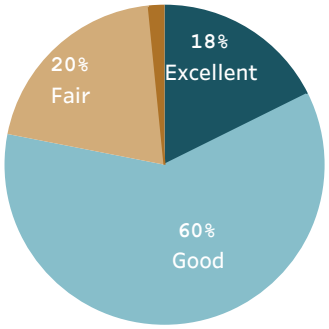
The quadrants in the figure below show which community facets were given higher or lower importance ratings (up-down) and which had higher or lower quality ratings (right-left). Services categorized as higher in importance and lower in quality may warrant further investigation to see if changes to their delivery are necessary.



Quality of life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

The overall quality of life in Ramsey, 2020



Please rate each of the following aspects of quality of life in Ramsey.
(% excellent or good)

	2014	2016	2018	2020	
Ramsey as a place to live	82%	87%	85%	85% Similar	(vs. benchmark*)
The overall quality of life in Ramsey	72%	80%	81%	78% Similar	

Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)

	2014	2016	2018	2020
Recommend living in Ramsey to someone who asks	82%	86%	84%	81% Similar
Remain in Ramsey for the next five years	85%	86%	86%	82% Similar

Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

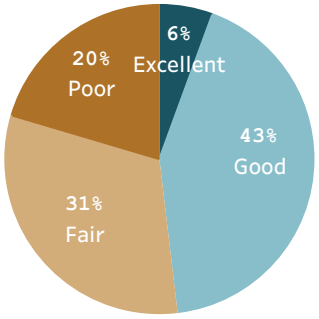
	2014	2016	2018	2020
Overall image or reputation of Ramsey	51%	56%	60%	60% Similar

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

Overall confidence in Ramsey government, 2020



Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

	2014	2016	2018	2020
Public information services	58%	57%	61%	66% Similar (vs. benchmark*)

Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

	2014	2016	2018	2020
Overall customer service by Ramsey employees (police, receptionists, planners, etc.)	79%	81%	81%	84% Similar

Please rate the following categories of Ramsey government performance.
(% excellent or good)

	2014	2016	2018	2020
The value of services for the taxes paid to Ramsey	44%	45%	45%	42% Similar
The overall direction that Ramsey is taking	48%	46%	49%	41% Lower
The job Ramsey government does at welcoming resident involvement	48%	48%	55%	46% Similar
Overall confidence in Ramsey government	43%	45%	51%	48% Similar
Generally acting in the best interest of the community	43%	48%	56%	53% Similar



Overall, how would you rate the quality of the services provided by each of the following?
(% excellent or good)

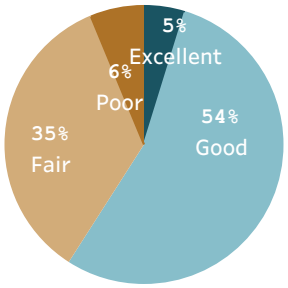


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

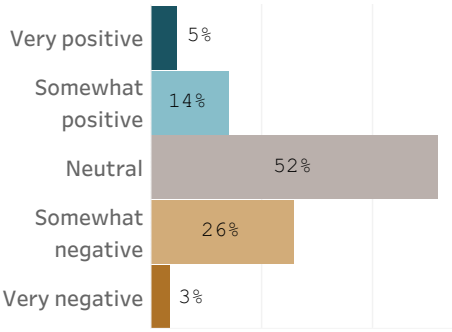
Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

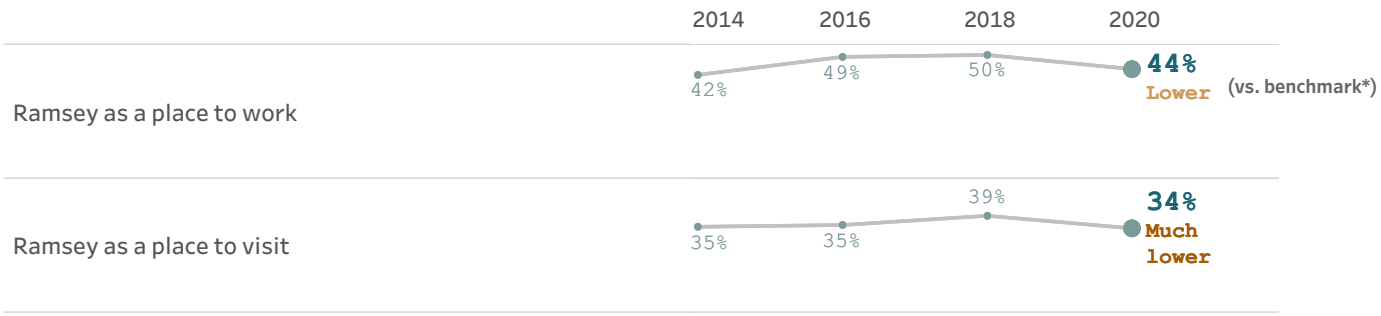
Overall economic health of Ramsey, 2020



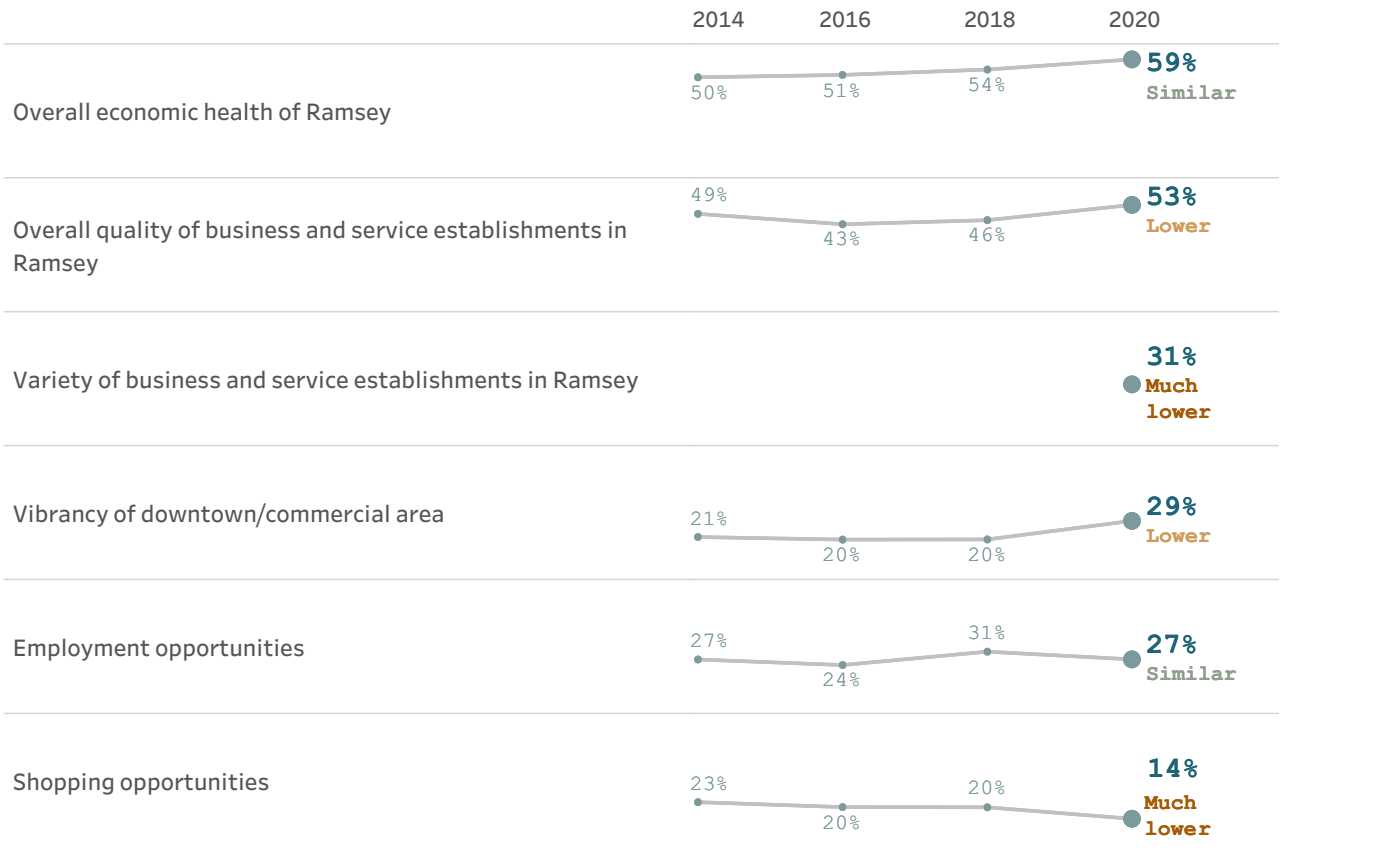
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:

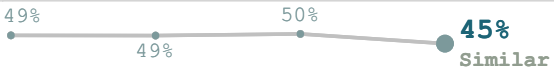


Please rate each of the following aspects of quality of life in Ramsey.
(% excellent or good)



Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)



Cost of living in Ramsey	

Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

	2014	2016	2018	2020
Economic development				

What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
(% very or somewhat positive)

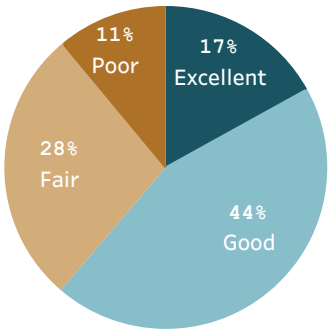
	2014	2016	2018	2020
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:				

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

Overall quality of the transportation system in Ramsey, 2020

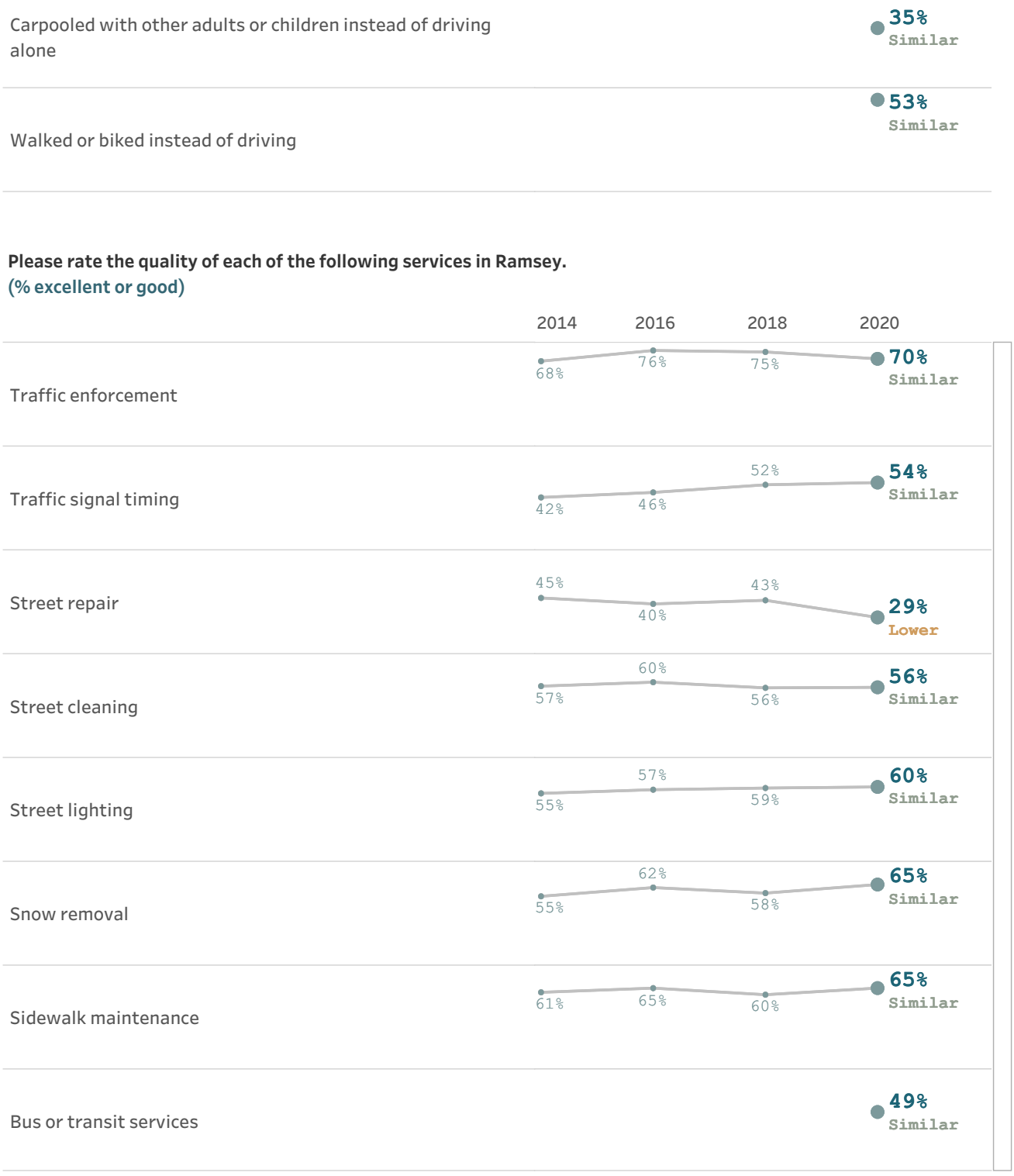


Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

	2014	2016	2018	2020
Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey	68%	69%	69%	61% Similar (vs. benchmark*)
Traffic flow on major streets	55%	56%	59%	59% Similar
Ease of public parking				82% Higher
Ease of travel by car in Ramsey	64%	67%	69%	82% Similar
Ease of travel by public transportation in Ramsey				46% Similar
Ease of travel by bicycle in Ramsey	66%	60%	62%	71% Higher
Ease of walking in Ramsey	70%	66%	67%	74% Similar

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)

	2014	2016	2018	2020
Used bus, rail, subway or other public transportation instead of driving				19% Similar

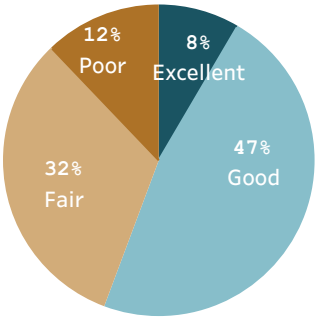


Note: Prior to 2020, "Overall quality of the transportation system" was "Overall ease of getting to the places you usually have to visit". Differences in ratings may be at least partially attributable to changes in question wording and should be interpreted cautiously.

Community design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

Overall design or layout of Ramsey's residential and commercial areas, 2020

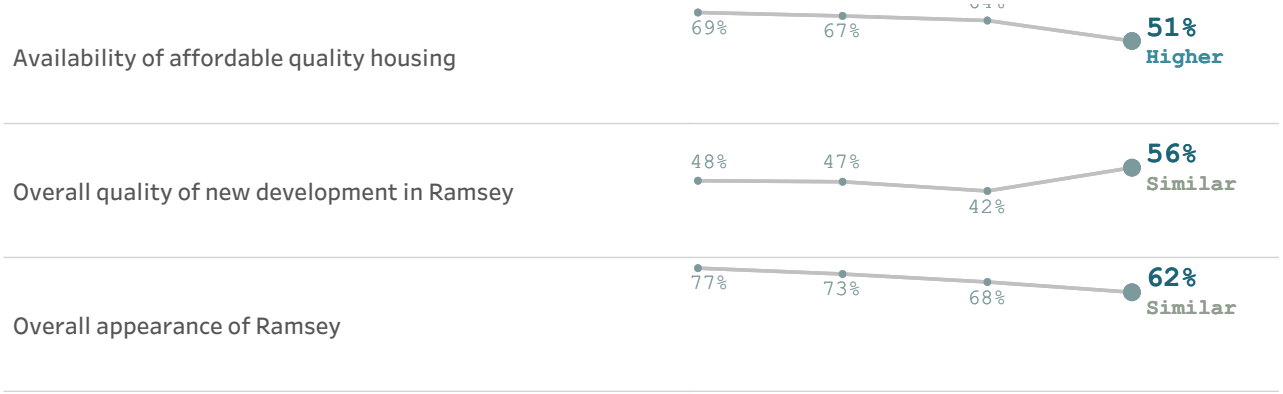


Please rate each of the following aspects of quality of life in Ramsey.
(% excellent or good)

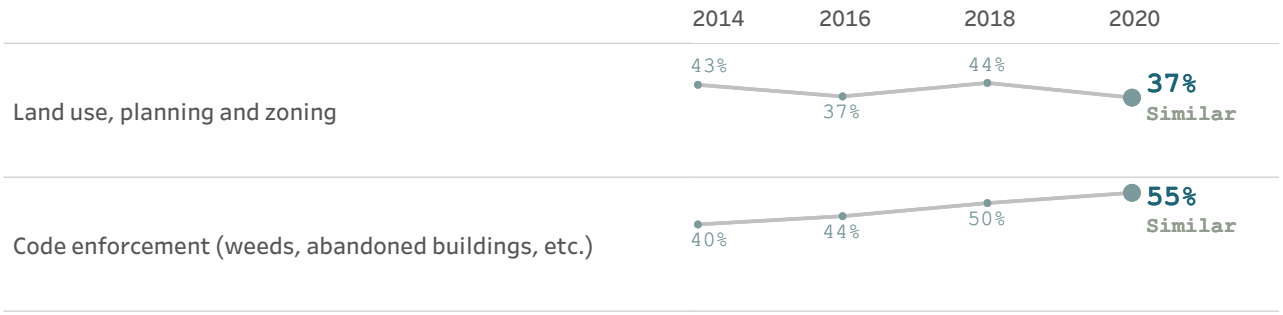
	2014	2016	2018	2020	
Your neighborhood as a place to live	84%	87%	82%	88% Similar	(vs. benchmark*)

Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

	2014	2016	2018	2020
Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	56%	56%	58%	55% Similar
Well-planned residential growth				47% Similar
Well-planned commercial growth				33% Lower
Well-designed neighborhoods				50% Similar
Preservation of the historical or cultural character of the community				39% Lower
Public places where people want to spend time	50%	56%	51%	41% Lower
Variety of housing options	75%	73%	68%	64% Similar
				64%



Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

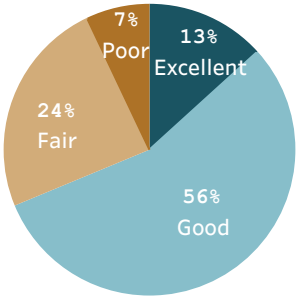


* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Utilities

Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

Overall quality of the utility infrastructure in Ramsey, 2020



Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

	2014	2016	2018	2020
Affordable high-speed internet access				55% Similar (vs. benchmark*)
Garbage collection				85% Similar
Drinking water	72%	72%	76%	59% Lower
Sewer services	81%	78%	84%	76% Similar
Storm water management (storm drainage, dams, levees, etc.)	73%	71%	75%	73% Similar
Power (electric and/or gas) utility				79% Similar
Utility billing				73% Similar

Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

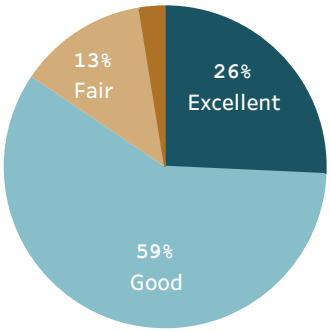
	2014	2016	2018	2020
Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)				69% Similar

*Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

Overall feeling of safety in Ramsey, 2020



Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

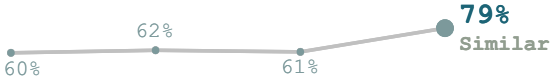
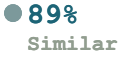
	2014	2016	2018	2020	
Overall feeling of safety in Ramsey	90%	90%	90%	84% Similar	(vs. benchmark*)

Please rate how safe or unsafe you feel:
(% very or somewhat safe)

	2014	2016	2018	2020
In your neighborhood during the day	94%	98%	97%	96% Similar
In Ramsey's downtown/commercial area during the day	94%	96%	96%	93% Similar
From property crime				81% Similar
From violent crime				91% Similar
From fire, flood or other natural disaster				91% Similar

Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

	2014	2016	2018	2020

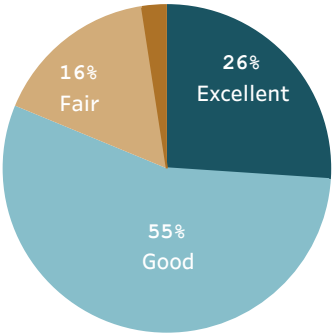
Police/Sheriff services		
Crime prevention		
Animal control		
Ambulance or emergency medical services		
Fire services		
Fire prevention and education		
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)		

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

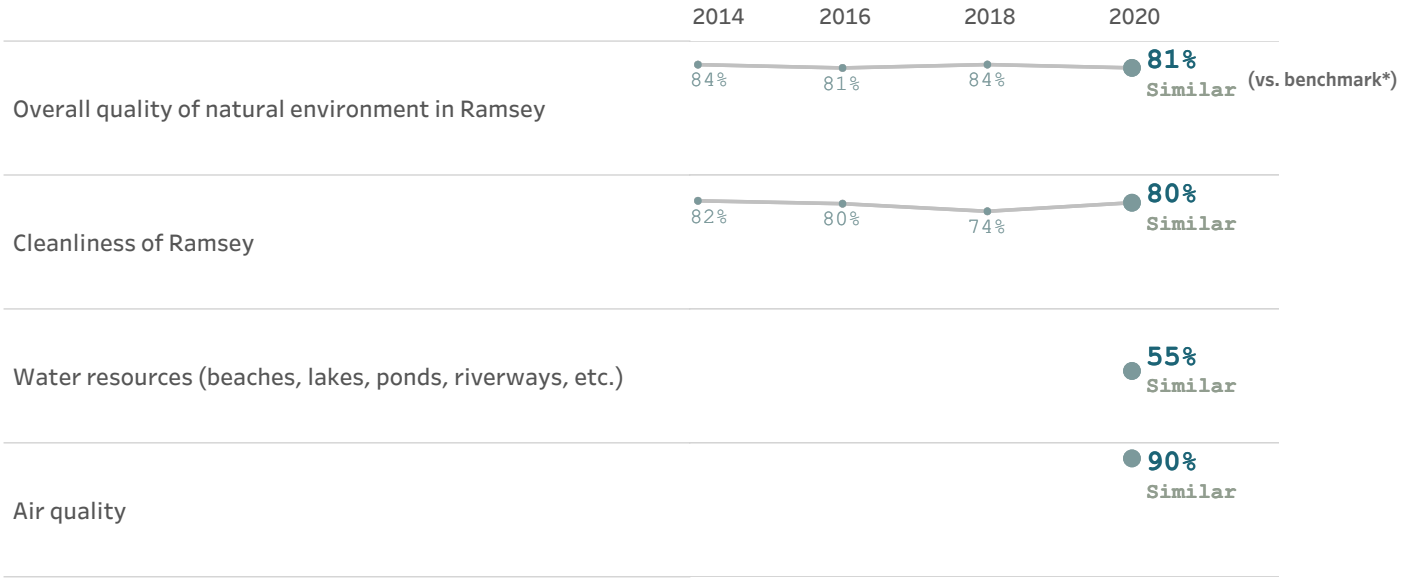
Natural environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

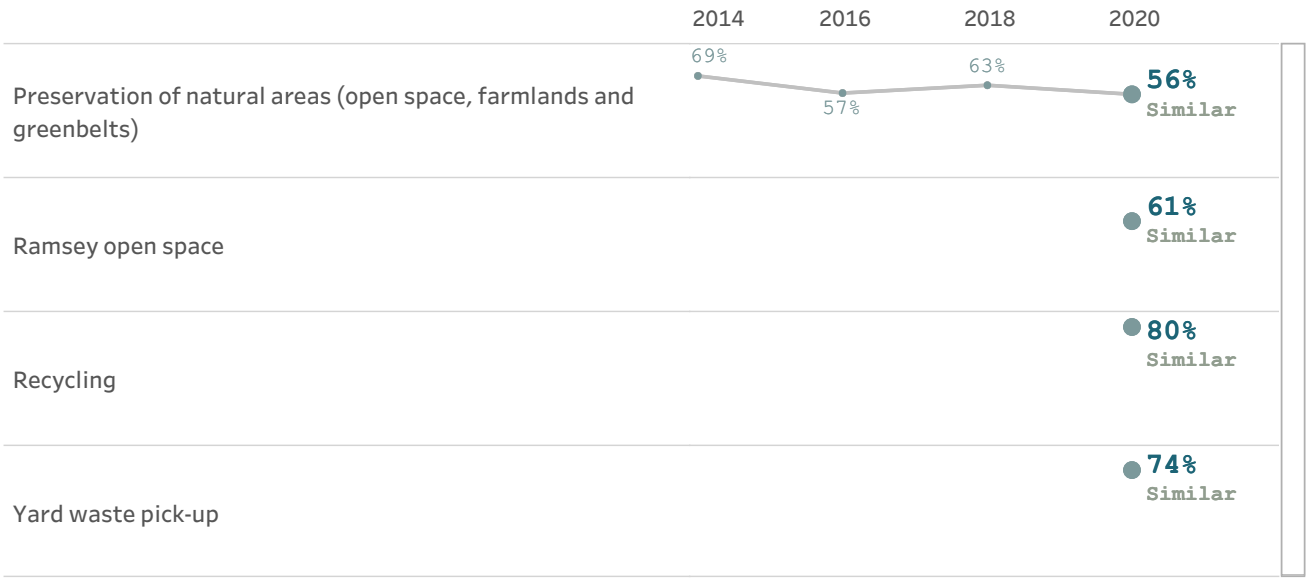
Overall quality of natural environment in Ramsey, 2020



Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)



Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

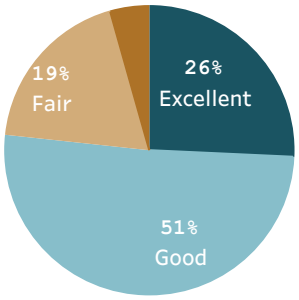


*Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Parks and recreation

"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."
- National Recreation and Park Association

Overall quality of parks and recreation opportunities, 2020



Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

	2014	2016	2018	2020	
Overall quality of parks and recreation opportunities				77% Similar	(vs. benchmark*)
Availability of paths and walking trails	75%	68%	69%	84% Higher	
Fitness opportunities (including exercise classes and paths or trails, etc.)	60%	55%	64%	69% Similar	
Recreational opportunities	53%	50%	50%	55% Lower	

Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

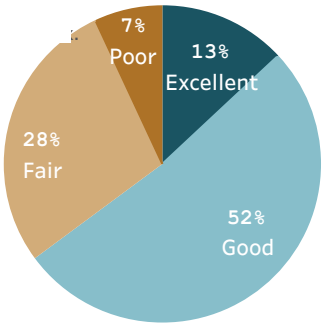
	2014	2016	2018	2020
City parks	75%	77%	76%	78% Similar
Recreation programs or classes				54% Lower
Recreation centers or facilities	59%	53%	59%	47% Lower

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

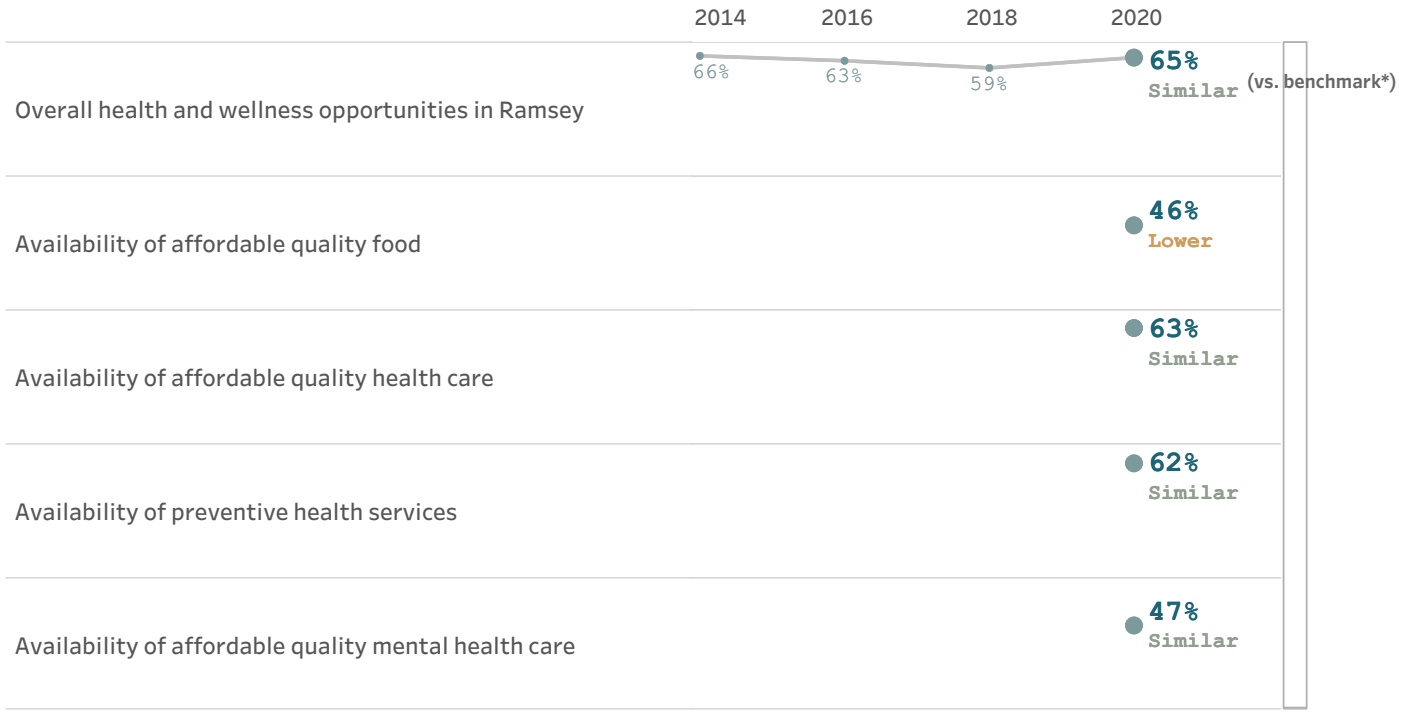
Health and wellness

The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.

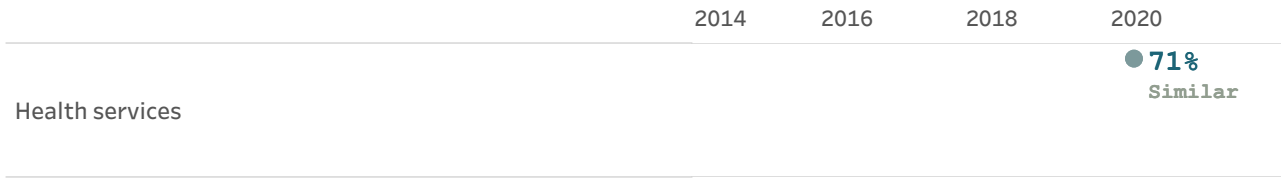
Overall health and wellness opportunities in Ramsey, 2020



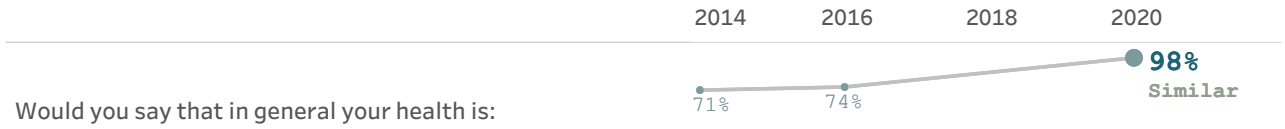
Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)



Please rate the quality of each of the following services in Ramsey.
(% excellent or good)



Would you say that in general your health is:
(% excellent or very good)

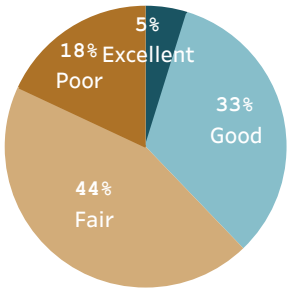


*Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Education, arts, and culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

Overall opportunities for education, culture and the arts, 2020



Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

	2014	2016	2018	2020
Overall opportunities for education, culture and the arts	54%	52%	53%	37% Lower (vs. benchmark*)
Opportunities to attend cultural/arts/music activities	41%	37%	44%	37% Lower
Community support for the arts				38% Lower
Availability of affordable quality childcare/preschool	69%	56%	61%	49% Similar
K-12 education	75%	72%	71%	66% Similar
Adult educational opportunities	54%	46%	52%	45% Similar

Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

	2014	2016	2018	2020
Opportunities to attend special events and festivals				53% Lower

Please rate the quality of each of the following services in Ramsey.
(% excellent or good)

	2014	2016	2018	2020

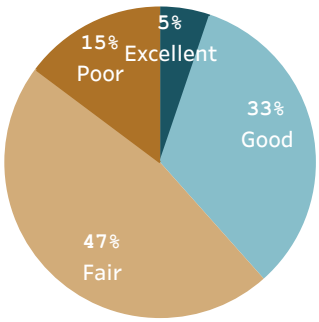
Public library services	69% Lower

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Inclusivity and engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

Residents' connection and engagement with their community, 2020



Please rate each of the following aspects of quality of life in Ramsey.
(% excellent or good)

	2014	2016	2018	2020
Ramsey as a place to raise children	83%	87%	87%	90% Similar (vs. benchmark*)
Ramsey as a place to retire	51%	48%	55%	59% Similar
Sense of community	45%	51%	48%	50% Similar

Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

	2014	2016	2018	2020
Residents' connection and engagement with their community				38% Lower

Please rate the job you feel the Ramsey community does at each of the following.
(% excellent or good)

	2014	2016	2018	2020
Making all residents feel welcome				64% Similar
Attracting people from diverse backgrounds				58% Similar
Valuing/respecting residents from diverse backgrounds				60% Similar

Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	56% Similar

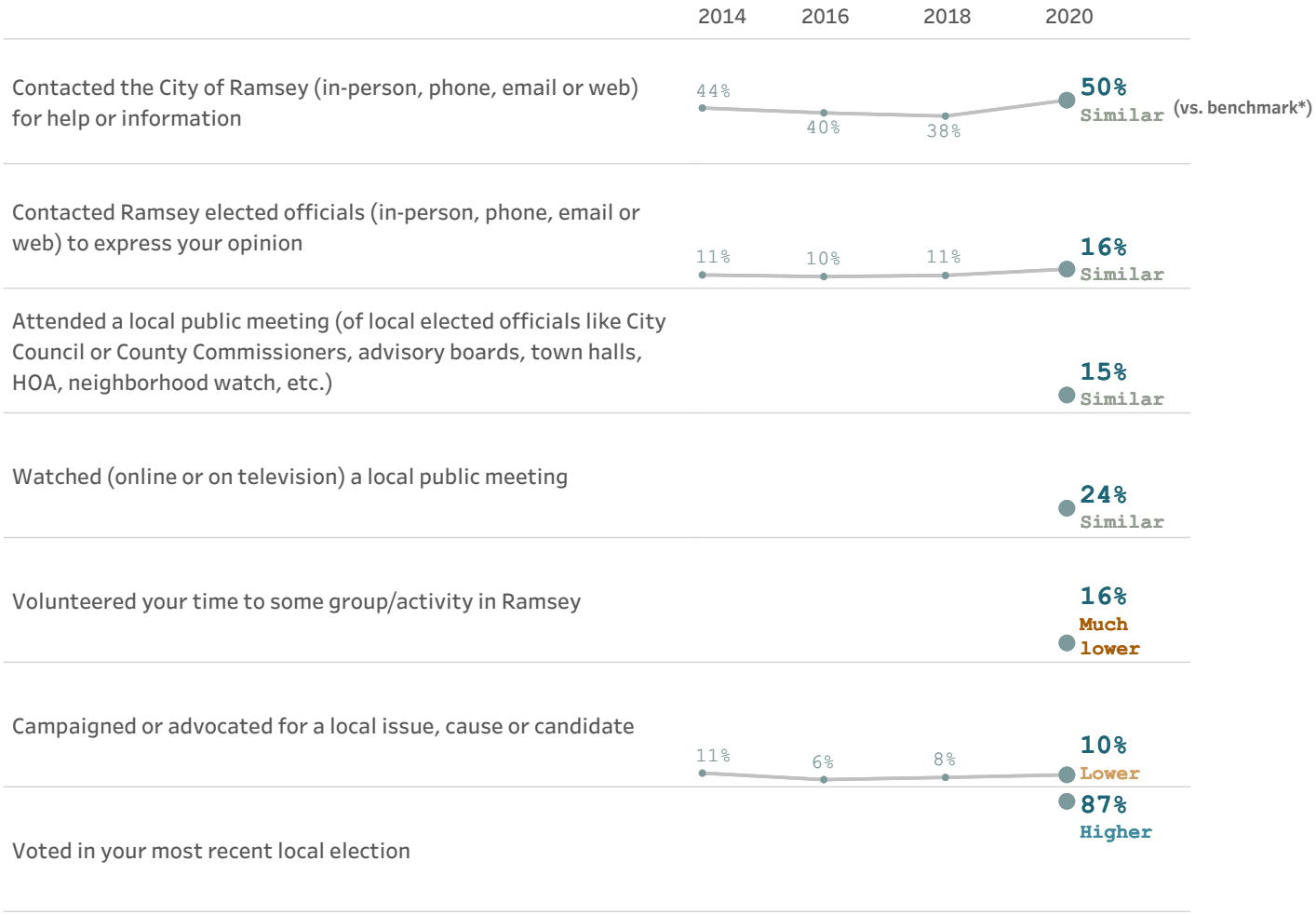
Please rate each of the following characteristics as they relate to Ramsey as a whole.
(% excellent or good)

	2014	2016	2018	2020
Sense of civic/community pride				50% Lower
Neighborliness of residents in Ramsey				65% Similar
Opportunities to participate in social events and activities				45% Lower
Opportunities to volunteer	55%	46%	49%	52% Lower
Opportunities to participate in community matters	52%	47%	51%	51% Similar
Openness and acceptance of the community toward people of diverse backgrounds				53% Similar

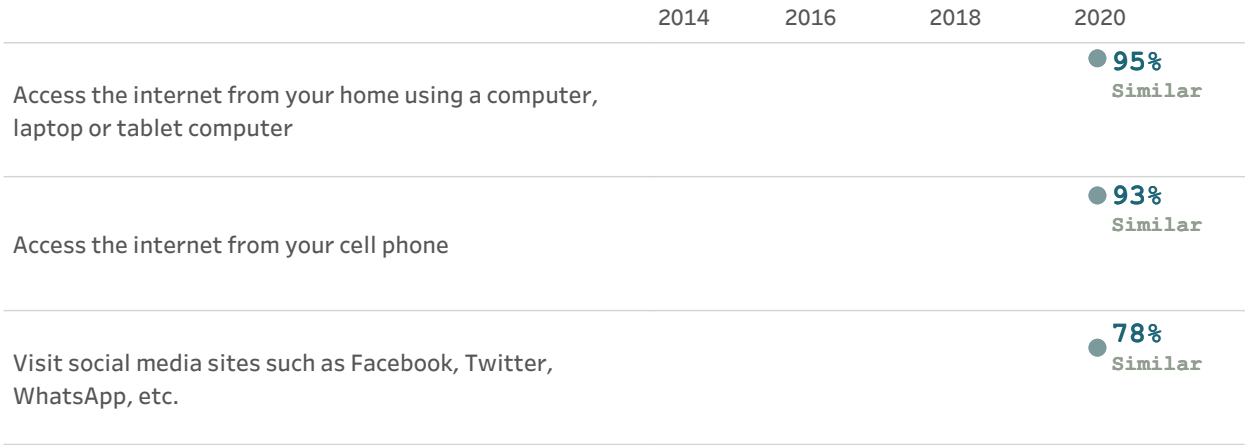
* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Residents' participation levels

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)



In general, how many times do you:
(% a few times a week or more)



Use or check email	92% Similar
Share your opinions online	18% Similar
Shop online	

* Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Custom questions

Below are the results of each custom question on the survey. The percentage of positive responses (major source/moderate source/minor source, strongly support/somewhat support, or essential/very important) is shown. By default, "don't know" responses are excluded, but may be added to the table using the response filter below.



National benchmark tables

This table contains the comparisons of Ramsey's results to those from other communities. The first column shows the comparison of Ramsey's rating to the benchmark. Ramsey's results are noted as being "higher", "lower" or "similar" to the benchmark, meaning that the average rating given by Ramsey residents is statistically similar to or different than the benchmark. The second column is Ramsey's "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., "excellent" and "good"). The third column is the rank assigned to Ramsey's rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Ramsey's result -- that is what percent of surveyed communities had a lower rating than Ramsey.

			% positive	Rank	Number of communities	Percentile
Please rate each of the following aspects of quality of life in Ramsey.	Ramsey as a place to live	Similar	85%	245	356	32
	Your neighborhood as a place to live	Similar	88%	135	297	55
	Ramsey as a place to raise children	Similar	90%	175	356	51
	Ramsey as a place to work	Lower	44%	300	341	13
	Ramsey as a place to visit	Much lower	34%	269	285	6
	Ramsey as a place to retire	Similar	59%	242	343	30
	The overall quality of life in Ramsey	Similar	78%	264	393	33
	Sense of community	Similar	50%	247	296	17
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall economic health of Ramsey	Similar	59%	184	270	32
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Similar	61%	212	272	23
	Overall design or layout of Ramsey's residential and commercial areas ..	Similar	55%	193	265	28
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Similar	69%	32	50	37
	Overall feeling of safety in Ramsey	Similar	84%	191	338	44
	Overall quality of natural environment in Ramsey	Similar	81%	148	275	47
	Overall quality of parks and recreation opportunities	Similar	77%	39	50	24
	Overall health and wellness opportunities in Ramsey	Similar	65%	191	267	29
	Overall opportunities for education, culture and the arts	Lower	37%	251	266	6
	Residents' connection and engagement with their community	Lower	38%	45	50	11
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Ramsey to someone who asks	Similar	81%	207	282	27
	Remain in Ramsey for the next five years	Similar	82%	185	275	33
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Similar	96%	113	325	66
	In Ramsey's downtown/commercial area during the day	Similar	93%	107	304	65

Please rate how safe or unsafe you feel:	From property crime	Similar	81%	28	62	55
	From violent crime	Similar	91%	17	62	73
	From fire, flood or other natural disaster	Similar	91%	5	50	91
Please rate the job you feel the Ramsey community does at each of the following.	Making all residents feel welcome	Similar	64%	35	50	31
	Attracting people from diverse backgrounds	Similar	58%	32	50	37
	Valuing/respecting residents from diverse backgrounds	Similar	60%	41	50	19
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Similar	56%	34	50	33
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall quality of business and service establishments in Ramsey	Lower	53%	240	273	13
	Variety of business and service establishments in Ramsey	Much lower	31%	48	49	3
	Vibrancy of downtown/commercial area	Lower	29%	219	251	13
	Employment opportunities	Similar	27%	236	298	21
	Shopping opportunities	Much lower	14%	277	286	4
	Cost of living in Ramsey	Similar	45%	113	268	58
	Overall image or reputation of Ramsey	Similar	60%	251	333	25
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Traffic flow on major streets	Similar	59%	91	312	71
	Ease of public parking	Higher	82%	23	236	91
	Ease of travel by car in Ramsey	Similar	82%	57	298	81
	Ease of travel by public transportation in Ramsey	Similar	46%	83	243	66
	Ease of travel by bicycle in Ramsey	Higher	71%	61	299	80
	Ease of walking in Ramsey	Similar	74%	108	299	64
	Well-planned residential growth	Similar	47%	39	52	26
	Well-planned commercial growth	Lower	33%	45	52	14
	Well-designed neighborhoods	Similar	50%	42	52	20
	Preservation of the historical or cultural character of the community	Lower	39%	47	48	3
	Public places where people want to spend time	Lower	41%	241	260	8
	Variety of housing options	Similar	64%	82	276	71
	Availability of affordable quality housing	Higher	51%	51	295	83
	Overall quality of new development in Ramsey	Similar	56%	193	286	33
	Overall appearance of Ramsey	Similar	62%	239	327	28
	Cleanliness of Ramsey	Similar	80%	143	299	53
	Water resources (beaches, lakes, ponds, riverways, etc.)	Similar	55%	36	46	22

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Air quality	Similar	90%	68	252	74
	Availability of paths and walking trails	Higher	84%	66	295	78
	Fitness opportunities (including exercise classes and paths or trails, et..	Similar	69%	160	256	38
	Recreational opportunities	Lower	55%	238	285	17
	Availability of affordable quality food	Lower	46%	232	251	8
	Availability of affordable quality health care	Similar	63%	130	265	51
	Availability of preventive health services	Similar	62%	146	246	41
	Availability of affordable quality mental health care	Similar	47%	111	243	55
	Opportunities to attend cultural/arts/music activities	Lower	37%	254	284	11
	Community support for the arts	Lower	38%	46	50	9
	Availability of affordable quality childcare/preschool	Similar	49%	159	261	40
	K-12 education	Similar	66%	178	261	32
	Adult educational opportunities	Similar	45%	197	251	22
	Sense of civic/community pride	Lower	50%	42	50	17
	Neighborliness of residents in Ramsey	Similar	65%	155	262	41
	Opportunities to participate in social events and activities	Lower	45%	243	266	9
	Opportunities to attend special events and festivals	Lower	53%	243	274	12
	Opportunities to volunteer	Lower	52%	252	266	6
	Opportunities to participate in community matters	Similar	51%	242	271	11
	Openness and acceptance of the community toward people of diverse ..	Similar	53%	241	292	18
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the City of Ramsey (in-person, phone, email or web) for help..	Similar	50%	86	320	74
	Contacted Ramsey elected officials (in-person, phone, email or web) to..	Similar	16%	163	259	38
	Attended a local public meeting (of local elected officials like City Coun..	Similar	15%	225	263	15
	Watched (online or on television) a local public meeting	Similar	24%	106	238	56
	Volunteered your time to some group/activity in Ramsey	Much lower	16%	262	267	2
	Campaigned or advocated for a local issue, cause or candidate	Lower	10%	245	249	2
	Voted in your most recent local election	Higher	87%	7	50	87
	Used bus, rail, subway or other public transportation instead of driving	Similar	19%	96	224	58
	Carpooled with other adults or children instead of driving alone	Similar	35%	216	254	15
	Walked or biked instead of driving	Similar	53%	156	260	41
Please rate the quality of each of the following	Public information services	Similar	66%	193	276	31

Please rate the quality of each of the following services in Ramsey.	Economic development	Similar	46%	213	276	23
	Traffic enforcement	Similar	70%	139	335	59
	Traffic signal timing	Similar	54%	140	261	47
	Street repair	Lower	29%	273	322	16
	Street cleaning	Similar	56%	197	286	32
	Street lighting	Similar	60%	201	316	37
	Snow removal	Similar	65%	133	248	47
	Sidewalk maintenance	Similar	65%	118	287	60
	Bus or transit services	Similar	49%	127	235	46
	Land use, planning and zoning	Similar	37%	238	287	18
	Code enforcement (weeds, abandoned buildings, etc.)	Similar	55%	151	340	56
	Affordable high-speed internet access	Similar	55%	23	47	52
	Garbage collection	Similar	85%	174	313	45
	Drinking water	Lower	59%	237	281	16
	Sewer services	Similar	76%	206	284	28
	Storm water management (storm drainage, dams, levees, etc.)	Similar	73%	143	312	55
	Power (electric and/or gas) utility	Similar	79%	116	192	40
	Utility billing	Similar	73%	153	237	36
	Police/Sheriff services	Similar	90%	157	382	60
	Crime prevention	Similar	82%	124	337	64
	Animal control	Similar	79%	104	300	66
	Ambulance or emergency medical services	Similar	89%	237	302	22
	Fire services	Similar	89%	240	330	28
	Fire prevention and education	Similar	82%	157	275	44
	Emergency preparedness (services that prepare the community for na..	Similar	66%	177	276	36
	Preservation of natural areas (open space, farmlands and greenbelts)	Similar	56%	179	255	30
	Ramsey open space	Similar	61%	136	246	45
	Recycling	Similar	80%	168	320	48
	Yard waste pick-up	Similar	74%	156	259	41
	City parks	Similar	78%	204	295	32
	Recreation programs or classes	Lower	54%	253	293	14

Please rate the quality of each of the following services in Ramsey.	Recreation centers or facilities	Lower	47%	252	268	6
	Health services	Similar	71%	143	231	39
	Public library services	Lower	69%	282	294	5
	Overall customer service by Ramsey employees (police, receptionists, ..	Similar	84%	81	351	77
Please rate the following categories of Ramsey government performance.	The value of services for the taxes paid to Ramsey	Similar	42%	281	357	22
	The overall direction that Ramsey is taking	Lower	41%	280	308	10
	The job Ramsey government does at welcoming resident involvement	Similar	46%	236	309	24
	Overall confidence in Ramsey government	Similar	48%	201	270	26
	Generally acting in the best interest of the community	Similar	53%	203	274	26
	Being honest	Similar	58%	156	266	42
	Being open and transparent to the public	Similar	55%	35	50	31
	Informing residents about issues facing the community	Similar	51%	33	55	42
	Treating all residents fairly	Similar	59%	128	269	53
	Treating residents with respect	Similar	63%	30	50	41
Overall, how would you rate the quality of the services provided by each ..	The City of Ramsey	Similar	67%	275	360	24
	The Federal Government	Similar	42%	121	254	53
Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.	Overall economic health of Ramsey	Similar	88%	201	246	18
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Lower	67%	211	246	14
	Overall design or layout of Ramsey's residential and commercial areas ..	Lower	67%	223	246	9
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Lower	81%	49	50	3
	Overall feeling of safety in Ramsey	Similar	86%	193	246	21
	Overall quality of natural environment in Ramsey	Similar	80%	136	246	45
	Overall quality of parks and recreation opportunities	Similar	76%	33	50	35
	Overall health and wellness opportunities in Ramsey	Lower	66%	222	245	9
	Overall opportunities for education, culture and the arts	Much lower	61%	241	246	2
	Residents' connection and engagement with their community	Much lower	61%	245	247	1
In general, how many times do you:	Access the internet from your home using a computer, laptop or tablet..	Similar	95%	1	50	99
	Access the internet from your cell phone	Similar	93%	3	50	95
	Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	Similar	78%	8	50	85
	Use or check email	Similar	92%	18	50	65
	Share your opinions online	Similar	18%	15	50	71

In general, how many times do you:	Shop online	Similar	29%	7	50	87
	Would you say that in general your health is:	Similar	98%	42	255	84
	What impact, if any, do you think the economy will have on your family..	Lower	19%	235	258	9

Custom benchmark tables

This table contains the comparisons of results to those from other communities in Minnesota and Wisconsin with populations similar to Ramsey. The first column shows the comparison of Ramsey's rating to the benchmark. The results are noted as being "higher", "lower" or "similar" to the benchmark, meaning that the average rating given by Ramsey residents is statistically similar to or different than the benchmark. The second column is Ramsey's "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., "excellent" and "good"). The third column is the rank assigned to Ramsey's rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Ramsey's result -- that is what percent of surveyed communities had a lower rating than Ramsey.

			% positive	Rank	Number of communities	Percentile
Please rate each of the following aspects of quality of life in Ramsey.	Ramsey as a place to live	Similar	85%	14	16	18
	Your neighborhood as a place to live	Similar	88%	11	16	36
	Ramsey as a place to raise children	Similar	90%	9	16	48
	Ramsey as a place to work	Lower	44%	16	16	6
	Ramsey as a place to visit	Lower	34%	16	15	1
	Ramsey as a place to retire	Similar	59%	16	16	6
	The overall quality of life in Ramsey	Similar	78%	16	19	16
	Sense of community	Lower	50%	18	17	1
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall economic health of Ramsey	Similar	59%	13	15	19
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Lower	61%	15	15	7
	Overall design or layout of Ramsey's residential and commercial areas ..	Lower	55%	16	15	1
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Lower	69%	8	7	1
	Overall feeling of safety in Ramsey	Similar	84%	12	19	41
	Overall quality of natural environment in Ramsey	Similar	81%	13	16	24
	Overall quality of parks and recreation opportunities	Similar	77%	8	7	1
	Overall health and wellness opportunities in Ramsey	Similar	65%	14	15	13
	Overall opportunities for education, culture and the arts	Lower	37%	16	15	1
	Residents' connection and engagement with their community	Lower	38%	8	7	1
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Ramsey to someone who asks	Similar	81%	15	16	12
	Remain in Ramsey for the next five years	Similar	82%	12	15	26
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Similar	96%	10	16	42
	In Ramsey's downtown/commercial area during the day	Similar	93%	9	15	44

Please rate how safe or unsafe you feel:	From property crime	Similar	81%	3	8	67
	From violent crime	Similar	91%	2	8	78
	From fire, flood or other natural disaster	Similar	91%	2	7	76
Please rate the job you feel the Ramsey community does at each of the following.	Making all residents feel welcome	Similar	64%	6	7	26
	Attracting people from diverse backgrounds	Similar	58%	5	7	38
	Valuing/respecting residents from diverse backgrounds	Similar	60%	6	7	26
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Similar	56%	8	7	1
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall quality of business and service establishments in Ramsey	Lower	53%	16	16	6
	Variety of business and service establishments in Ramsey	Much lower	31%	8	7	1
	Vibrancy of downtown/commercial area	Lower	29%	16	15	1
	Employment opportunities	Lower	27%	17	16	1
	Shopping opportunities	Much lower	14%	17	16	1
	Cost of living in Ramsey	Similar	45%	10	15	38
	Overall image or reputation of Ramsey	Similar	60%	14	16	18
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Traffic flow on major streets	Similar	59%	15	17	17
	Ease of public parking	Similar	82%	5	14	67
	Ease of travel by car in Ramsey	Similar	82%	13	16	24
	Ease of travel by public transportation in Ramsey	Similar	46%	6	14	61
	Ease of travel by bicycle in Ramsey	Similar	71%	11	16	36
	Ease of walking in Ramsey	Similar	74%	13	16	24
	Well-planned residential growth	Lower	47%	8	7	1
	Well-planned commercial growth	Lower	33%	8	7	1
	Well-designed neighborhoods	Lower	50%	7	6	1
	Preservation of the historical or cultural character of the community	Much lower	39%	8	7	1
	Public places where people want to spend time	Lower	41%	15	14	1
	Variety of housing options	Similar	64%	9	16	48
	Availability of affordable quality housing	Similar	51%	6	16	65
	Overall quality of new development in Ramsey	Similar	56%	16	16	6
	Overall appearance of Ramsey	Lower	62%	18	17	1
	Cleanliness of Ramsey	Similar	80%	11	17	39
	Water resources (beaches, lakes, ponds, riverways, etc.)	Similar	55%	8	7	1
	Air quality	Similar	90%	8	15	51

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Availability of paths and walking trails	Similar	84%	7	17	62
	Fitness opportunities (including exercise classes and paths or trails, et..	Similar	69%	16	15	1
	Recreational opportunities	Lower	55%	17	16	1
	Availability of affordable quality food	Lower	46%	15	15	7
	Availability of affordable quality health care	Similar	63%	12	15	26
	Availability of preventive health services	Similar	62%	15	15	7
	Availability of affordable quality mental health care	Similar	47%	10	15	38
	Opportunities to attend cultural/arts/music activities	Lower	37%	17	16	1
	Community support for the arts	Lower	38%	8	7	1
	Availability of affordable quality childcare/preschool	Similar	49%	15	15	7
	K-12 education	Lower	66%	14	16	18
	Adult educational opportunities	Lower	45%	16	15	1
	Sense of civic/community pride	Lower	50%	8	7	1
	Neighborliness of residents in Ramsey	Similar	65%	10	15	34
	Opportunities to participate in social events and activities	Lower	45%	16	15	1
	Opportunities to attend special events and festivals	Lower	53%	15	15	7
	Opportunities to volunteer	Lower	52%	17	16	1
	Opportunities to participate in community matters	Similar	51%	16	15	1
	Openness and acceptance of the community toward people of diverse ..	Similar	53%	14	16	18
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the City of Ramsey (in-person, phone, email or web) for help..	Similar	50%	2	16	89
	Contacted Ramsey elected officials (in-person, phone, email or web) to..	Similar	16%	7	15	57
	Attended a local public meeting (of local elected officials like City Coun..	Similar	15%	13	16	24
	Watched (online or on television) a local public meeting	Similar	24%	7	16	59
	Volunteered your time to some group/activity in Ramsey	Lower	16%	16	16	6
	Campaigned or advocated for a local issue, cause or candidate	Similar	10%	14	15	13
	Voted in your most recent local election	Higher	87%	1	7	88
	Used bus, rail, subway or other public transportation instead of driving	Similar	19%	6	13	58
	Carpooled with other adults or children instead of driving alone	Similar	35%	13	14	14
	Walked or biked instead of driving	Lower	53%	14	14	7
Please rate the quality of each of the following services in Ramsey.	Public information services	Similar	66%	16	16	6
	Economic development	Lower	46%	17	17	6
	Traffic enforcement	Similar	70%	13	17	28

Please rate the quality of each of the following services in Ramsey.	Traffic signal timing	Similar	54%	17	16	1
	Street repair	Much lower	29%	21	20	1
	Street cleaning	Lower	56%	16	16	6
	Street lighting	Similar	60%	19	18	1
	Snow removal	Similar	65%	21	22	9
	Sidewalk maintenance	Similar	65%	15	17	17
	Bus or transit services	Similar	49%	8	12	39
	Land use, planning and zoning	Lower	37%	17	16	1
	Code enforcement (weeds, abandoned buildings, etc.)	Similar	55%	15	20	29
	Affordable high-speed internet access	Similar	55%	6	7	26
	Garbage collection	Similar	85%	12	16	30
	Drinking water	Lower	59%	15	16	12
	Sewer services	Similar	76%	17	16	1
	Storm water management (storm drainage, dams, levees, etc.)	Similar	73%	17	19	16
	Power (electric and/or gas) utility	Similar	79%	13	12	1
	Utility billing	Similar	73%	15	14	1
	Police/Sheriff services	Similar	90%	13	19	36
	Crime prevention	Similar	82%	8	17	56
	Animal control	Similar	79%	15	19	26
	Ambulance or emergency medical services	Similar	89%	16	16	6
	Fire services	Similar	89%	19	19	6
	Fire prevention and education	Similar	82%	15	16	12
	Emergency preparedness (services that prepare the community for na..	Similar	66%	13	14	14
	Preservation of natural areas (open space, farmlands and greenbelts)	Lower	56%	16	15	1
	Ramsey open space	Similar	61%	15	15	7
	Recycling	Similar	80%	16	18	16
	Yard waste pick-up	Similar	74%	8	14	47
	City parks	Similar	78%	17	16	1
	Recreation programs or classes	Lower	54%	18	17	1
	Recreation centers or facilities	Lower	47%	17	16	1
	Health services	Similar	71%	13	14	14
	Public library services	Lower	69%	18	17	1

each of the following services in Ramsey.	Overall customer service by Ramsey employees (police, receptionists, ..	Similar	84%	7	17	62
Please rate the following categories of Ramsey government performance.	The value of services for the taxes paid to Ramsey	Lower	42%	19	19	1
	The overall direction that Ramsey is taking	Lower	41%	16	16	6
	The job Ramsey government does at welcoming resident involvement	Similar	46%	17	17	6
	Overall confidence in Ramsey government	Lower	48%	15	15	7
	Generally acting in the best interest of the community	Lower	53%	15	15	7
	Being honest	Similar	58%	14	15	13
	Being open and transparent to the public	Lower	55%	8	7	1
	Informing residents about issues facing the community	Similar	51%	7	7	13
	Treating all residents fairly	Similar	59%	13	15	19
	Treating residents with respect	Similar	63%	8	7	1
Overall, how would you rate the quality of the services provided by each ..	The City of Ramsey	Lower	67%	19	18	1
	The Federal Government	Similar	42%	11	15	32
Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.	Overall economic health of Ramsey	Similar	88%	8	15	51
	Overall quality of the transportation system (auto, bicycle, foot, bus) i..	Similar	67%	10	15	38
	Overall design or layout of Ramsey's residential and commercial areas ..	Similar	67%	12	15	26
	Overall quality of the utility infrastructure in Ramsey (water, sewer, s..	Similar	81%	7	7	13
	Overall feeling of safety in Ramsey	Similar	86%	13	15	19
	Overall quality of natural environment in Ramsey	Similar	80%	7	15	57
	Overall quality of parks and recreation opportunities	Similar	76%	6	7	26
	Overall health and wellness opportunities in Ramsey	Similar	66%	16	15	1
	Overall opportunities for education, culture and the arts	Similar	61%	16	15	1
	Residents' connection and engagement with their community	Similar	61%	16	15	1
In general, how many times do you:	Access the internet from your home using a computer, laptop or tablet..	Similar	95%	1	7	88
	Access the internet from your cell phone	Similar	93%	1	7	88
	Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	Similar	78%	2	7	76
	Use or check email	Similar	92%	4	7	51
	Share your opinions online	Similar	18%	1	7	88
	Shop online	Higher	29%	1	7	88
	Would you say that in general your health is:	Similar	98%	3	15	82
	What impact, if any, do you think the economy will have on your family..	Similar	19%	11	15	32

Complete set of frequencies

This dashboard contains a complete set of responses to each question on the survey. By default, "Don't know" responses are excluded, but may be added to the table using the response filter to the right. When a table for a question that only permitted a single response does not total to exactly 100%, it is due to the common practice of percentages being rounded to the nearest whole number.

	In which category is your age?	18-24 years	4%
		25-34 years	27%
		35-44 years	21%
		45-54 years	20%
		55-64 years	12%
		65-74 years	11%
		75 years or older	6%
	What is your gender?	Female	50%
		Male	50%
		Identify in another way	0%
	Which best describes the building you live in?	One family house detached from any other houses	82%
		Building with two or more homes (duplex, townhome, apa..	17%
		Other	0%
	Do you rent or own your home?	Rent	13%
		Own	87%
Please rate each of the following aspects of quality of life in Ramsey.	Ramsey as a place to live	Excellent	25%
		Good	61%
		Fair	13%
		Poor	1%
	Your neighborhood as a place to live	Excellent	41%
		Good	46%
		Fair	10%
		Poor	2%
	Ramsey as a place to raise children	Excellent	31%
		Good	58%
		Fair	9%
		Poor	2%
	Ramsey as a place to work	Excellent	9%
		Good	36%
		Fair	35%
		Poor	21%
	Ramsey as a place to visit	Excellent	7%

Please rate each of the following aspects of quality of life in Ramsey.	Ramsey as a place to visit	Good	27%
		Fair	39%
		Poor	26%
	Ramsey as a place to retire	Excellent	17%
		Good	42%
		Fair	25%
		Poor	16%
	The overall quality of life in Ramsey	Excellent	18%
		Good	60%
		Fair	20%
		Poor	2%
	Sense of community	Excellent	7%
		Good	43%
		Fair	38%
		Poor	12%
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall economic health of Ramsey	Excellent	5%
		Good	54%
		Fair	35%
		Poor	6%
	Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey	Excellent	17%
		Good	44%
		Fair	28%
		Poor	11%
	Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Excellent	8%
		Good	47%
		Fair	32%
		Poor	12%
	Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	Excellent	13%
		Good	56%
		Fair	24%
		Poor	7%
	Overall feeling of safety in Ramsey	Excellent	26%
		Good	59%
		Fair	13%
		Poor	3%
	Overall quality of natural environment in Ramsey	Excellent	26%

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall quality of natural environment in Ramsey	Good	55%
		Fair	16%
		Poor	2%
	Overall quality of parks and recreation opportunities	Excellent	26%
		Good	51%
		Fair	19%
		Poor	4%
	Overall health and wellness opportunities in Ramsey	Excellent	13%
		Good	52%
		Fair	28%
		Poor	7%
	Overall opportunities for education, culture and the arts	Excellent	5%
		Good	33%
		Fair	44%
		Poor	18%
	Residents' connection and engagement with their community	Excellent	5%
		Good	33%
		Fair	47%
		Poor	15%
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Ramsey to someone who asks	Very likely	38%
		Somewhat likely	43%
		Somewhat unlikely	13%
		Very unlikely	6%
	Remain in Ramsey for the next five years	Very likely	58%
		Somewhat likely	24%
		Somewhat unlikely	10%
		Very unlikely	8%
Please rate how safe or unsafe you feel:	In your neighborhood during the day	Very safe	78%
		Somewhat safe	18%
		Neither safe nor unsafe	2%
		Somewhat unsafe	1%
	In Ramsey's downtown/commercial area during the day	Very safe	69%
		Somewhat safe	24%
		Neither safe nor unsafe	7%
		Somewhat unsafe	0%
	From property crime	Very safe	35%

Please rate how safe or unsafe you feel:	From property crime	Somewhat safe	47%
		Neither safe nor unsafe	10%
		Somewhat unsafe	8%
		Very unsafe	1%
	From violent crime	Very safe	66%
		Somewhat safe	26%
		Neither safe nor unsafe	6%
		Somewhat unsafe	2%
		Very unsafe	0%
	From fire, flood or other natural disaster	Very safe	62%
		Somewhat safe	29%
		Neither safe nor unsafe	9%
		Somewhat unsafe	0%
		Very unsafe	0%
Please rate the job you feel the Ramsey community does at each of the following.	Making all residents feel welcome	Excellent	16%
		Good	48%
		Fair	28%
		Poor	8%
	Attracting people from diverse backgrounds	Excellent	13%
		Good	45%
		Fair	29%
		Poor	13%
	Valuing/respecting residents from diverse backgrounds	Excellent	15%
		Good	46%
		Fair	25%
		Poor	15%
	Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Excellent	14%
		Good	42%
		Fair	31%
		Poor	14%
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall quality of business and service establishments in Ramsey	Excellent	7%
		Good	46%
		Fair	27%
		Poor	20%
	Variety of business and service establishments in Ramsey	Excellent	5%
		Good	26%

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Variety of business and service establishments in Ramsey	Fair	36%
		Poor	34%
	Vibrancy of downtown/commercial area	Excellent	2%
		Good	28%
		Fair	36%
		Poor	34%
	Employment opportunities	Excellent	1%
		Good	26%
		Fair	47%
		Poor	26%
	Shopping opportunities	Excellent	1%
		Good	13%
		Fair	31%
		Poor	55%
	Cost of living in Ramsey	Excellent	11%
		Good	35%
		Fair	41%
		Poor	13%
	Overall image or reputation of Ramsey	Excellent	10%
		Good	50%
		Fair	31%
		Poor	9%
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Traffic flow on major streets	Excellent	11%
		Good	48%
		Fair	29%
		Poor	12%
	Ease of public parking	Excellent	23%
		Good	59%
		Fair	17%
		Poor	2%
	Ease of travel by car in Ramsey	Excellent	28%
		Good	54%
		Fair	13%
		Poor	5%
	Ease of travel by public transportation in Ramsey	Excellent	16%
		Good	30%

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Ease of travel by public transportation in Ramsey	Fair	26%
		Poor	28%
	Ease of travel by bicycle in Ramsey	Excellent	21%
		Good	50%
		Fair	21%
		Poor	8%
	Ease of walking in Ramsey	Excellent	25%
		Good	49%
		Fair	19%
		Poor	7%
	Well-planned residential growth	Excellent	6%
		Good	41%
		Fair	33%
		Poor	21%
	Well-planned commercial growth	Excellent	5%
		Good	28%
		Fair	35%
		Poor	31%
	Well-designed neighborhoods	Excellent	5%
		Good	45%
		Fair	38%
		Poor	11%
	Preservation of the historical or cultural character of the community	Excellent	6%
		Good	34%
		Fair	34%
		Poor	26%
	Public places where people want to spend time	Excellent	9%
		Good	33%
		Fair	35%
		Poor	24%
	Variety of housing options	Excellent	13%
		Good	51%
		Fair	29%
		Poor	7%
	Availability of affordable quality housing	Excellent	13%
		Good	39%

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Availability of affordable quality housing	Fair	37%
		Poor	11%
	Overall quality of new development in Ramsey	Excellent	10%
		Good	47%
		Fair	26%
		Poor	18%
	Overall appearance of Ramsey	Excellent	13%
		Good	49%
		Fair	32%
		Poor	6%
	Cleanliness of Ramsey	Excellent	24%
		Good	57%
		Fair	17%
		Poor	2%
	Water resources (beaches, lakes, ponds, riverways, etc.)	Excellent	13%
		Good	41%
		Fair	29%
		Poor	16%
	Air quality	Excellent	35%
		Good	54%
		Fair	9%
		Poor	1%
	Availability of paths and walking trails	Excellent	36%
		Good	49%
		Fair	11%
		Poor	4%
	Fitness opportunities (including exercise classes and paths or trails, etc.)	Excellent	19%
		Good	50%
		Fair	24%
		Poor	7%
	Recreational opportunities	Excellent	12%
		Good	44%
		Fair	31%
		Poor	14%
	Availability of affordable quality food	Excellent	11%
		Good	36%

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Availability of affordable quality food	Fair	30%
		Poor	23%
	Availability of affordable quality health care	Excellent	17%
		Good	46%
		Fair	30%
		Poor	7%
	Availability of preventive health services	Excellent	15%
		Good	48%
		Fair	28%
		Poor	9%
	Availability of affordable quality mental health care	Excellent	12%
		Good	36%
		Fair	31%
		Poor	21%
	Opportunities to attend cultural/arts/music activities	Excellent	10%
		Good	27%
		Fair	37%
		Poor	26%
	Community support for the arts	Excellent	9%
		Good	29%
		Fair	33%
		Poor	29%
	Availability of affordable quality childcare/preschool	Excellent	7%
		Good	43%
		Fair	33%
		Poor	18%
	K-12 education	Excellent	18%
		Good	49%
		Fair	24%
		Poor	9%
	Adult educational opportunities	Excellent	10%
		Good	36%
		Fair	34%
		Poor	20%
	Sense of civic/community pride	Excellent	7%
		Good	43%

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Sense of civic/community pride	Fair	33%
		Poor	17%
	Neighborliness of residents in Ramsey	Excellent	12%
		Good	53%
		Fair	25%
		Poor	10%
	Opportunities to participate in social events and activities	Excellent	6%
		Good	40%
		Fair	38%
		Poor	17%
	Opportunities to attend special events and festivals	Excellent	11%
		Good	42%
		Fair	32%
		Poor	15%
	Opportunities to volunteer	Excellent	12%
		Good	40%
		Fair	35%
		Poor	13%
	Opportunities to participate in community matters	Excellent	10%
		Good	41%
		Fair	34%
		Poor	15%
	Openness and acceptance of the community toward people of diverse backgrounds	Excellent	12%
		Good	41%
		Fair	30%
		Poor	17%
Please indicate whether or not you have done each of the following in the last 12 months.	Contacted the City of Ramsey (in-person, phone, email or web) for help or information	No	49%
		Yes	51%
	Contacted Ramsey elected officials (in-person, phone, email or web) to express your opinion	No	85%
		Yes	15%
	Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HO..	No	86%
		Yes	14%
	Watched (online or on television) a local public meeting	No	77%
		Yes	23%
	Volunteered your time to some group/activity in Ramsey	No	84%
		Yes	16%

Please indicate whether or not you have done each of the following in the last 12 months.	Campaigned or advocated for a local issue, cause or candidate	No	90%
		Yes	10%
	Voted in your most recent local election	No	13%
		Yes	87%
	Used bus, rail, subway or other public transportation instead of driving	No	81%
		Yes	19%
	Carpooled with other adults or children instead of driving alone	No	66%
		Yes	34%
	Walked or biked instead of driving	No	47%
		Yes	53%
Please rate the quality of each of the following services in Ramsey.	Public information services	Excellent	10%
		Good	56%
		Fair	27%
		Poor	6%
	Economic development	Excellent	5%
		Good	41%
		Fair	33%
		Poor	21%
	Traffic enforcement	Excellent	14%
		Good	56%
		Fair	23%
		Poor	7%
	Traffic signal timing	Excellent	8%
		Good	46%
		Fair	32%
		Poor	14%
	Street repair	Excellent	3%
		Good	26%
		Fair	30%
		Poor	40%
	Street cleaning	Excellent	11%
		Good	45%
		Fair	30%
		Poor	13%
	Street lighting	Excellent	10%
		Good	50%

Please rate the quality of each of the following services in Ramsey.			
	Street lighting	Fair	25%
		Poor	15%
	Snow removal	Excellent	19%
		Good	46%
		Fair	26%
		Poor	9%
	Sidewalk maintenance	Excellent	11%
		Good	54%
		Fair	25%
		Poor	10%
	Bus or transit services	Excellent	15%
		Good	34%
		Fair	30%
		Poor	22%
	Land use, planning and zoning	Excellent	6%
		Good	32%
		Fair	34%
		Poor	29%
	Code enforcement (weeds, abandoned buildings, etc.)	Excellent	13%
		Good	42%
		Fair	27%
		Poor	18%
	Affordable high-speed internet access	Excellent	18%
		Good	36%
		Fair	22%
		Poor	23%
	Garbage collection	Excellent	31%
		Good	55%
		Fair	12%
		Poor	2%
	Drinking water	Excellent	13%
		Good	46%
		Fair	22%
		Poor	19%
	Sewer services	Excellent	18%
		Good	58%

Please rate the quality of each of the following services in Ramsey.			
	Sewer services	Fair	18%
		Poor	6%
	Storm water management (storm drainage, dams, levees, etc.)	Excellent	16%
		Good	57%
		Fair	19%
		Poor	8%
	Power (electric and/or gas) utility	Excellent	26%
		Good	54%
		Fair	15%
		Poor	6%
	Utility billing	Excellent	13%
		Good	60%
		Fair	17%
		Poor	10%
	Police/Sheriff services	Excellent	32%
		Good	58%
		Fair	8%
		Poor	2%
	Crime prevention	Excellent	20%
		Good	62%
		Fair	15%
		Poor	2%
	Animal control	Excellent	14%
		Good	65%
		Fair	15%
		Poor	6%
	Ambulance or emergency medical services	Excellent	25%
		Good	65%
		Fair	9%
		Poor	1%
	Fire services	Excellent	37%
		Good	52%
		Fair	9%
		Poor	2%
	Fire prevention and education	Excellent	24%
		Good	58%

Please rate the quality of each of the following services in Ramsey.			
	Fire prevention and education	Fair	16%
		Poor	2%
	Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	Excellent	14%
		Good	52%
		Fair	21%
		Poor	13%
	Preservation of natural areas (open space, farmlands and greenbelts)	Excellent	16%
		Good	41%
		Fair	25%
		Poor	18%
	Ramsey open space	Excellent	16%
		Good	46%
		Fair	28%
		Poor	10%
	Recycling	Excellent	27%
		Good	54%
		Fair	16%
		Poor	4%
	Yard waste pick-up	Excellent	28%
		Good	47%
		Fair	17%
		Poor	8%
	City parks	Excellent	26%
		Good	52%
		Fair	18%
		Poor	4%
	Recreation programs or classes	Excellent	12%
		Good	43%
		Fair	31%
		Poor	14%
	Recreation centers or facilities	Excellent	9%
		Good	38%
		Fair	30%
		Poor	23%
	Health services	Excellent	11%
		Good	60%

Please rate the quality of each of the following services in Ramsey.	Health services	Fair	23%
		Poor	6%
	Public library services	Excellent	25%
		Good	44%
		Fair	16%
		Poor	14%
	Overall customer service by Ramsey employees (police, receptionists, planners, etc.)	Excellent	34%
		Good	51%
		Fair	13%
		Poor	3%
Please rate the following categories of Ramsey government performance.	The value of services for the taxes paid to Ramsey	Excellent	4%
		Good	38%
		Fair	40%
		Poor	17%
	The overall direction that Ramsey is taking	Excellent	4%
		Good	37%
		Fair	36%
		Poor	23%
	The job Ramsey government does at welcoming resident involvement	Excellent	8%
		Good	39%
		Fair	32%
		Poor	22%
	Overall confidence in Ramsey government	Excellent	6%
		Good	43%
		Fair	31%
		Poor	20%
	Generally acting in the best interest of the community	Excellent	7%
		Good	46%
		Fair	26%
		Poor	22%
	Being honest	Excellent	13%
		Good	45%
		Fair	26%
		Poor	16%
	Being open and transparent to the public	Excellent	9%
		Good	46%

Please rate the following categories of Ramsey government performance.	Being open and transparent to the public	Fair	23%
		Poor	22%
	Informing residents about issues facing the community	Excellent	13%
		Good	38%
		Fair	29%
		Poor	20%
	Treating all residents fairly	Excellent	16%
		Good	43%
		Fair	30%
		Poor	11%
	Treating residents with respect	Excellent	22%
		Good	41%
		Fair	29%
		Poor	8%
Overall, how would you rate the quality of the services provided by each of the following?	The City of Ramsey	Excellent	11%
		Good	56%
		Fair	26%
		Poor	7%
	The Federal Government	Excellent	6%
		Good	36%
		Fair	38%
		Poor	20%
Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.	Overall economic health of Ramsey	Essential	40%
		Very important	48%
		Somewhat important	12%
		Not at all important	1%
	Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey	Essential	26%
		Very important	42%
		Somewhat important	30%
		Not at all important	2%
	Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Essential	26%
		Very important	41%
		Somewhat important	31%
		Not at all important	3%
	Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	Essential	34%
		Very important	47%

Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.	Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	Somewhat important	17%
		Not at all important	2%
	Overall feeling of safety in Ramsey	Essential	53%
		Very important	33%
		Somewhat important	12%
		Not at all important	3%
	Overall quality of natural environment in Ramsey	Essential	39%
		Very important	41%
		Somewhat important	17%
		Not at all important	3%
	Overall quality of parks and recreation opportunities	Essential	32%
		Very important	44%
		Somewhat important	22%
		Not at all important	1%
	Overall health and wellness opportunities in Ramsey	Essential	21%
		Very important	45%
		Somewhat important	28%
		Not at all important	5%
	Overall opportunities for education, culture and the arts	Essential	22%
		Very important	40%
		Somewhat important	31%
		Not at all important	8%
	Residents' connection and engagement with their community	Essential	18%
		Very important	43%
		Somewhat important	35%
		Not at all important	4%
To what extent are each of the following a source of information for you about Ramsey city government and its activities?	City newsletter (Ramsey Resident)	Major source	56%
		Moderate source	27%
		Minor source	11%
		Not a source	6%
	Local newspaper	Major source	7%
		Moderate source	23%
		Minor source	26%
		Not a source	44%
	City website (www.cityoframsey.com)	Major source	16%
		Moderate source	34%

To what extent are each of the following a source of information for you about Ramsey city government and its activities?	City website (www.cityoframsey.com)	Minor source	32%
		Not a source	18%
	Word-of-mouth	Major source	15%
		Moderate source	33%
		Minor source	34%
		Not a source	19%
	Cable television (QCTV)	Major source	4%
		Moderate source	10%
		Minor source	17%
		Not a source	69%
	City employees	Major source	3%
		Moderate source	14%
		Minor source	28%
		Not a source	54%
	Public meetings	Major source	4%
		Moderate source	17%
		Minor source	24%
		Not a source	55%
	City social media (e.g., Facebook, Twitter, Instagram)	Major source	18%
		Moderate source	27%
		Minor source	22%
		Not a source	32%
	Video conference attendance of City meetings (e.g., Zoom, Microsoft Teams, etc.)	Major source	3%
		Moderate source	12%
		Minor source	15%
		Not a source	69%
Please indicate to what extent you support or oppose the city investigating the following changes to new or existing amenities, each of which could accordingly result in a tax increase:	Making improvements to existing/established parks	Strongly support	43%
		Somewhat support	39%
		Somewhat oppose	12%
		Strongly oppose	6%
	Building new parks	Strongly support	31%
		Somewhat support	35%
		Somewhat oppose	22%
		Strongly oppose	13%
	Making improvements to existing trails	Strongly support	43%
		Somewhat support	39%

Please indicate to what extent you support or oppose the city investigating the following changes to new or existing amenities, each of which could accordingly result in a tax increase:	Making improvements to existing trails	Somewhat oppose	13%
		Strongly oppose	6%
	Building new trails	Strongly support	36%
		Somewhat support	36%
		Somewhat oppose	19%
		Strongly oppose	9%
	Building a new community center	Strongly support	29%
		Somewhat support	35%
		Somewhat oppose	16%
		Strongly oppose	20%
Please rate how important, if at all, you think each of the following priorities are for the City to focus on in the next five years:	Balancing rural character and urban growth (development patterns)	Essential	34%
		Very important	36%
		Somewhat important	22%
		Not at all important	8%
	Creating an active community (parks, trails, open space, recreation)	Essential	31%
		Very important	37%
		Somewhat important	22%
		Not at all important	9%
	Creating a connected community (roads, trails, sidewalks, rail, transportation)	Essential	28%
		Very important	32%
		Somewhat important	32%
		Not at all important	8%
	Creating financial stability for the City (stable tax rates)	Essential	56%
		Very important	34%
		Somewhat important	9%
		Not at all important	1%
	Providing quality public safety services (Police and Fire)	Essential	59%
		Very important	34%
		Somewhat important	6%
		Not at all important	1%
In general, how many times do you:	Access the internet from your home using a computer, laptop or tablet computer	Several times a day	85%
		Once a day	8%
		A few times a week	5%
		Every few weeks	0%
		Less often or never	3%
	Access the internet from your cell phone	Several times a day	90%

In general, how many times do you:	Access the internet from your cell phone	Once a day	3%
		A few times a week	3%
		Every few weeks	1%
		Less often or never	3%
	Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	Several times a day	66%
		Once a day	12%
		A few times a week	6%
		Every few weeks	2%
		Less often or never	15%
	Use or check email	Several times a day	77%
		Once a day	15%
		A few times a week	5%
		Every few weeks	1%
		Less often or never	2%
	Share your opinions online	Several times a day	12%
		Once a day	6%
		A few times a week	16%
		Every few weeks	14%
		Less often or never	52%
	Shop online	Several times a day	17%
		Once a day	12%
		A few times a week	34%
		Every few weeks	25%
		Less often or never	13%
	Would you say that in general your health is:	Excellent	23%
		Good	22%
		Very good	52%
		Fair	2%
		Poor	1%
	What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Very positive	5%
		Somewhat positive	14%
		Neutral	52%
		Somewhat negative	26%
		Very negative	3%
	How many years have you lived in Ramsey?	Less than 2 years	12%
		2-5 years	25%

How many years have you lived in Ramsey?	6-10 years	18%
	11-20 years	16%
	More than 20 years	29%
About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	Less than $500	5%
	$500 to $999	9%
	$1,000 to $1,499	23%
	$1,500 to $1,999	38%
	$2,000 to $2,499	13%
	$2,500 to $2,999	8%
	$3,000 to $3,499	2%
	$3,500 or more	3%
Do any children 17 or under live in your household?	No	55%
	Yes	45%
Are you or any other members of your household aged 65 or older?	No	81%
	Yes	19%
How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Less than $25,000	4%
	$25,000 to $49,999	8%
	$50,000 to $74,999	11%
	$75,000 to $99,999	22%
	$100,000 to $149,999	34%
	$150,000 or more	21%
Are you Spanish, Hispanic or Latino?	No, not Spanish, Hispanic or Latino	99%
	Yes, I consider myself to be Spanish, Hispanic or Latino	1%
What is your race? (Mark one or more races to indicate what race you consider yourself to be.)	American Indian or Alaskan Native	1%
	Asian, Asian Indian or Pacific Islander	2%
	Black or African American	2%
	Other	3%
	White	96%

Full trends

This table contains the trends over time for the City of Ramsey. The combined 'percent positive' responses for each survey year are presented (e.g., 'excellent/good' or 'yes'). If an item was not included during an administration of the survey, no percentage will be shown in the table. If the difference between the 2018 and 2020 surveys is greater than seven percentage points, the change is statistically significant.

It is important to note that in 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

		2014	2016	2018	2020
Please rate each of the following aspects of quality of life in Ramsey.	Ramsey as a place to live	82%	87%	85%	85%
	Your neighborhood as a place to live	84%	87%	82%	88%
	Ramsey as a place to raise children	83%	87%	87%	90%
	Ramsey as a place to work	42%	49%	50%	44%
	Ramsey as a place to visit	35%	35%	39%	34%
	Ramsey as a place to retire	51%	48%	55%	59%
	The overall quality of life in Ramsey	72%	80%	81%	78%
	Sense of community	45%	51%	48%	50%
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall economic health of Ramsey	50%	51%	54%	59%
	Overall quality of the transportation system (auto, bicycle, foot, bu..	68%	69%	69%	61%
	Overall design or layout of Ramsey's residential and commercial ar..	56%	56%	58%	55%
	Overall quality of the utility infrastructure in Ramsey (water, sewe..				69%
	Overall feeling of safety in Ramsey	90%	90%	90%	84%
	Overall quality of natural environment in Ramsey	84%	81%	84%	81%
	Overall quality of parks and recreation opportunities				77%
	Overall health and wellness opportunities in Ramsey	66%	63%	59%	65%
	Overall opportunities for education, culture and the arts	54%	52%	53%	37%
	Residents' connection and engagement with their community				38%
Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Ramsey to someone who asks	82%	86%	84%	81%
	Remain in Ramsey for the next five years	85%	86%	86%	82%

Please rate how safe or unsafe you feel:	In your neighborhood during the day	94% 98% 97% 96%
	In Ramsey's downtown/commercial area during the day	94% 96% 96% 93%
	From property crime	81%
	From violent crime	91%
	From fire, flood or other natural disaster	91%
Please rate the job you feel the Ramsey community does at each of the following.	Making all residents feel welcome	64%
	Attracting people from diverse backgrounds	58%
	Valuing/respecting residents from diverse backgrounds	60%
	Taking care of vulnerable residents (elderly, disabled, homeless, et..	56%
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Overall quality of business and service establishments in Ramsey	49% 43% 46% 53%
	Variety of business and service establishments in Ramsey	31%
	Vibrancy of downtown/commercial area	21% 20% 20% 29%
	Employment opportunities	27% 24% 31% 27%
	Shopping opportunities	23% 20% 20% 14%
	Cost of living in Ramsey	49% 49% 50% 45%
	Overall image or reputation of Ramsey	51% 56% 60% 60%
Please rate each of the following characteristics as they relate to Ramsey as a whole.	Traffic flow on major streets	55% 56% 59% 59%
	Ease of public parking	82%
	Ease of travel by car in Ramsey	64% 67% 69% 82%
	Ease of travel by public transportation in Ramsey	46%
	Ease of travel by bicycle in Ramsey	66% 60% 62% 71%
	Ease of walking in Ramsey	70% 66% 67% 74%
	Well-planned residential growth	47%
	Well-planned commercial growth	33%
	Well-designed neighborhoods	50%
	Preservation of the historical or cultural character of the community	39%
	Public places where people want to spend time	50% 56% 51% 41%

Please rate each of the following characteristics as they relate to Ramsey as a whole.	Variety of housing options	75% 73% 68% 64%
	Availability of affordable quality housing	69% 67% 64% 51%
	Overall quality of new development in Ramsey	48% 47% 42% 56%
	Overall appearance of Ramsey	77% 73% 68% 62%
	Cleanliness of Ramsey	82% 80% 74% 80%
	Water resources (beaches, lakes, ponds, riverways, etc.)	55%
	Air quality	90%
	Availability of paths and walking trails	75% 68% 69% 84%
	Fitness opportunities (including exercise classes and paths or trail..	60% 55% 64% 69%
	Recreational opportunities	53% 50% 50% 55%
	Availability of affordable quality food	46%
	Availability of affordable quality health care	63%
	Availability of preventive health services	62%
	Availability of affordable quality mental health care	47%
	Opportunities to attend cultural/arts/music activities	41% 37% 44% 37%
	Community support for the arts	38%
	Availability of affordable quality childcare/preschool	69% 56% 61% 49%
	K-12 education	75% 72% 71% 66%
	Adult educational opportunities	54% 46% 52% 45%
	Sense of civic/community pride	50%
	Neighborliness of residents in Ramsey	65%
	Opportunities to participate in social events and activities	45%
	Opportunities to attend special events and festivals	53%
	Opportunities to volunteer	55% 46% 49% 52%
	Opportunities to participate in community matters	52% 47% 51% 51%
	Openness and acceptance of the community toward people of diver..	53%
Please indicate whether or not you have done each of the following in	Contacted the City of Ramsey (in-person, phone, email or web) for ..	44% 40% 38% 50%

Please indicate whether or not you have done each of the following in the last 12 months.	Contacted Ramsey elected officials (in-person, phone, email or web..	11% 10% 11% 16%
	Attended a local public meeting (of local elected officials like City C..	15%
	Watched (online or on television) a local public meeting	24%
	Volunteered your time to some group/activity in Ramsey	16%
	Campaigned or advocated for a local issue, cause or candidate	11% 6% 8% 10%
	Voted in your most recent local election	87%
	Used bus, rail, subway or other public transportation instead of dri..	19%
	Carpooled with other adults or children instead of driving alone	35%
	Walked or biked instead of driving	53%
Please rate the quality of each of the following services in Ramsey.	Public information services	58% 57% 61% 66%
	Economic development	43% 41% 47% 46%
	Traffic enforcement	68% 76% 75% 70%
	Traffic signal timing	42% 46% 52% 54%
	Street repair	45% 40% 43% 29%
	Street cleaning	57% 60% 56% 56%
	Street lighting	55% 57% 59% 60%
	Snow removal	55% 62% 58% 65%
	Sidewalk maintenance	61% 65% 60% 65%
	Bus or transit services	49%
	Land use, planning and zoning	43% 37% 44% 37%
	Code enforcement (weeds, abandoned buildings, etc.)	40% 44% 50% 55%
	Affordable high-speed internet access	55%
	Garbage collection	85%
	Drinking water	72% 72% 76% 59%
	Sewer services	81% 78% 84% 76%
	Storm water management (storm drainage, dams, levees, etc.)	73% 71% 75% 73%
	Power (electric and/or gas) utility	79%

Please rate the quality of each of the following services in Ramsey.	Utility billing	73%
	Police/Sheriff services	86% 90% 91% 90%
	Crime prevention	80% 79% 84% 82%
	Animal control	60% 62% 61% 79%
	Ambulance or emergency medical services	89%
	Fire services	92% 93% 95% 89%
	Fire prevention and education	83% 81% 82% 82%
	Emergency preparedness (services that prepare the community for..	66%
	Preservation of natural areas (open space, farmlands and greenbel..	69% 57% 63% 56%
	Ramsey open space	61%
	Recycling	80%
	Yard waste pick-up	74%
	City parks	75% 77% 76% 78%
	Recreation programs or classes	54%
	Recreation centers or facilities	59% 53% 59% 47%
	Health services	71%
	Public library services	69%
	Overall customer service by Ramsey employees (police, receptionis..	79% 81% 81% 84%
Please rate the following categories of Ramsey government performance.	The value of services for the taxes paid to Ramsey	44% 45% 45% 42%
	The overall direction that Ramsey is taking	48% 46% 49% 41%
	The job Ramsey government does at welcoming resident involveme..	48% 48% 55% 46%
	Overall confidence in Ramsey government	43% 45% 51% 48%
	Generally acting in the best interest of the community	43% 48% 56% 53%
	Being honest	47% 50% 60% 58%
	Being open and transparent to the public	55%
	Informing residents about issues facing the community	51%
	Treating all residents fairly	52% 56% 58% 59%

categories of Ramsey government performance.	Treating residents with respect	63%
Overall, how would you rate the quality of the services provided by each of the following?	The City of Ramsey	74% 73% 76% 67%
	The Federal Government	37% 45% 42%
Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.	Overall economic health of Ramsey	88% 87% 85% 88%
	Overall quality of the transportation system (auto, bicycle, foot, bu..	82% 80% 76% 67%
	Overall design or layout of Ramsey's residential and commercial ar..	73% 77% 75% 67%
	Overall quality of the utility infrastructure in Ramsey (water, sewe..	81%
	Overall feeling of safety in Ramsey	86% 89% 86% 86%
	Overall quality of natural environment in Ramsey	73% 82% 80% 80%
	Overall quality of parks and recreation opportunities	76%
	Overall health and wellness opportunities in Ramsey	61% 64% 62% 66%
	Overall opportunities for education, culture and the arts	64% 63% 61% 61%
	Residents' connection and engagement with their community	70% 71% 67% 61%
In general, how many times do you:	Access the internet from your home using a computer, laptop or ta..	95%
	Access the internet from your cell phone	93%
	Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	78%
	Use or check email	92%
	Share your opinions online	18%
	Shop online	29%
	Would you say that in general your health is:	71% 74% 98%
	What impact, if any, do you think the economy will have on your fa..	29% 29% 40% 19%

Dear Ramsey Resident,

It won't take much of your time to make a big difference! Your household has been randomly selected to participate in a survey about our community. You can go online and complete the survey at:

https://bit.ly/xxplaceholderxx

Please do not share your survey link. This survey is for randomly selected households only. The City will conduct a separate survey that is open to all residents just a few weeks from now.

You can also wait a few days for the survey to arrive in the mail.

Thank you for taking the time to improve your community!

Sincerely,



John LeTourneau
Mayor

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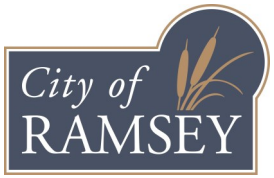
You can also wait a few days for the survey to arrive in the mail.

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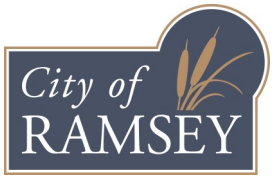


John LeTourneau
Mayor



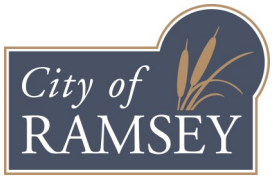
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Presorted
First Class Mail
US Postage
PAID
Boulder, CO
Permit NO. 94



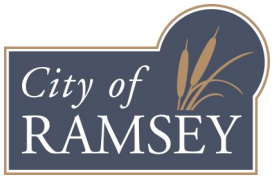
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Ramsey, MN 55303

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City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

December 2020

Dear City of Ramsey Resident:

Please help us shape the future of Ramsey! You have been selected at random to participate in the 2020 Ramsey Community Survey.

Please take a few minutes to fill out the enclosed survey. Your participation in this survey is very important – especially since your household is one of only a small number being surveyed. Your feedback will help Ramsey make decisions that affect our City.

A few things to remember:

- **Your responses are completely anonymous.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
- **You may return the survey by mail in the enclosed postage-paid envelope, or you can complete the survey online at:**

  https://bit.ly/xxplaceholderxx

Please do not share your survey link. This survey is for randomly selected households only. The City will conduct a separate survey that is open to all residents just a few weeks from now.

If you have any questions about the survey, please call 763-433-9845.

Thank you for taking the time to improve your community!

Sincerely,



John LeTourneau
Mayor

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

December 2020

Dear City of Ramsey Resident:

Here's a second chance if you haven't already responded to the 2020 Ramsey Community Survey! **(If you completed it and sent it back, we thank you for your time and ask you to recycle this survey. Please do not respond twice.)**

Please help us shape the future of Ramsey! You have been selected at random to participate in the 2020 Ramsey Community Survey.

Please take a few minutes to fill out the enclosed survey. Your participation in this survey is very important – especially since your household is one of only a small number being surveyed. Your feedback will help Ramsey make decisions that affect our City.

A few things to remember:

- **Your responses are completely anonymous.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
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If you have any questions about the survey, please call 763-433-9845.

Thank you for taking the time to improve your community!

Sincerely,

John LeTourneau
Mayor

The City of Ramsey 2020 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are anonymous and will be reported in group form only.

1. Please rate each of the following aspects of quality of life in Ramsey.

	Excellent	Good	Fair	Poor	Don't know
Ramsey as a place to live	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Ramsey as a place to raise children	1	2	3	4	5
Ramsey as a place to work	1	2	3	4	5
Ramsey as a place to visit	1	2	3	4	5
Ramsey as a place to retire	1	2	3	4	5
The overall quality of life in Ramsey	1	2	3	4	5
Sense of community	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Ramsey as a whole.

	Excellent	Good	Fair	Poor	Don't know
Overall economic health of Ramsey	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey	1	2	3	4	5
Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	1	2	3	4	5
Overall feeling of safety in Ramsey	1	2	3	4	5
Overall quality of natural environment in Ramsey	1	2	3	4	5
Overall quality of parks and recreation opportunities	1	2	3	4	5
Overall health and wellness opportunities in Ramsey	1	2	3	4	5
Overall opportunities for education, culture and the arts	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Don't know
Recommend living in Ramsey to someone who asks	1	2	3	4	5
Remain in Ramsey for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day	1	2	3	4	5	6
In Ramsey's downtown/commercial area during the day	1	2	3	4	5	6
From property crime	1	2	3	4	5	6
From violent crime	1	2	3	4	5	6
From fire, flood or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Ramsey community does at each of the following.

	Excellent	Good	Fair	Poor	Don't know
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	1	2	3	4	5

6. Please rate each of the following characteristics as they relate to Ramsey as a whole.

	Excellent	Good	Fair	Poor	Don't know
Overall quality of business and service establishments in Ramsey	1	2	3	4	5
Variety of business and service establishments in Ramsey	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Ramsey	1	2	3	4	5
Overall image or reputation of Ramsey	1	2	3	4	5

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7. Please rate each of the following characteristics as they relate to Ramsey as a whole.

	Excellent	Good	Fair	Poor	Don't know
Traffic flow on major streets	1	2	3	4	5
Ease of public parking	1	2	3	4	5
Ease of travel by car in Ramsey	1	2	3	4	5
Ease of travel by public transportation in Ramsey	1	2	3	4	5
Ease of travel by bicycle in Ramsey	1	2	3	4	5
Ease of walking in Ramsey	1	2	3	4	5
Well-planned residential growth	1	2	3	4	5
Well-planned commercial growth	1	2	3	4	5
Well-designed neighborhoods	1	2	3	4	5
Preservation of the historical or cultural character of the community	1	2	3	4	5
Public places where people want to spend time	1	2	3	4	5
Variety of housing options	1	2	3	4	5
Availability of affordable quality housing	1	2	3	4	5
Overall quality of new development in Ramsey	1	2	3	4	5
Overall appearance of Ramsey	1	2	3	4	5
Cleanliness of Ramsey	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.)	1	2	3	4	5
Air quality	1	2	3	4	5
Availability of paths and walking trails	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)	1	2	3	4	5
Recreational opportunities	1	2	3	4	5
Availability of affordable quality food	1	2	3	4	5
Availability of affordable quality health care	1	2	3	4	5
Availability of preventive health services	1	2	3	4	5
Availability of affordable quality mental health care	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts	1	2	3	4	5
Availability of affordable quality childcare/preschool	1	2	3	4	5
K-12 education	1	2	3	4	5
Adult educational opportunities	1	2	3	4	5
Sense of civic/community pride	1	2	3	4	5
Neighborliness of residents in Ramsey	1	2	3	4	5
Opportunities to participate in social events and activities	1	2	3	4	5
Opportunities to attend special events and festivals	1	2	3	4	5
Opportunities to volunteer	1	2	3	4	5
Opportunities to participate in community matters	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	No	Yes
Contacted the City of Ramsey (in-person, phone, email or web) for help or information	1	2
Contacted Ramsey elected officials (in-person, phone, email or web) to express your opinion	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting	1	2
Volunteered your time to some group/activity in Ramsey	1	2
Campaigned or advocated for a local issue, cause or candidate	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway or other public transportation instead of driving	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving	1	2

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9. Please rate the quality of each of the following services in Ramsey.

	Excellent	Good	Fair	Poor	Don't know
Public information services	1	2	3	4	5
Economic development	1	2	3	4	5
Traffic enforcement	1	2	3	4	5
Traffic signal timing	1	2	3	4	5
Street repair	1	2	3	4	5
Street cleaning	1	2	3	4	5
Street lighting	1	2	3	4	5
Snow removal	1	2	3	4	5
Sidewalk maintenance	1	2	3	4	5
Bus or transit services	1	2	3	4	5
Land use, planning, and zoning	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection	1	2	3	4	5
Drinking water	1	2	3	4	5
Sewer services	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility	1	2	3	4	5
Utility billing	1	2	3	4	5
Police/Sheriff services	1	2	3	4	5
Crime prevention	1	2	3	4	5
Animal control	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services	1	2	3	4	5
Fire prevention and education	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands and greenbelts)	1	2	3	4	5
Ramsey open space	1	2	3	4	5
Recycling	1	2	3	4	5
Yard waste pick-up	1	2	3	4	5
City parks	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by Ramsey employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of Ramsey government performance.

	Excellent	Good	Fair	Poor	Don't know
The value of services for the taxes paid to Ramsey	1	2	3	4	5
The overall direction that Ramsey is taking	1	2	3	4	5
The job Ramsey government does at welcoming resident involvement	1	2	3	4	5
Overall confidence in Ramsey government	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest	1	2	3	4	5
Being open and transparent to the public	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect	1	2	3	4	5

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11. Overall, how would you rate the quality of the services provided by each of the following?

	Excellent	Good	Fair	Poor	Don't know
The City of Ramsey	1	2	3	4	5
The Federal Government	1	2	3	4	5

12. Please rate how important, if at all, you think it is for the Ramsey community to focus on each of the following in the coming two years.

	Essential	Very important	Somewhat important	Not at all important
Overall economic health of Ramsey	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Ramsey	1	2	3	4
Overall design or layout of Ramsey's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Ramsey (water, sewer, storm water, electric/gas)	1	2	3	4
Overall feeling of safety in Ramsey	1	2	3	4
Overall quality of natural environment in Ramsey	1	2	3	4
Overall quality of parks and recreation opportunities	1	2	3	4
Overall health and wellness opportunities in Ramsey	1	2	3	4
Overall opportunities for education, culture and the arts	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

13. To what extent are each of the following a source of information for you about Ramsey city government and its activities?

	Major source	Moderate source	Minor source	Not a source
City newsletter (*Ramsey Resident*)	1	2	3	4
Local newspaper	1	2	3	4
City website (www.cityoframsey.com)	1	2	3	4
Word-of-mouth	1	2	3	4
Cable television (QCTV)	1	2	3	4
City employees	1	2	3	4
Public meetings	1	2	3	4
City social media (e.g., Facebook, Twitter, Instagram)	1	2	3	4
Video conference attendance of City meetings (e.g., Zoom, Microsoft Teams, etc.)	1	2	3	4

14. Please indicate to what extent you support or oppose the city investigating the following changes to new or existing amenities, each of which could accordingly result in a tax increase:

	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose
Making improvements to existing/established parks	1	2	3	4
Building new parks	1	2	3	4
Making improvements to existing trails	1	2	3	4
Building new trails	1	2	3	4
Building a new community center	1	2	3	4

15. Please rate how important, if at all, you think each of the following priorities are for the City to focus on in the next five years:

	Essential	Very important	Somewhat important	Not at all important
Balancing rural character and urban growth (development patterns)	1	2	3	4
Creating an active community (parks, trails, open space, recreation)	1	2	3	4
Creating a connected community (roads, trails, sidewalks, rail, transportation)	1	2	3	4
Creating financial stability for the City (stable tax rates)	1	2	3	4
Providing quality public safety services (Police and Fire)	1	2	3	4

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The City of Ramsey 2020 Community Survey

Our last questions are about you and your household.
Again, all of your responses to this survey are completely anonymous and will be reported in group form only.

D1. In general, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, WhatsApp, etc.	1	2	3	4	5	6
Use or check email	1	2	3	4	5	6
Share your opinions online	1	2	3	4	5	6
Shop online	1	2	3	4	5	6

D2. Would you say that in general your health is:

❍ Excellent ❍ Very good ❍ Good ❍ Fair ❍ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:

❍ Very positive ❍ Somewhat positive ❍ Neutral ❍ Somewhat negative ❍ Very negative

D4. How many years have you lived in Ramsey?

❍ Less than 2 years
❍ 2-5 years
❍ 6-10 years
❍ 11-20 years
❍ More than 20 years

D5. Which best describes the building you live in?

❍ One family house detached from any other houses
❍ Building with two or more homes (duplex, townhome, apartment or condominium)
❍ Mobile home
❍ Other

D6. Do you rent or own your home?

❍ Rent
❍ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?

❍ Less than $500
❍ $500 to $999
❍ $1,000 to $1,499
❍ $1,500 to $1,999
❍ $2,000 to $2,499
❍ $2,500 to $2,999
❍ $3,000 to $3,499
❍ $3,500 or more

D8. Do any children 17 or under live in your household?

❍ No ❍ Yes

D9. Are you or any other members of your household aged 65 or older?

❍ No ❍ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

❍ Less than $25,000
❍ $25,000 to $49,999
❍ $50,000 to $74,999
❍ $75,000 to $99,999
❍ $100,000 to $149,999
❍ $150,000 or more

D11. Are you Spanish, Hispanic or Latino?

❍ No, not Spanish, Hispanic or Latino
❍ Yes, I consider myself to be Spanish, Hispanic or Latino

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

❑ American Indian or Alaskan Native
❑ Asian, Asian Indian or Pacific Islander
❑ Black or African American
❑ White
❑ Other

D13. In which category is your age?

❍ 18-24 years
❍ 25-34 years
❍ 35-44 years
❍ 45-54 years
❍ 55-64 years
❍ 65-74 years
❍ 75 years or older

D14. What is your gender?

❍ Female
❍ Male
❍ Identify in another way

Thank you! Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502

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The Program

In 2010, the Legislature created the Council on Local Results and Innovation. In February 2011, the Council released a standard set of ten performance measures for counties and ten performance measures for cities that will aid residents, taxpayers, and state and local elected officials in determining the efficacy of counties and cities in providing services and measure residents' opinions of those services. In February of 2012, the Council created a comprehensive performance measurement system for cities and counties to implement. In 2013, the Council revised the performance measures and clarified the system requirements to increase participation in the program.

Participation by Cities and Counties

Participation in the standard measures program by a city or a county is voluntary. Counties and cities that choose to participate in the standard measures program must officially adopt and implement the ten minimum performance measures and system developed by the Council.

Benefits

A county or city that elects to participate in the standard measures/performance measurement program is eligible for a reimbursement of $0.14 per capita, not to exceed $25,000 and is also exempt from levy limits under sections 275.70 to 275.74 for taxes payable in the following calendar year, if levy limits are in effect. However, participation in the standard measures/performance measurement program does not exempt a county or city from the new 2013 property tax levy limits, which are found in a different section of law.

Reporting Requirements

In order to receive the per capita reimbursement and levy limit exemption, counties and cities must:

File a report with the Office of the State Auditor by **July 1**. This report will consist of:

1) A **resolution** approved by the city council or county board declaring that:

- The city/county has adopted and implemented the minimum 10 performance measures from each applicable service category and the system developed by the Council on Local Results and Innovation (PDF format).
- The city/county will report the results of the measures to its residents before the end of the calendar year through publication, direct mailing, posting on the entity's website, or through a public hearing at which the budget and levy will be discussed and public input allowed (PDF format).

2) A **document** showing the actual results of the performance measures adopted by the city/county (PDF format).

E-mail the resolution and document as attachments in PDF format to performancemeasures@osa.state.mn.us.

Performance Measurement System Documents

- Sample Resolution For Cities/Counties Participating For The First Time (MS Word document, 41k)
- Sample Resolution For Cities/Counties In The Second Year Of Program Or After (MS Word document, 41k)
- Performance Measures for Cities (pdf, 95k)
- Performance Measures for Counties (pdf, 91k)
- Performance Measurement System Requirements (pdf, 80k)

Performance Measurement Program

Further Questions

If you have any questions regarding the program or the reporting requirements, see our FAQs page or send an e-mail to performancemeasures@osa.state.mn.us.

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-126

RESOLUTION DECLARING THE CITY OF RAMSEY'S PARTICIPATION IN THE STATE COUNCIL ON LOCAL RESULTS AND INNOVATION – PERFORMANCE MEASUREMENT PROGRAM

WHEREAS, In 2010, the Minnesota Legislature created the Council on Local Results and Innovation; and

WHEREAS, The Council on Local Results and Innovation developed a standard set of performance measures that will aid residents, taxpayers, and state and local elected officials in determining the efficacy of counties in providing services and measure residents' opinion of those services; and

WHEREAS, Benefits to the City for participating in the Minnesota Council on Local Results and Innovation's comprehensive performance measurement program are outlined in MS 6.91 and include eligibility for a reimbursement as set by State statute; and

WHEREAS, Any City participating in the comprehensive performance measurement program is also exempt from levy limits for taxes, if levy limits are in effect; and

WHEREAS, The City of Ramsey has adopted and implemented at least 10 of the performance measures, as developed by the Council on Local Results and Innovation, and a system to use this information to help plan, budget, manage and evaluate programs and processes for optimal future outcomes.

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

1) The City of Ramsey will continue to report the results of the performance measures to its citizenry by the end of the year through publication, direct mailing, posting on the city's/county's website, or through a public hearing at which the budget and levy will be discussed and public input allowed.

2) The City Council of Ramsey will submit to the Office of the State Auditor the actual results of the performance measures adopted by the City.

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 22nd day of June, 2021.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 10.**

Meeting Date: 06/22/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #21-158 Approving Site Plan, Final Plat and Preliminary Grading Agreement for Oppidan Industrial, 8200 Bunker Lake Blvd NW

Purpose/Background:

The purpose of this case is to review a request from Oppidan Holdings, LLC (the "Applicant") for a site plan for a new speculative industrial project with three separate buildings. The Planning Commission has previously seen this request as a sketch plan/preliminary review of two different concepts. The Applicant has chosen to move forward with a 3 building industrial concept. The Planning Commission met at their June meeting and reviewed the proposed project. They unanimously recommended approval of the project. This case also includes a preliminary grading agreement, allowing the owners to clear and grade the site after plans are approved. A standard, template development agreement is attached.

Notification:

The City attempted to notify property owners, as noted in the Anoka County Property Records, within 700 feet of the proposed development for the June Planning Commission meeting. No comments were received.

Observations/Alternatives:

The Site Plan appears to meet all of the requirements for the E-3 Industrial District.

Bulk Standards:

Standard	**Requirement**	**Proposed**
Minimum lot size	1 acre	8.63, 8.76, 9.67 acres
Minimum lot width	200 feet	All 200+ feet
Building setbacks		
Front	35 feet	Building 1: 146 ft Building 2: 175 ft Building 3: 61 ft
Rear	25 feet	Building 1: 80 ft Building 2: 80 ft Building 3: 90 ft
Side	25 feet	Building 1: 60, 140 ft Building 2: 60, 100 ft Building 3: 60, 130 ft
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback	Closest point = 120 ft

From service road	30 feet	n/a
Buildings	60 feet	Appears to comply
Off-street parking, storage areas, and driveways	40 feet	60 feet at closest point
Parking and pavement setback from street right-of-way	20 feet	60 feet at closest point
Maximum building height	65 feet	Appears to comply
Maximum lot coverage	45 percent	43% (without outlot)

Parking:

Required parking for Building 1

- Industrial (94,605 sq ft) = 95 stalls
- Office (16,965 sq ft) = 56 stalls
- Required = 151
- Proposed = 211

Required parking for Buildings 2 and 3

- Industrial (124,950 sq ft) = 125 parking stalls
- Office (22,050 sq ft) = 74 parking stalls
- Required = 199 stalls
- Proposed = 216

Wetlands: Wetlands are along the north end of the site. There needs to be a 16.5 foot easement from the edge of any wetland.

Streets and Access: There are two proposed new accesses onto Bunker Lake Blvd, there is one shared access proposed with the property to the west.

Code Section: Section 117-124: E-3 Employment District

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

The Planning Commission recommends approval of the project.

Action:

Motion to adopt Resolution #21-158 approving the site plan, final plat, and preliminary grading agreement for Oppidan.

Attachments

Site Location Map

Architectural Plan Set

Civil Engineering Plan Set

Landscape Plan Set

Plat Materials

Staff Review

Planning Memo

Draft Grading Agreement

Resolution #21-158

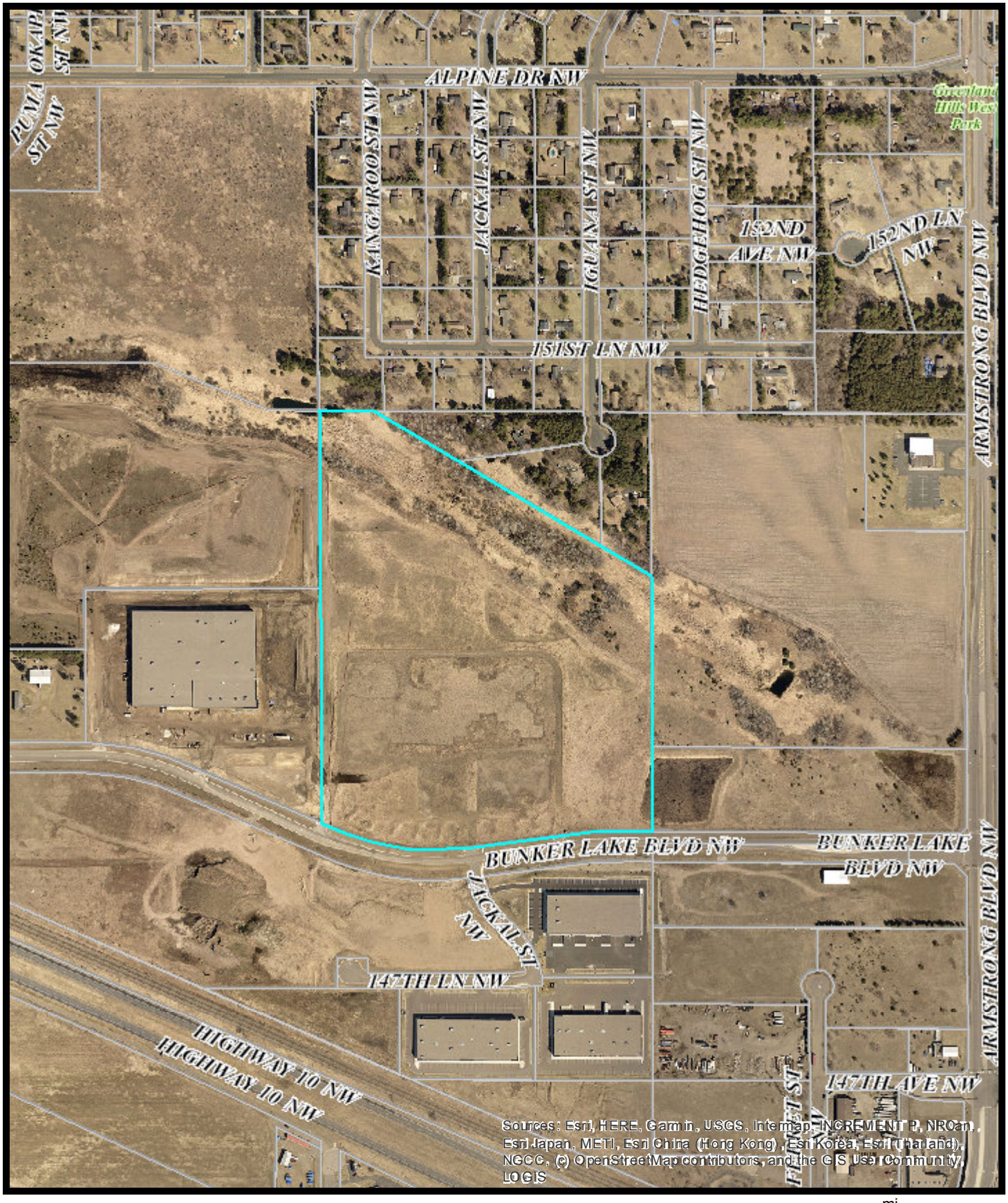
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/16/2021 11:16 AM
Tim Gladhill	Kathy Schmitz	06/16/2021 11:58 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:10 PM
Tim Gladhill	Kathy Schmitz	06/17/2021 01:20 PM

Form Started By: Chloe McGuire Brigl Started On: 06/16/2021 08:43 AM

Final Approval Date: 06/17/2021

Subject Property



Print Date: January 27, 2021

PROJECT

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3 NEW CONSTRUCTION

CLIENT

OPPIDAN
400 WATER STREET, SUITE 200,
EXCELSIOR, MN 55331

PROJECT ADDRESS

8XXX BUNKER LAKE BLVD,
RAMSEY, MN 55303

PROJ. NO. **20280**

DATE **05-06-2021**

PROJECT PHASE

CITY SUBMITTAL

AREA MAP



PROJECT CONTACTS

DEVELOPER
OPPIDAN
400 WATER STREET, SUITE 200,
EXCELSIOR, MN 55331

JAY MOORE
952-294-1246
JAY@OPPIDAN.COM

CIVIL
KIMLEY HORN
767 EUSTIS STREET, SUITE 100,
ST. PAUL, MN 55114

MIKE BRANDT
651-643-0428
MIKE.BRANDT@KIMLEY-HORN.COM

ARCHITECTURE/ INTERIOR DESIGN
MOHAGEN HANSEN ARCHITECTURE | INTERIORS
1000 TWELVE OAKS CENTER DRIVE, SUITE 200
WAYZATA, MN 55391

TODD MOHAGEN - PRINCIPAL
952-426-7401
TMOHAGEN@MOHAGENHANSEN.COM

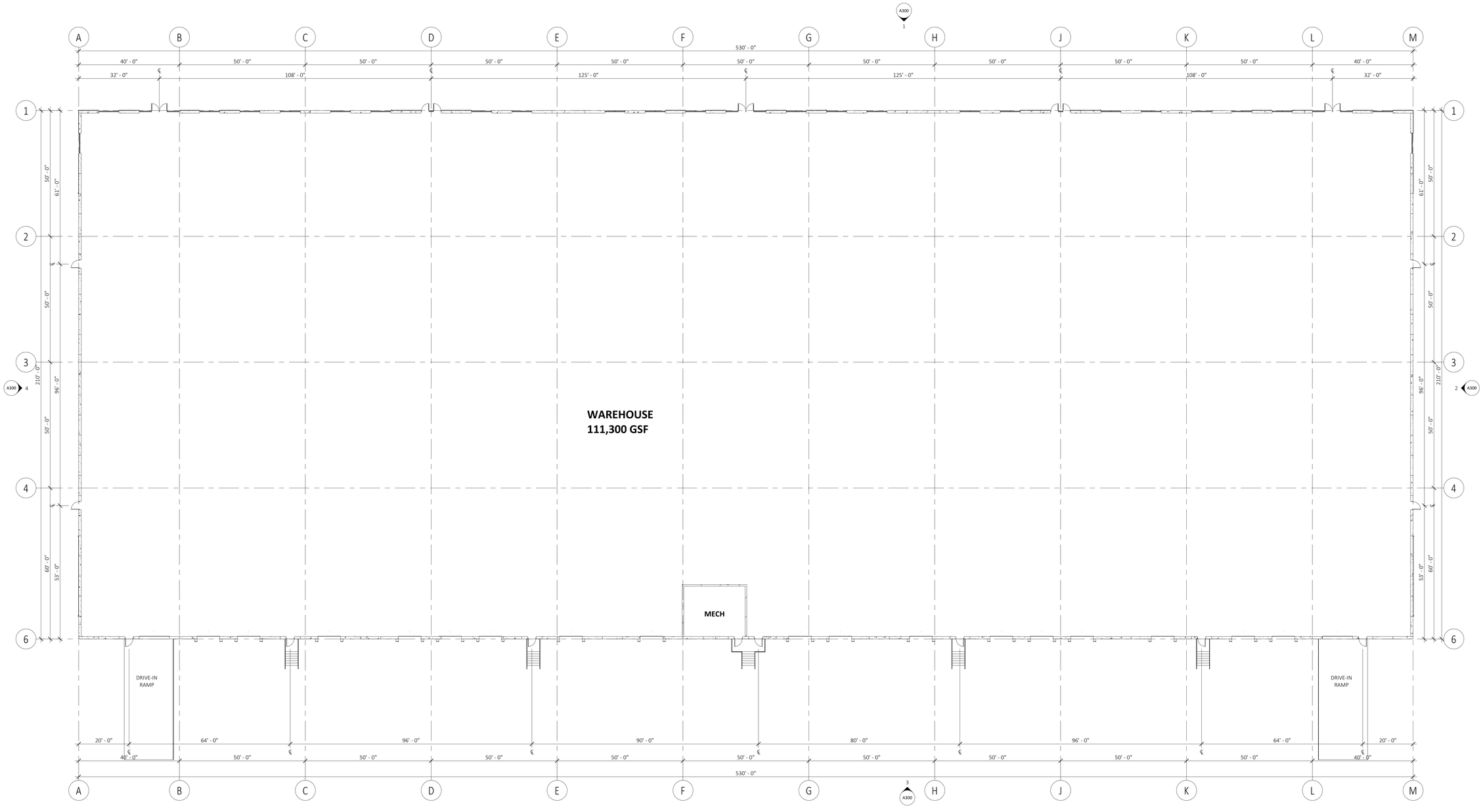
JENNIFER KAPLAN
952-426-7421
JKAPLAN@MOHAGENHANSEN.COM



MOHAGEN HANSEN
Architecture | Interiors

1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952-426-7400
F: 952-426-7440

MohagenHansen.com



1 A200 **1ST LEVEL - FLOOR PLAN**
1/16" = 1'-0"

K:\Jobs\Ramsey_Specindustrial_20280\04_Dwg\0_MasterDwg\20280_Ramsey\Specindustrial_Building1_Master.rvt

PROJECT NAME

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER:	20280
DRAWN BY:	J.JOHNSON
CHECKED BY:	T.MOHAGEN/ J.KAPLAN
DATE:	05-06-2021
COMPUTER DIRECTORY:	Ramsey_Specindustrial_20280

SHEET DESCRIPTION

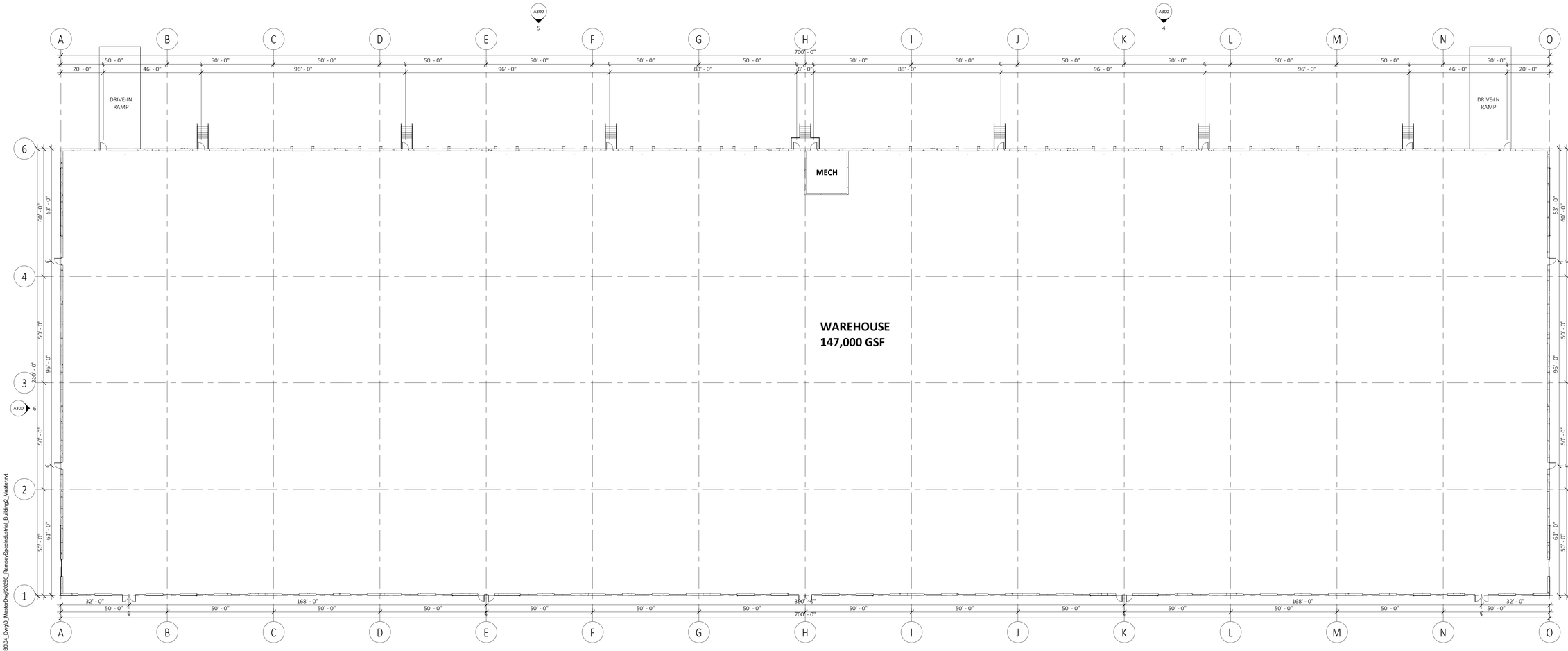
BUILDING 1 - FLOOR PLAN

PHASE

CITY SUBMITTAL

TRUE NORTH

A200



1 A200 **1ST LEVEL - FLOOR PLAN**
1" = 20'-0"

K:\Jobs\Ramsey_SpecIndustrial_20280\04_Dwg\0_MasterDwg\20280_RamseySpecIndustrial_Building0_Master.rvt

PROJECT NAME

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3 NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
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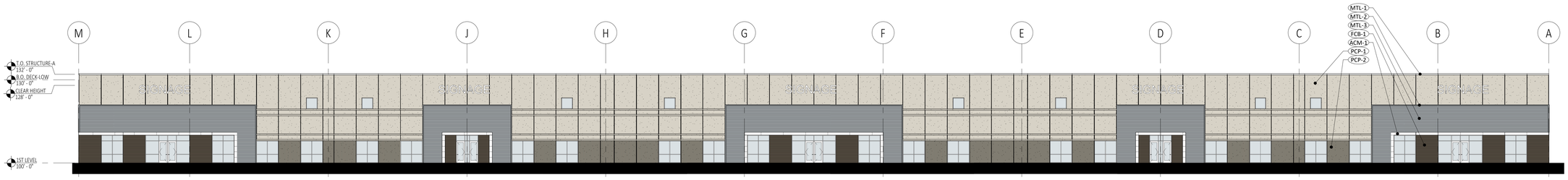
BUILDING 2 AND BUILDING 3 - FLOOR PLAN

PHASE

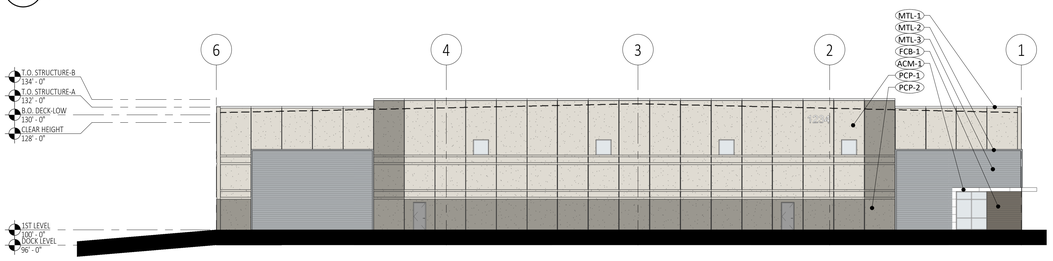
CITY SUBMITTAL

TRUE NORTH

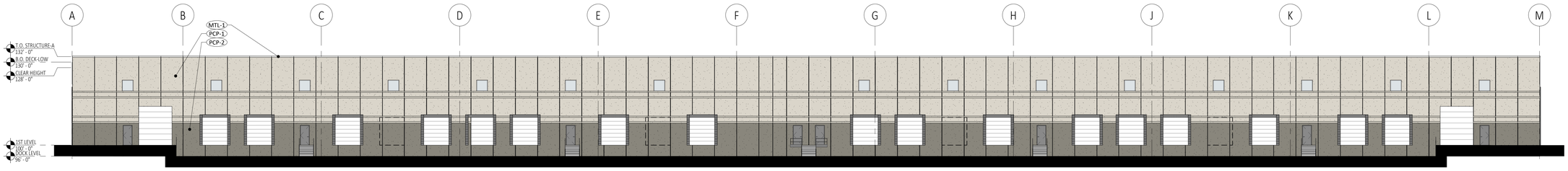
A200



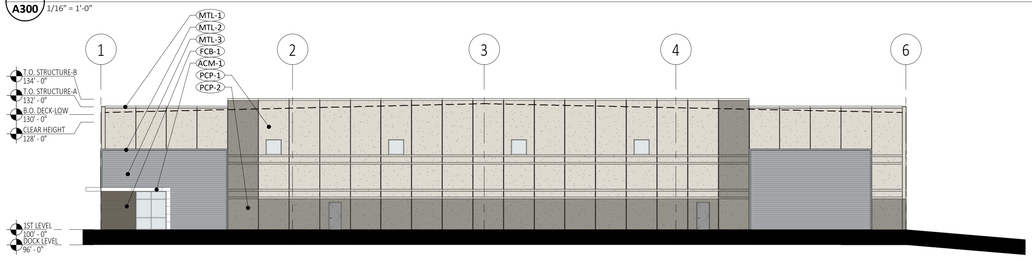
1 A300 EAST
1/16" = 1'-0"



2 A300 SOUTH
1/16" = 1'-0"



3 A300 WEST
1/16" = 1'-0"

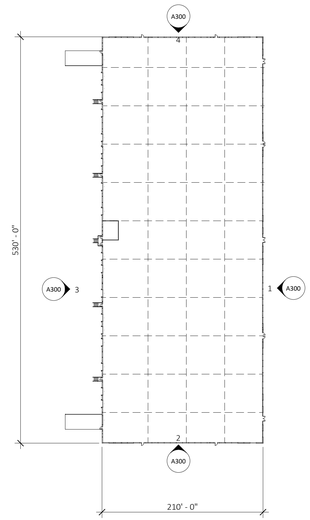


4 A300 NORTH
1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

MTL-1	PRE-FINISHED METAL COPING AND TRIM COLOR: BONE WHITE
MTL-2	PRE-FINISHED METAL COPING AND TRIM COLOR: CHARCOAL GRAY
MTL-3	RIBBED METAL PANEL - FIRESTONE DELTA 16-C COLOR: MEDIUM BRONZE
FCB-1	FIBER CEMENT BOARD - NICHIHA VINTAGE WOOD COLOR: BARK
ACM-1	ALUMINUM COMPOSITE METAL PANEL - ALUCOBOND PLUS COLOR: BONE WHITE
PCP-1	INSULATED PRECAST PANEL - SMOOTH FACE FINISH - PAINTED COLOR: LIGHT BUFF
PCP-2	INSULATED PRECAST PANEL - SMOOTH FACE FINISH - PAINTED COLOR: GREY BROWN

1. ALUMINUM STOREFRONT MULLION/ FRAME: NATURAL ANODIZED ALUMINUM
2. OVERHEAD DOCK DOOR: PRE-FINISHED WHITE
3. H.M. MAN DOOR: COLOR TO MATCH MTL-2
4. OVERHEAD DOCK BUMPERS: PRE-FINISHED GREY



5 A300 KEYPLAN
1" = 80'-0"

K:\Jobs\Ramsey_SpecIndustrial_20280\04_Dwg\0_MasterDwg\20280_Ramsey\SpecIndustrial_Building1_Master.rvt

PROJECT NAME

OPPIDAN

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

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ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER:	20280
DRAWN BY:	J.JOHNSON
CHECKED BY:	T.MOHAGEN/ J.KAPLAN
DATE:	05-06-2021
COMPUTER DIRECTORY:	Ramsey_SpecIndustrial_20280

SHEET DESCRIPTION

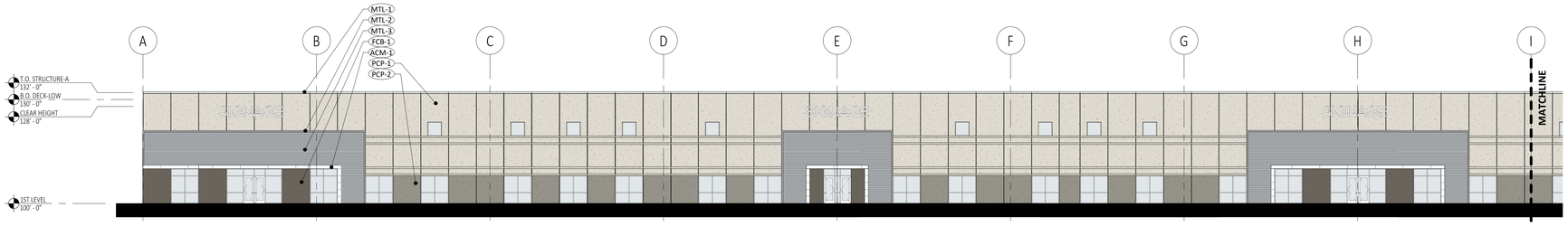
BUILDING 1 - EXTERIOR ELEVATIONS

PHASE

CITY SUBMITTAL

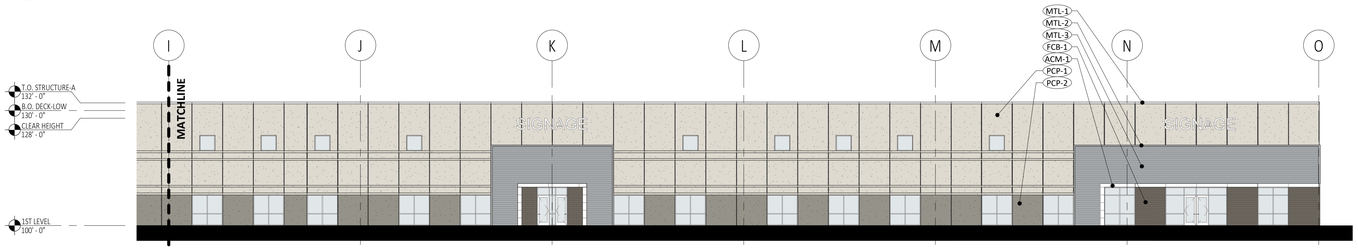
N

A300



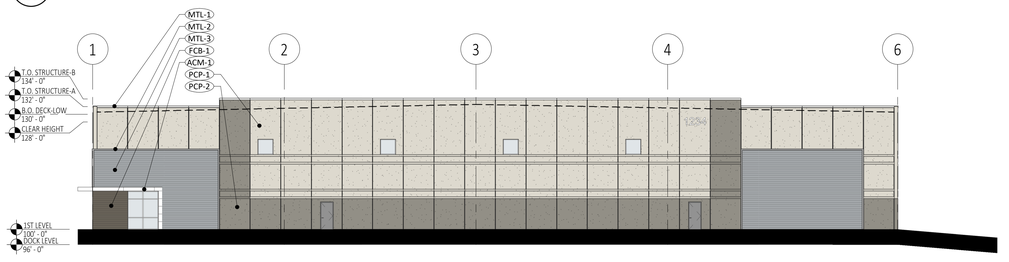
1 A300 WEST - PART 1

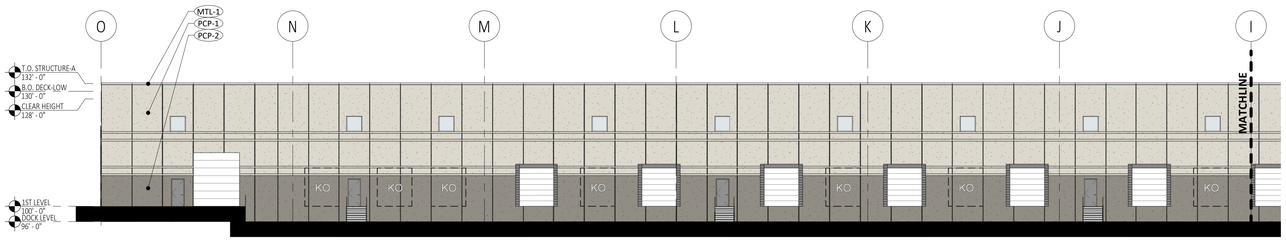
1/16" = 1'-0"



2 A300 WEST - PART 2

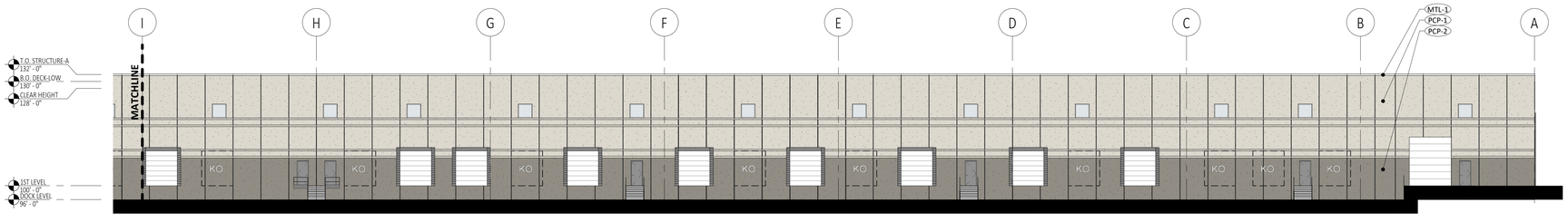
1/16" = 1'-0"





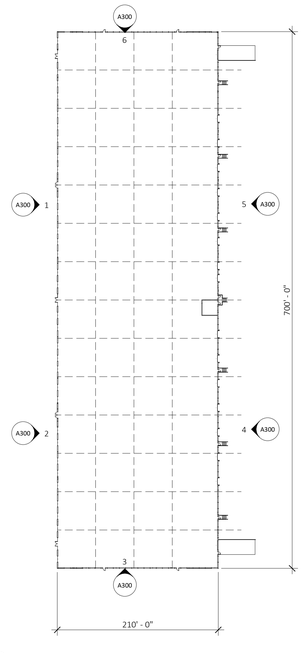
3 A300 SOUTH

1/16" = 1'-0"



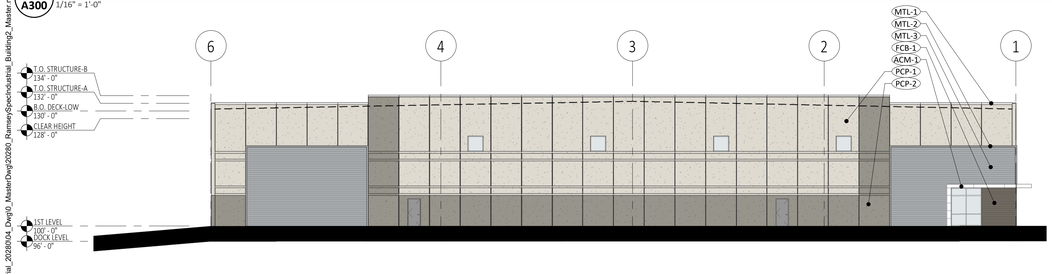
4 A300 EAST - PART 1

1/16" = 1'-0"



5 A300 EAST - PART 2

1/16" = 1'-0"



6 A300 NORTH

1/16" = 1'-0"

7 A300 KEYPLAN

1" = 80'-0"

EXTERIOR MATERIALS LEGEND

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4. OVERHEAD DOCK BUMPERS: PRE-FINISHED GREY

PROJECT NAME

OPPIDAN

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

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ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER:	20280
DRAWN BY:	J.JOHNSON
CHECKED BY:	T.MOHAGEN/ J.KAPLAN
DATE:	05-06-2021
COMPUTER DIRECTORY:	Ramsey_SpecIndustrial_20280

SHEET DESCRIPTION

BUILDING 2 AND BUILDING 3 - EXTERIOR ELEVATIONS

PHASE

CITY SUBMITTAL

A300

K:\Jobs\Ramsey_SpecIndustrial_20280\04_Dwg\0_MasterDwg\20280_RamseySpecIndustrial_Building2_Master.rvt



1 A300A **RENDERING - CORNER ENTRY**
12" = 1'-0"



2 A300A **RENDERING - DOCK**
12" = 1'-0"

K:\Jobs\Ramsey_Specindustrial_20280\04_Dwg\0_MasterDwg\20280_Ramsey\Specindustrial_Building1_Master.rvt

PROJECT NAME

OPPIDAN

RAMSEY SPEC INDUSTRIAL - BUILDING 1, BUILDING 2 AND BUILDING 3
NEW CONSTRUCTION

8XXX BUNKER LAKE BLVD, RAMSEY, MN 55303

ARCHITECT

MOHAGEN HANSEN Architecture | Interiors
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

NOT FOR CONSTRUCTION

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ISSUE RECORD

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	05-06-2021

DRAWING INFORMATION

PROJECT NUMBER: 20280
DRAWN BY: J.JOHNSON
CHECKED BY: T.MOHAGEN/ J.KAPLAN
DATE: 05-06-2021
COMPUTER DIRECTORY: Ramsey_Specindustrial_20280

SHEET DESCRIPTION

RENDERINGS

PHASE

CITY SUBMITTAL

A300A

SITE DEVELOPMENT PLANS
FOR

RAMSEY SPEC INDUSTRIAL

S20&S29, T32N, R25W
RAMSEY, ANOKA COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: MICHAEL C. BRANDT
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
OPPIDAN HOLDINGS LLC
400 WATER ST #200
EXCELSIOR, MN 55331
TELEPHONE: (952) 294-0353

GEOTECHNICAL ENGINEER
AMERICAN ENGINEERING TESTING, INC.
550 CLEVLAND AVE N
ST PAUL, MN 55114
TELEPHONE: (651) 659-9001
CONTACT: ROBIN L. FLICKENGER

SURVEYOR
EGAN, FIELD, & NOWAK, INC
1229 TYLER ST NE, STE 100
MINNEAPOLIS, MN 55413
TELEPHONE: (612) 466-3300
FAX: (612) 466-3383
CONTACT: ERIC ROESER

ARCHITECT
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER DR
STE 200
MINNETONKA, MN 55391
TELEPHONE: (952) 426-7400



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DRAWING INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	DEMO PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN - OVERALL
C401	SITE PLAN
C402	SITE PLAN
C403	SITE PLAN
C404	SITE PLAN
C405	SITE PLAN
C406	SITE PLAN
C407	SITE PLAN
C408	SITE PLAN
C409	SITE DETAILS
C500	GRADING & STORMWATER PLAN - OVERALL
C501	GRADING & STORMWATER PLAN
C502	GRADING & STORMWATER PLAN
C503	GRADING & STORMWATER PLAN
C504	GRADING & STORMWATER PLAN
C505	GRADING & STORMWATER PLAN
C506	GRADING & STORMWATER PLAN
C507	GRADING & STORMWATER PLAN
C508	GRADING & STORMWATER PLAN
C509	GRADING & STORMWATER DETAILS
C510	GRADING & STORMWATER DETAILS
C600	UTILITY PLAN - OVERALL
C601	UTILITY PLAN
C602	UTILITY PLAN
C603	UTILITY PLAN
C604	UTILITY PLAN
C605	UTILITY PLAN
C606	UTILITY PLAN
C607	UTILITY PLAN
C608	UTILITY PLAN
C609	UTILITY DETAILS
C610	UTILITY DETAILS
L100	LANDSCAPE PLAN - OVERALL
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L104	LANDSCAPE PLAN
L105	LANDSCAPE PLAN
L106	LANDSCAPE PLAN
L107	LANDSCAPE PLAN
L108	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

COVER SHEET

SHEET NUMBER
C000

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg May 06, 2021 - 11:41am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDE\VOPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg May 06, 2021 - 11:41am

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION
ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION,
INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK
INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF RAMSEY ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF RAMSEY AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

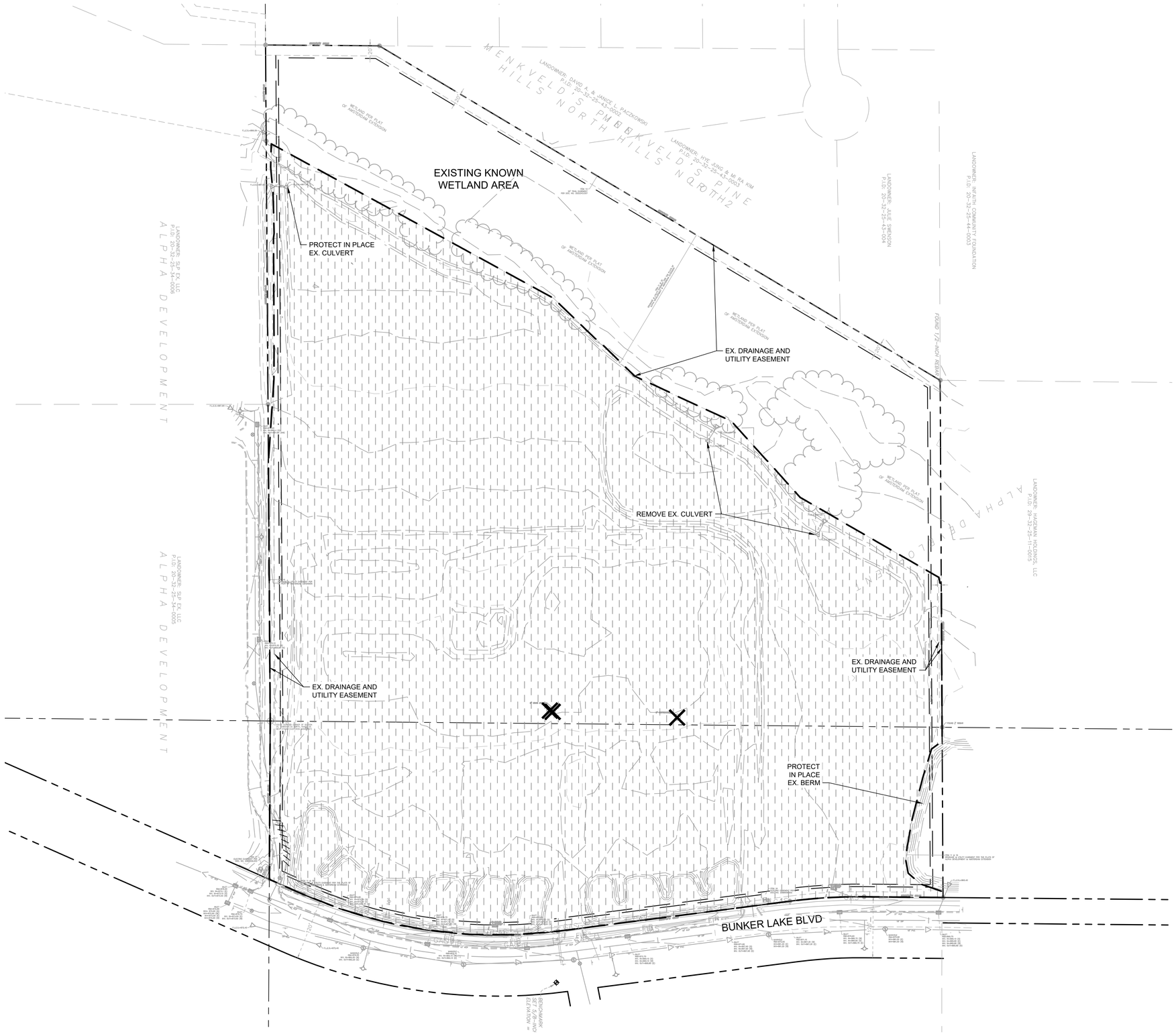
- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND T

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DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH RAMSEY, <COUNTY> COUNTY AND MN/DOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF RAMSEY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

LEGEND

- PROPERTY LINE
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- LIMITS OF CONSTRUCTION
- O—ELC — EXISTING OVERHEAD POWER LINE
- x x x — EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- GAS — EXISTING GAS MAIN
- TEL — EXISTING UNDERGROUND TELEPHONE
- CTV — EXISTING UNDERGROUND CABLE
- 928 — EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING ELECTRICAL METER
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING TREE
- EXISTING TREE LINE

Know what's **below.** **Call** before you dig.

NORTH

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

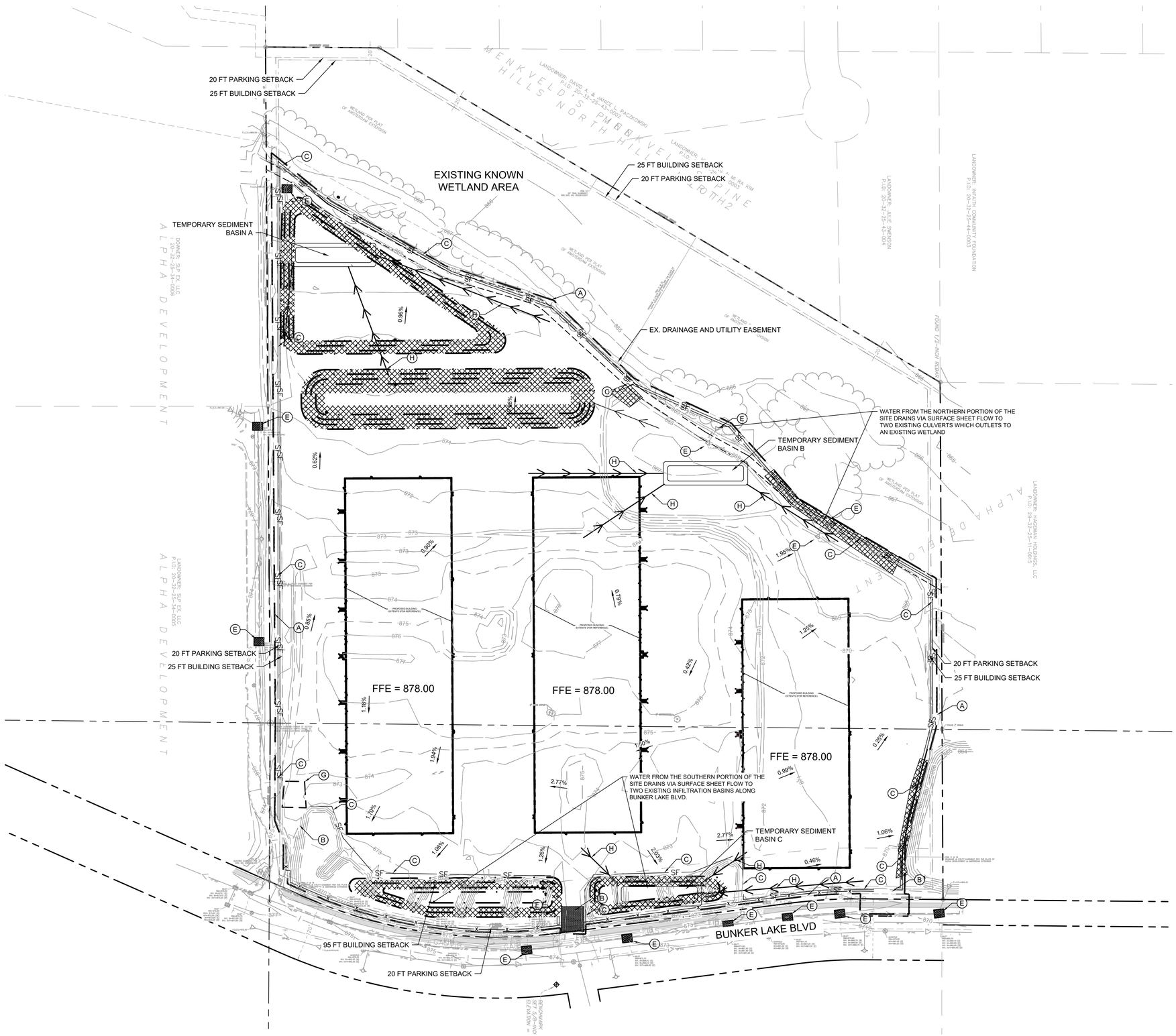
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

DEMO PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C200

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C3-EROS PH1 PLAN.dwg May 06, 2021 - 11:42am
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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE SUBCONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE SUBCONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE SUBCONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE SUBCONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
11. 89TH AVENUE NORTH SHALL BE SWEPT A MINIMUM OF 1 TIMES PER WEEK OR AS DIRECTED BY ENGINEER.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SWPPP UPDATES AND AMENDMENTS

THE SUBCONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

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AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

KEYNOTE LEGEND

- (A) LIMITS OF DISTURBANCE
- (B) ROCK CONSTRUCTION ENTRANCE
- (C) SILT FENCE
- (D) BIO ROLL
- (E) INLET PROTECTION
- (F) SWPPP SIGN
- (G) CONCRETE WASH-OUT AREA
- (H) DIVERSION DITCH

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

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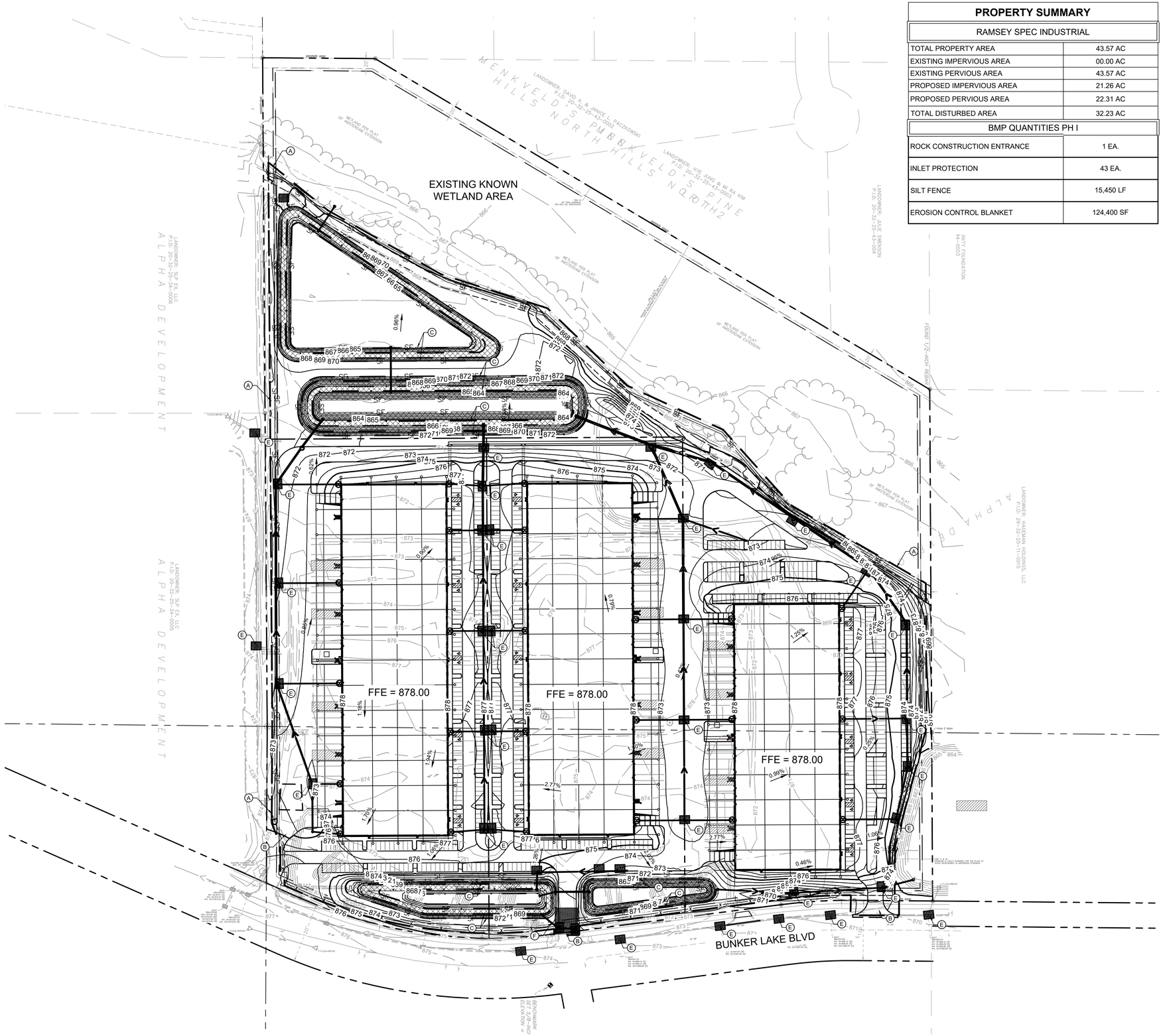
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

PRELIMINARY - NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C300



PROPERTY SUMMARY

RAMSEY SPEC INDUSTRIAL	
TOTAL PROPERTY AREA	43.57 AC
EXISTING IMPERVIOUS AREA	00.00 AC
EXISTING PERVIOUS AREA	43.57 AC
PROPOSED IMPERVIOUS AREA	21.26 AC
PROPOSED PERVIOUS AREA	22.31 AC
TOTAL DISTURBED AREA	32.23 AC

BMP QUANTITIES PH I	
ROCK CONSTRUCTION ENTRANCE	1 EA.
INLET PROTECTION	43 EA.
SILT FENCE	15,450 LF
EROSION CONTROL BLANKET	124,400 SF

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE

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KEYNOTE LEGEND

- (A) LIMITS OF DISTURBANCE
- (B) ROCK CONSTRUCTION ENTRANCE
- (C) SILT FENCE
- (D) BIO ROLL
- (E) INLET PROTECTION
- (F) SWPPP SIGN

Know what's below. Call before you dig.

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No.	REVISIONS	DATE	BY

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT
DATE: 05/06/2021 | MN LIC. NO. 42661

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

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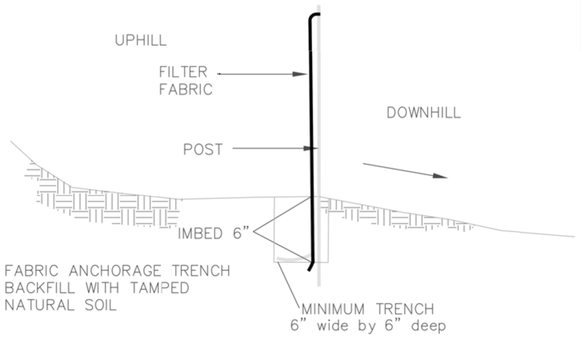
EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C300

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INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

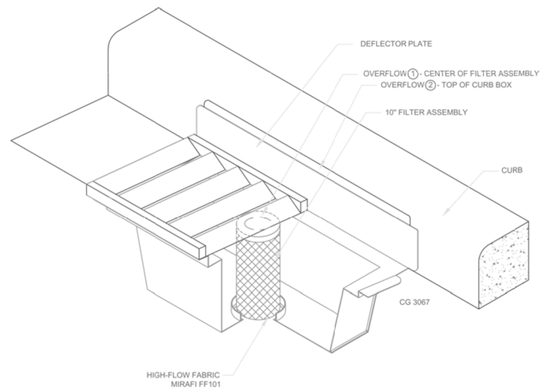
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1

FOR REFERENCE ONLY



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

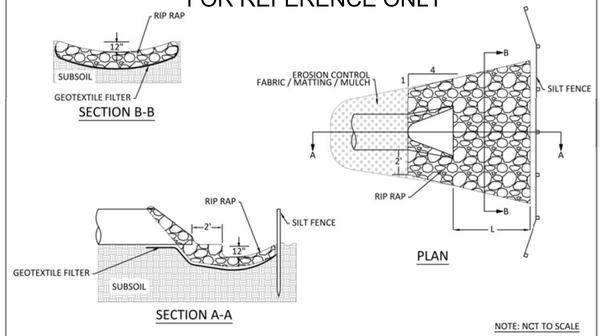
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2

FOR REFERENCE ONLY



NOTE: NCT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

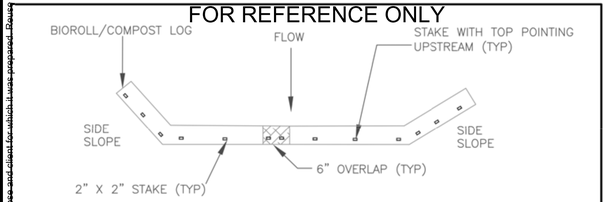
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City of RAMSEY

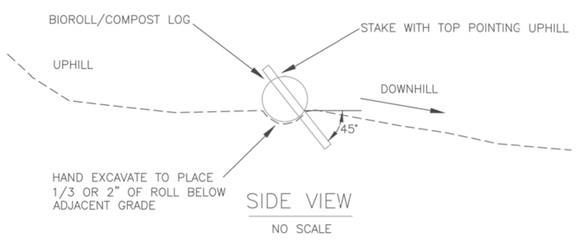
STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3

FOR REFERENCE ONLY



PLAN VIEW



SIDE VIEW

NO SCALE

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

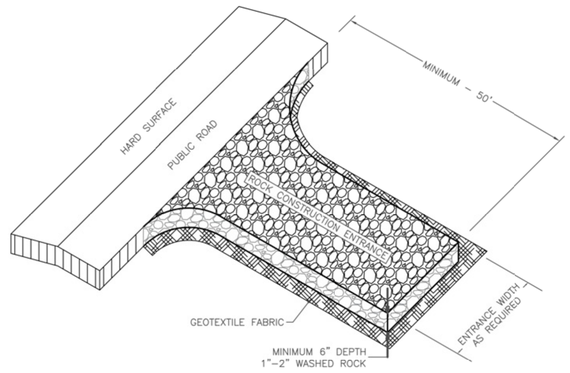
APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4

FOR REFERENCE ONLY



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

FOR REFERENCE ONLY

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

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

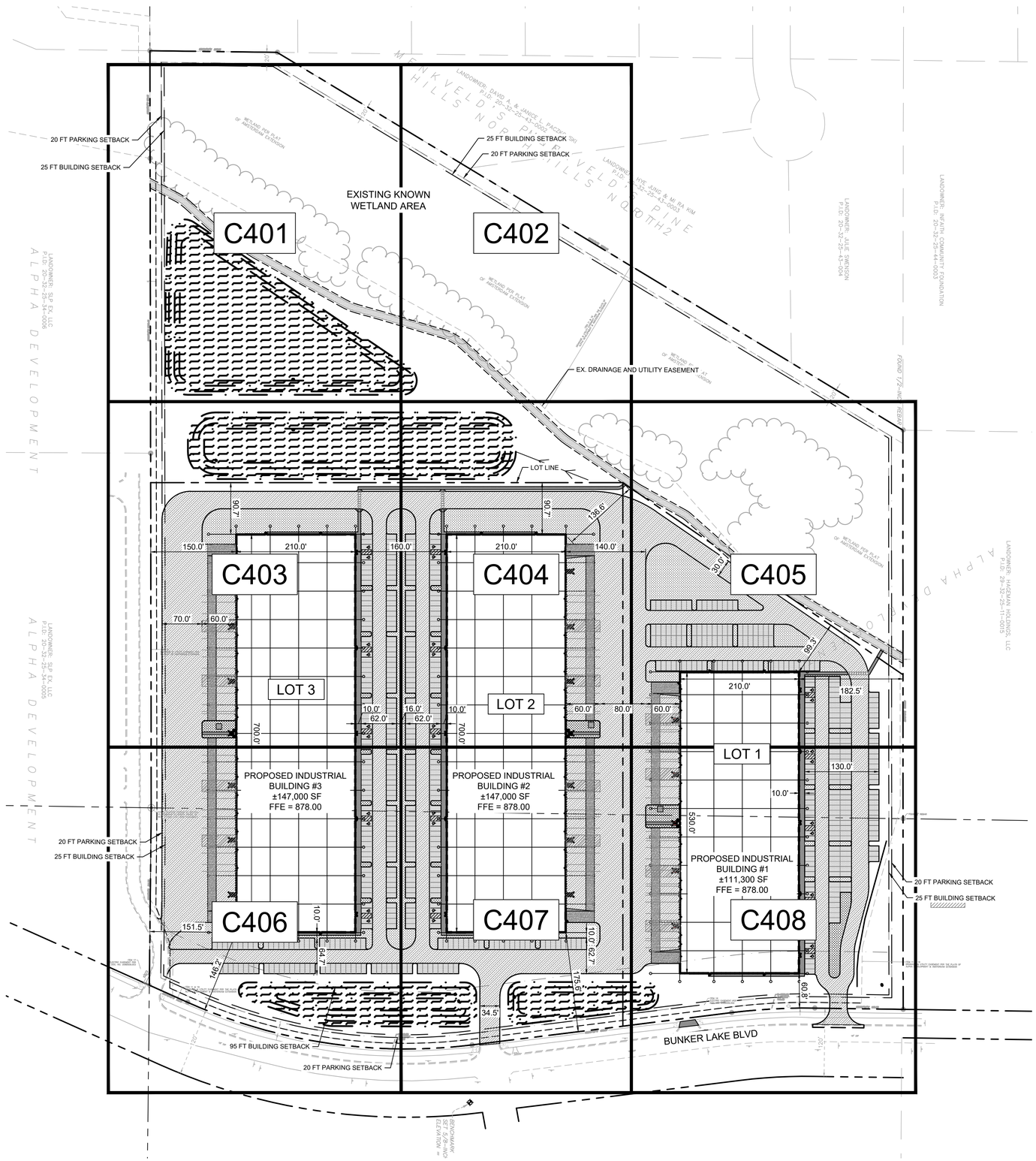
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EROSION AND SEDIMENT CONTROL DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C302

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PROPERTY SUMMARY

RAMSEY SPEC INDUSTRIAL	
TOTAL PROPERTY AREA	43.57 AC
EXISTING IMPERVIOUS AREA	00.00 AC
EXISTING PERVIOUS AREA	43.57 AC
PROPOSED IMPERVIOUS AREA	21.26 AC
PROPOSED PERVIOUS AREA	22.31 AC
TOTAL DISTURBED AREA	32.23 AC

ZONING SUMMARY	
EXISTING ZONING	PUBLIC/QUASI-PUBLIC DISTRICT
PROPOSED ZONING	E-3 EMPLOYMENT DISTRICT
PARKING SETBACKS	SIDE/REAR = 20' ROAD = 20'
REQUIRED BUILDING SETBACKS	FRONT = 60' SIDE = 25' REAR = 25'
PROVIDED BUILDING #1 SETBACKS	FRONT = 60.8' SIDE = 182.5' REAR = 99.3'
PROVIDED BUILDING #2 SETBACKS	FRONT = 175.6' SIDE = 136.6' REAR = 90.7'
PROVIDED BUILDING #3 SETBACKS	FRONT = 146.2' SIDE = 150.0' REAR = 90.7'

BUILDING DATA SUMMARY

AREAS	
PROPOSED LOT 1 PROPERTY	8.63 AC
BUILDING AREA	2.56 AC (29.66% OF TOTAL PROPERTY AREA)
PROPOSED LOT 2 PROPERTY	8.76 AC
BUILDING AREA	3.37 AC (38.5% OF TOTAL PROPERTY AREA)
PROPOSED LOT 3 PROPERTY	9.67 AC
BUILDING AREA	3.37 AC (34.9% OF TOTAL PROPERTY AREA)
PROPOSED OUTLOT AREA	16.50 AC

BUILDING #1	
INDUSTRIAL REQUIRED PARKING (85% GFA = 94,605 SF)	95 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 16,965 SF)	56 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	151 SPACES
PROPOSED PARKING	211 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

BUILDING #2	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	191 SPACES
ADA STALLS REQ'D / PROVIDED	6 STALLS / 10 STALLS

BUILDING #3	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	216 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
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16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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No.	REVISIONS	DATE	BY

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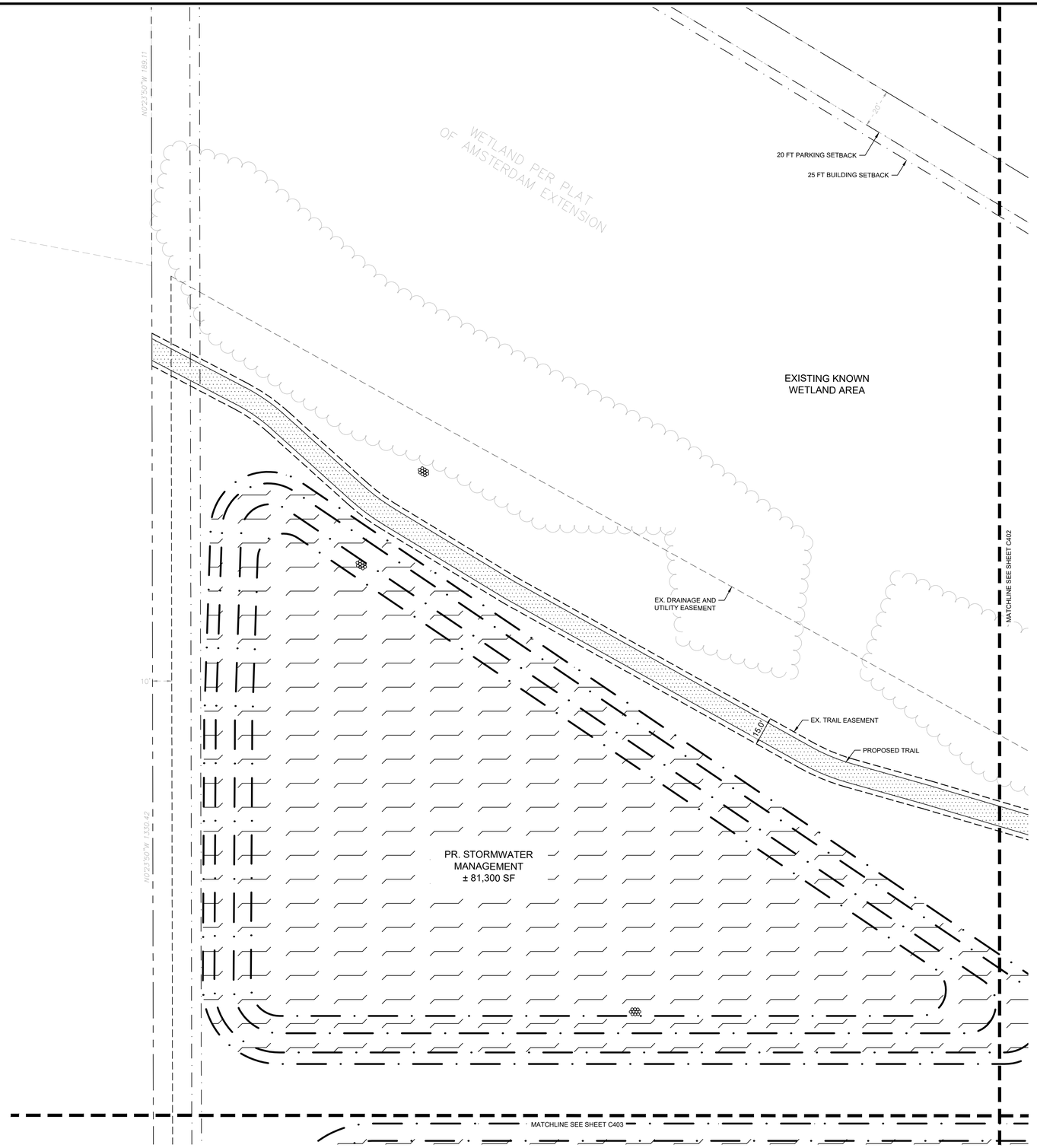
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

SITE PLAN - OVERALL

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C400

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LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) MILL AND OVERLAY RESTRIPPED AREAS
- (K) HEAVY DUTY CONCRETE PAVEMENT
- (L) B612 CURB & GUTTER (TYP.)
- (M) TRANSITION CURB
- (N) FLAT CURB
- (O) COMMERCIAL DRIVEWAY APRON

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811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MN
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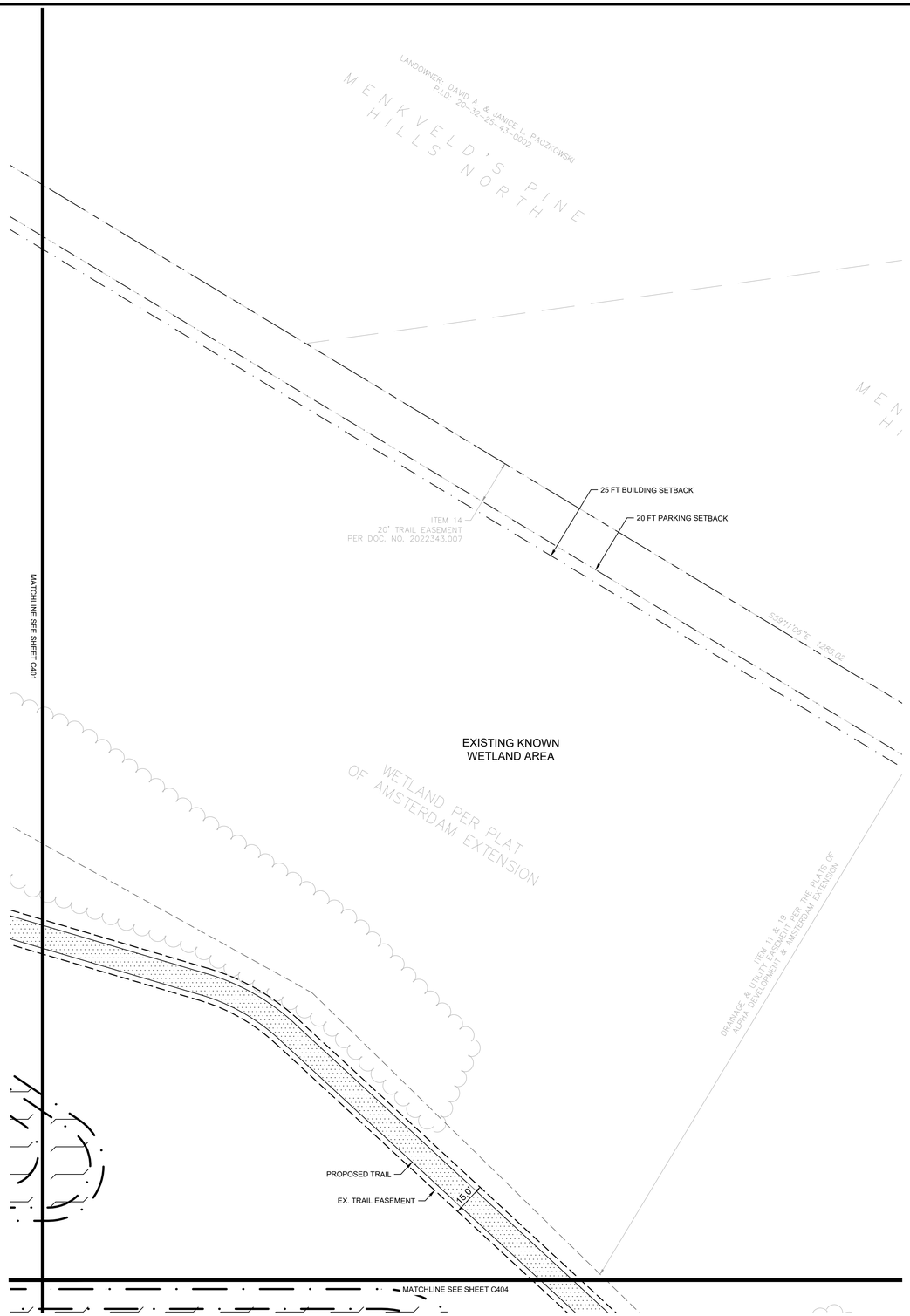
KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160774051	AS SHOWN	XXX	XXX	XXX
DATE 05/06/2021				

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C401

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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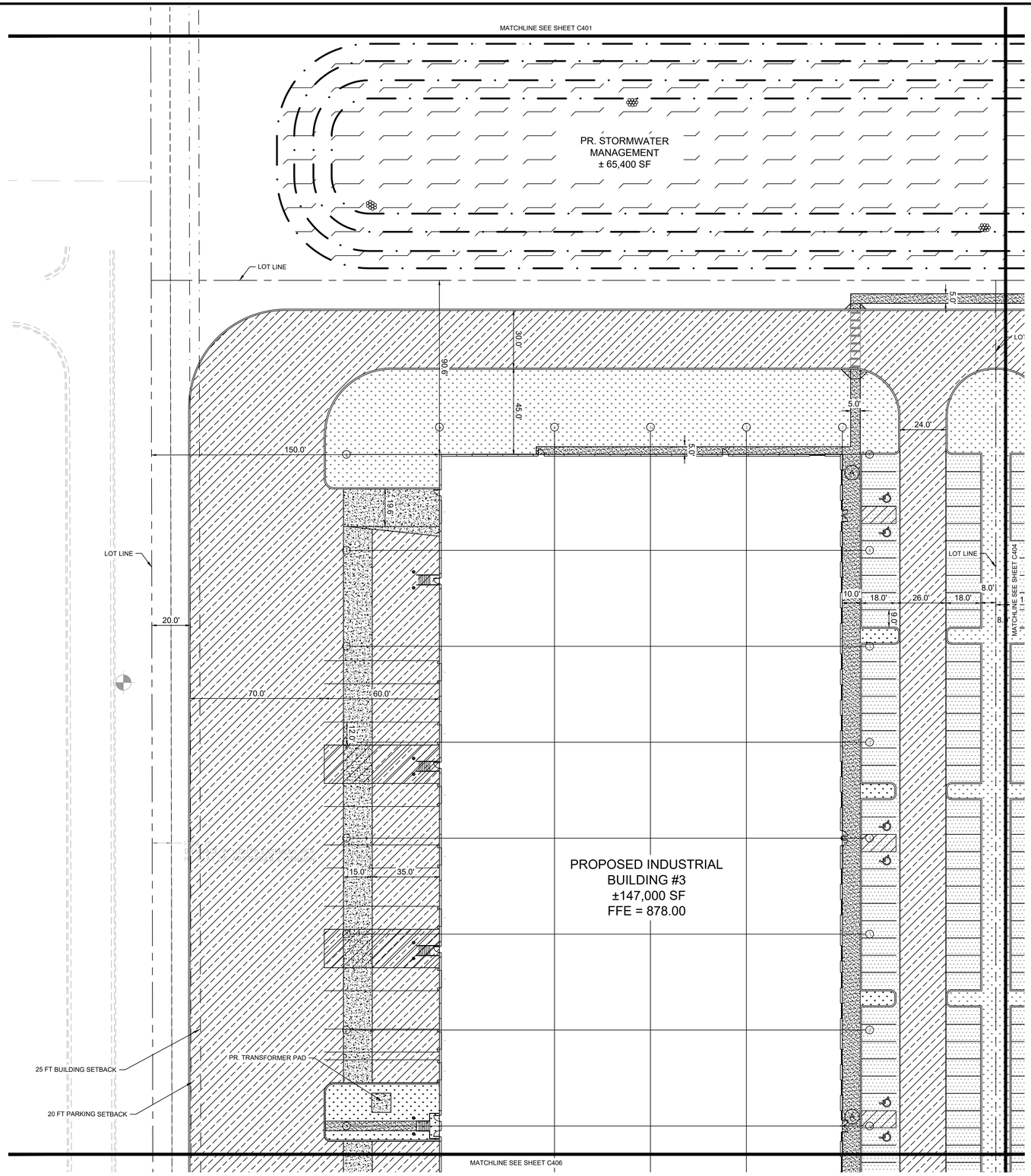
KHA PROJECT	160774051
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DRAWN BY	XXX
CHECKED BY	XXX

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
C402

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0 15 30 60

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CHECKED BY	XXX

RAMSEY SPEC INDUSTRIAL

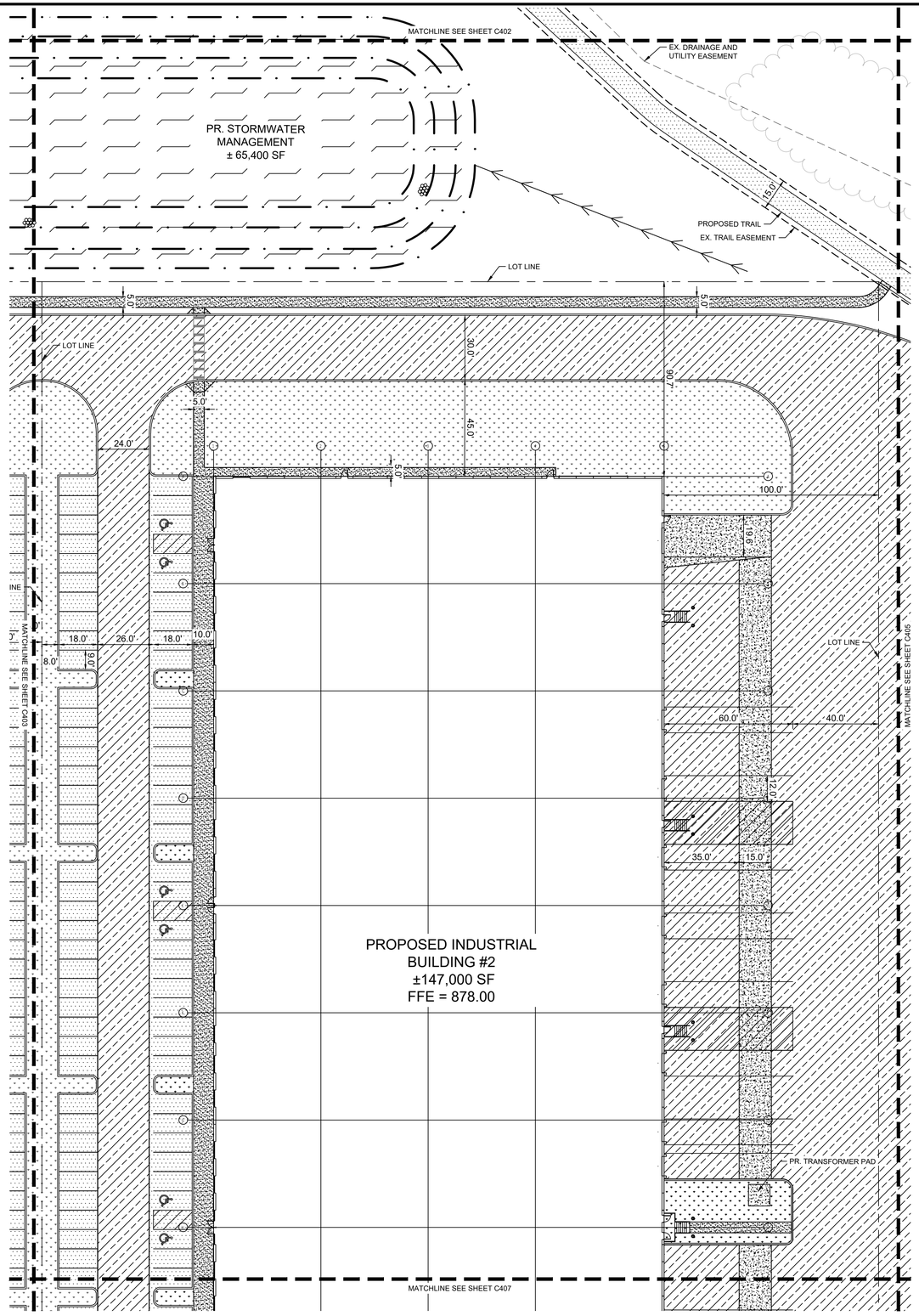
PREPARED FOR
OPPIDAN HOLDINGS LLC

RAMSEY MN

SITE PLAN

SHEET NUMBER
C403

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LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	6" CONCRETE FILLED PIPE BOLLARD
C	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
D	ACCESSIBLE CURB RAMP
E	ACCESSIBLE PARKING SIGN
F	ACCESSIBLE PARKING
G	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
H	STANDARD DUTY ASPHALT PAVEMENT
I	LANDSCAPE AREA - SEE LANDSCAPE PLANS
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K	HEAVY DUTY CONCRETE PAVEMENT
L	B612 CURB & GUTTER (TYP.)
M	TRANSITION CURB
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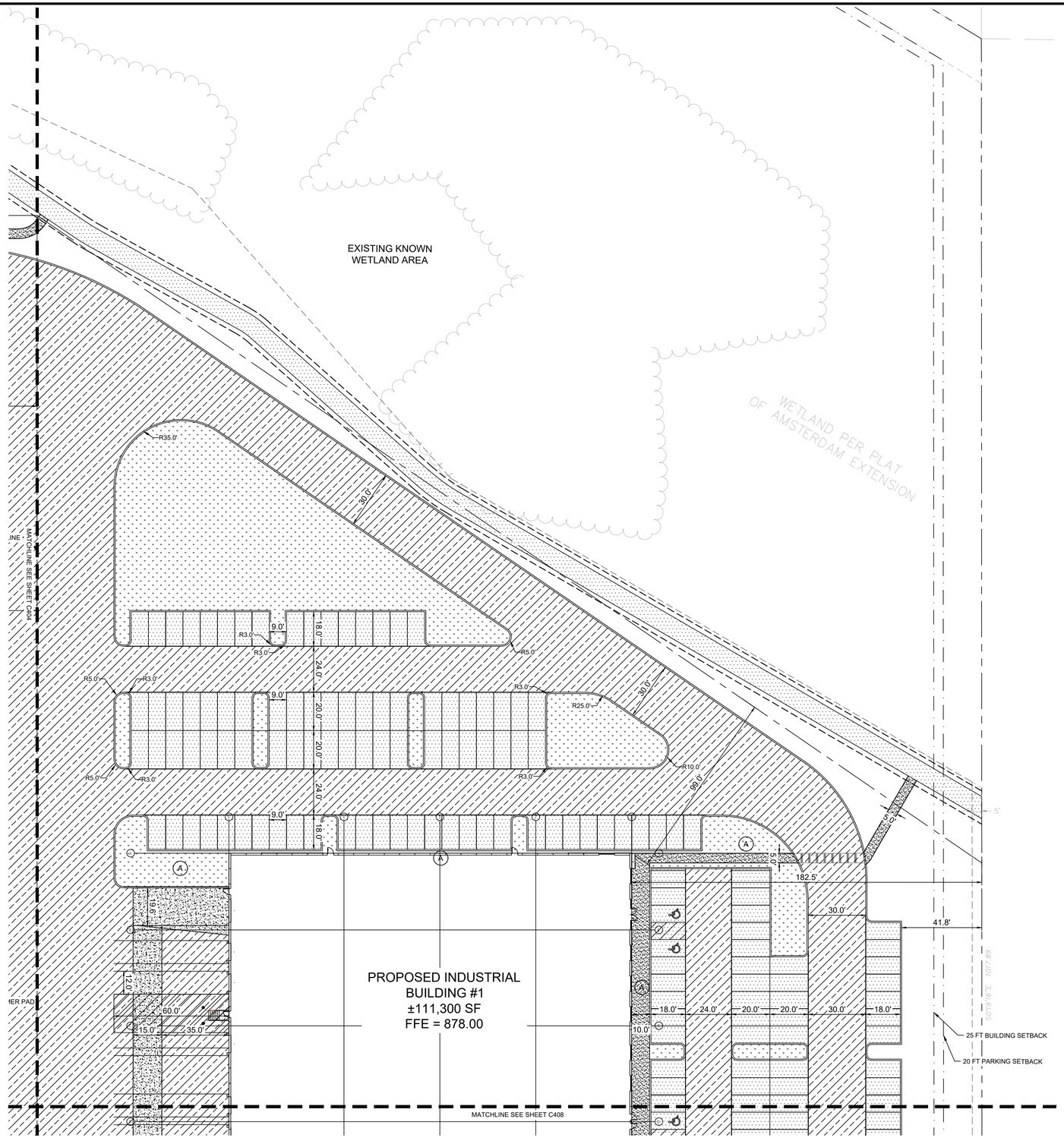
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DATE	05/06/2021
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RAMSEY SPEC INDUSTRIAL
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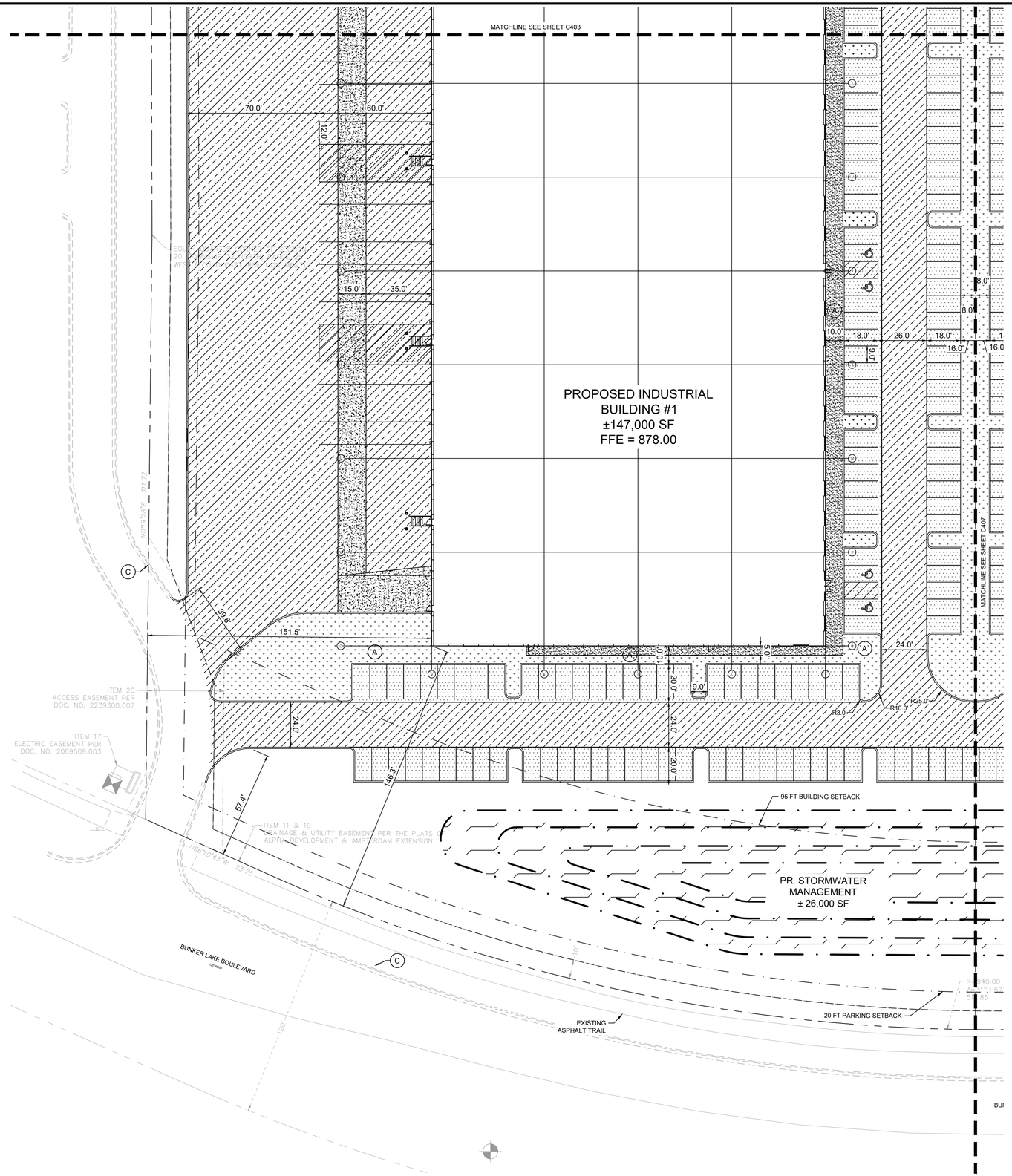
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SCALE AS SHOWN
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DRAWN BY XXX
CHECKED BY XXX

SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

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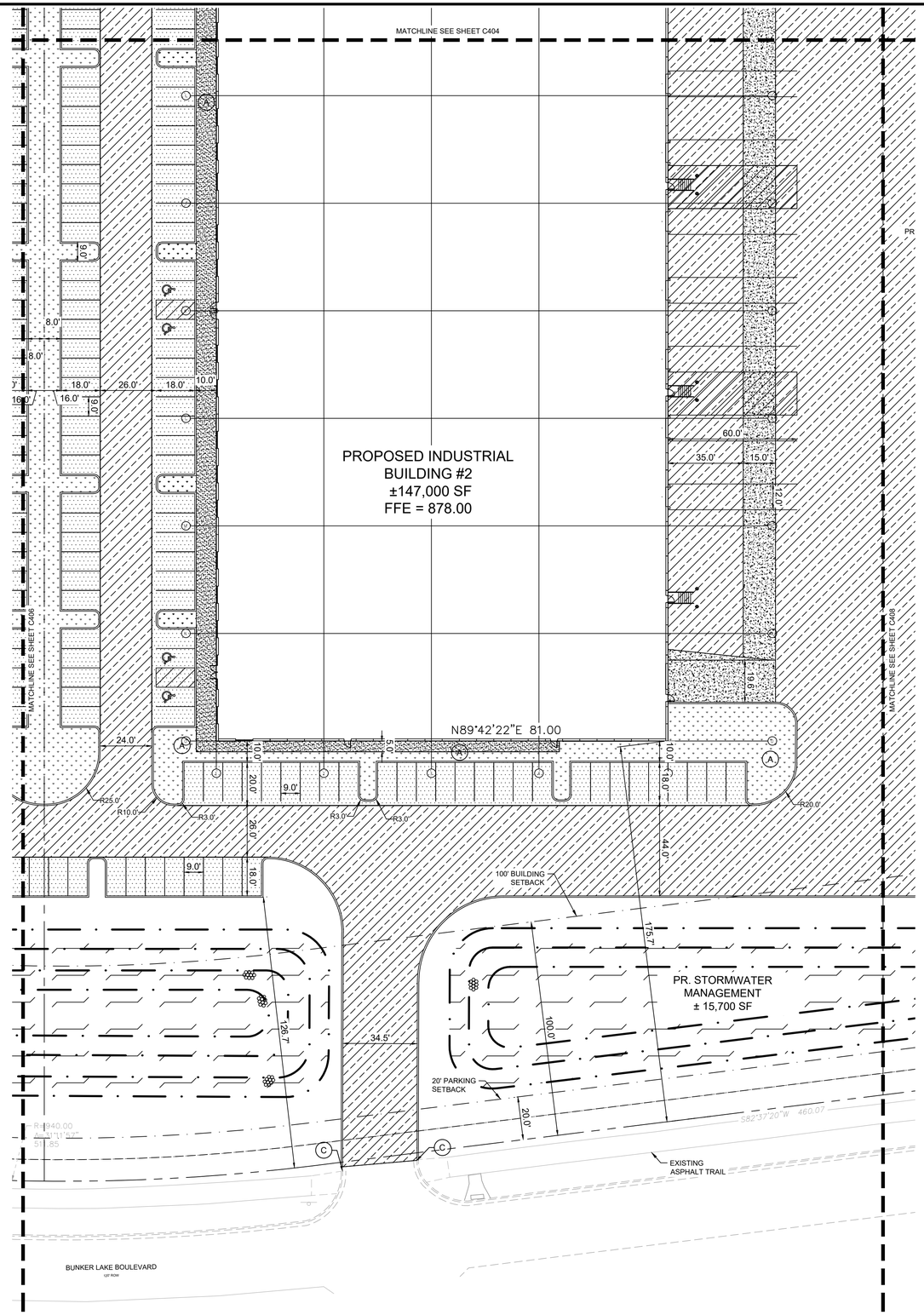
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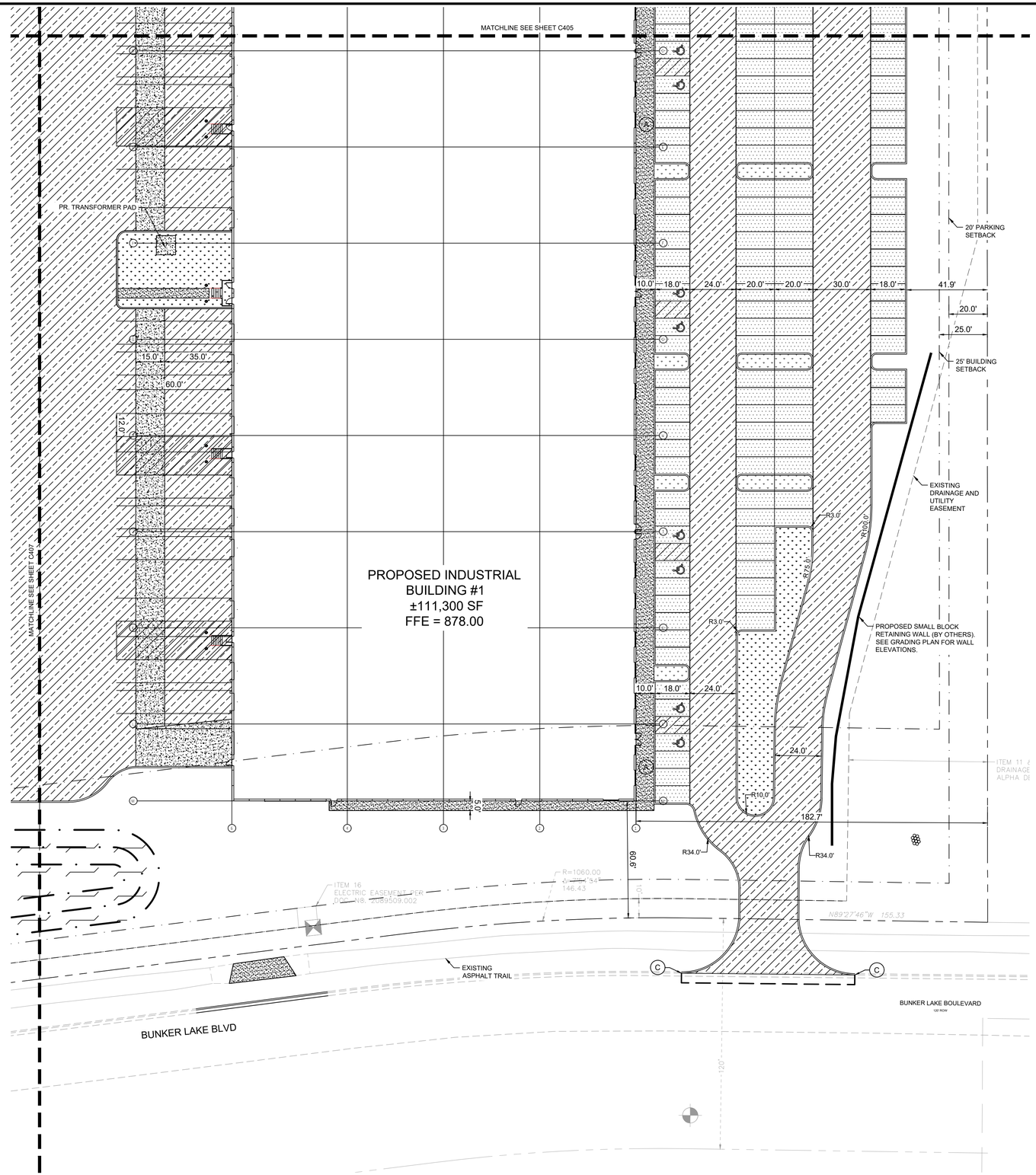
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6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. , DATED 03/12/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 43.57 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

FIRST M. LAST
MN LIC. NO. XXXXX
DATE: XX/XX/XXXX

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

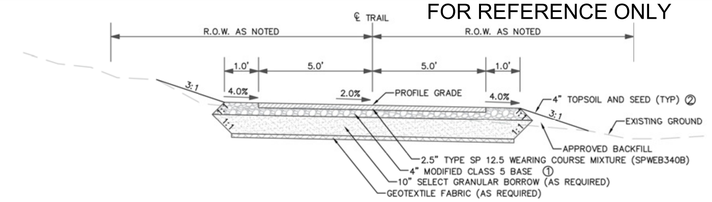
SITE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

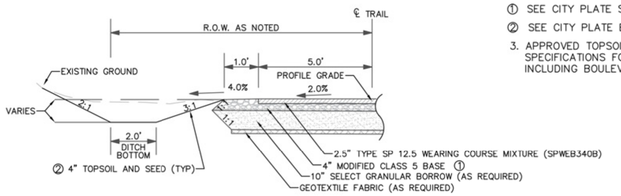
SHEET NUMBER
C408

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg May 06, 2021 - 11:44am
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FOR REFERENCE ONLY



TYPICAL SECTION



DITCH SECTION

NOTES:

① SEE CITY PLATE STR-26

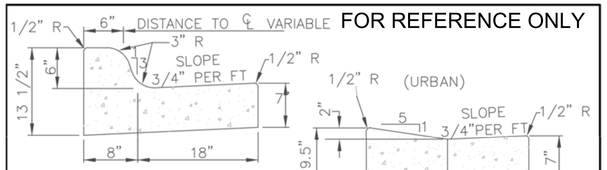
② SEE CITY PLATE ERO-6

3. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

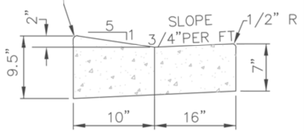
NOTE: NOT TO SCALE

APPROVED: 1 - 2016	City of RAMSEY	CITY PLATE No. PARK-1	STANDARD DETAILS: BITUMINOUS TRAIL

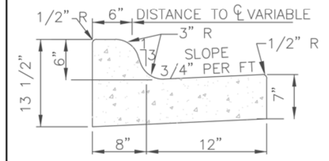
FOR REFERENCE ONLY



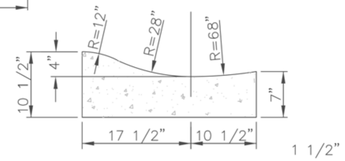
MnDOT B618
(URBAN)



DRIVEWAY FOR B618



MnDOT B612
(URBAN)



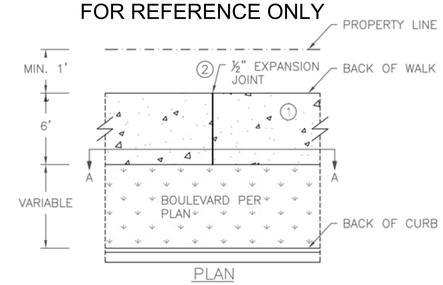
SURMOUNTABLE

NOTES:

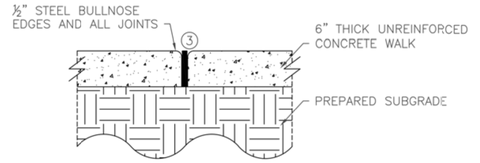
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER CITY PLATE No. STR-1

FOR REFERENCE ONLY



PLAN



SECTION A-A

NOTE:

① BROOM FINISH CONCRETE WALK SURFACE

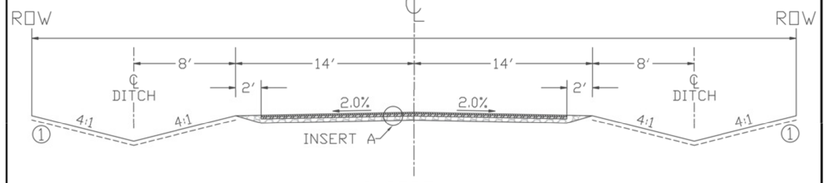
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

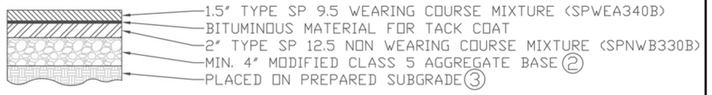
NOT TO SCALE

APPROVED: 10 - 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK CITY PLATE No. STR-3

FOR REFERENCE ONLY



INSERT A:



REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. SEE CITY PLATE No. ERO-6

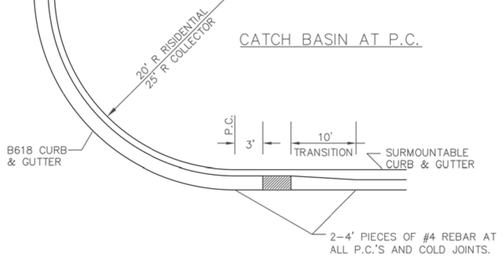
② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

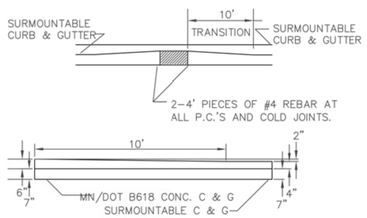
NOTE: NOT TO SCALE

APPROVED: 6 - 2016	City of RAMSEY	CITY PLATE No. STR-6	STANDARD DETAILS: 28' - RURAL STREET

FOR REFERENCE ONLY



CATCH BASIN AT P.C.



INLINE CATCH BASIN

10' TRANSITION

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: CATCHBASIN PLACEMENT - SURMOUNTABLE CURB CITY PLATE No. STR-27

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

PRELIMINARY - NOT FOR CONSTRUCTION

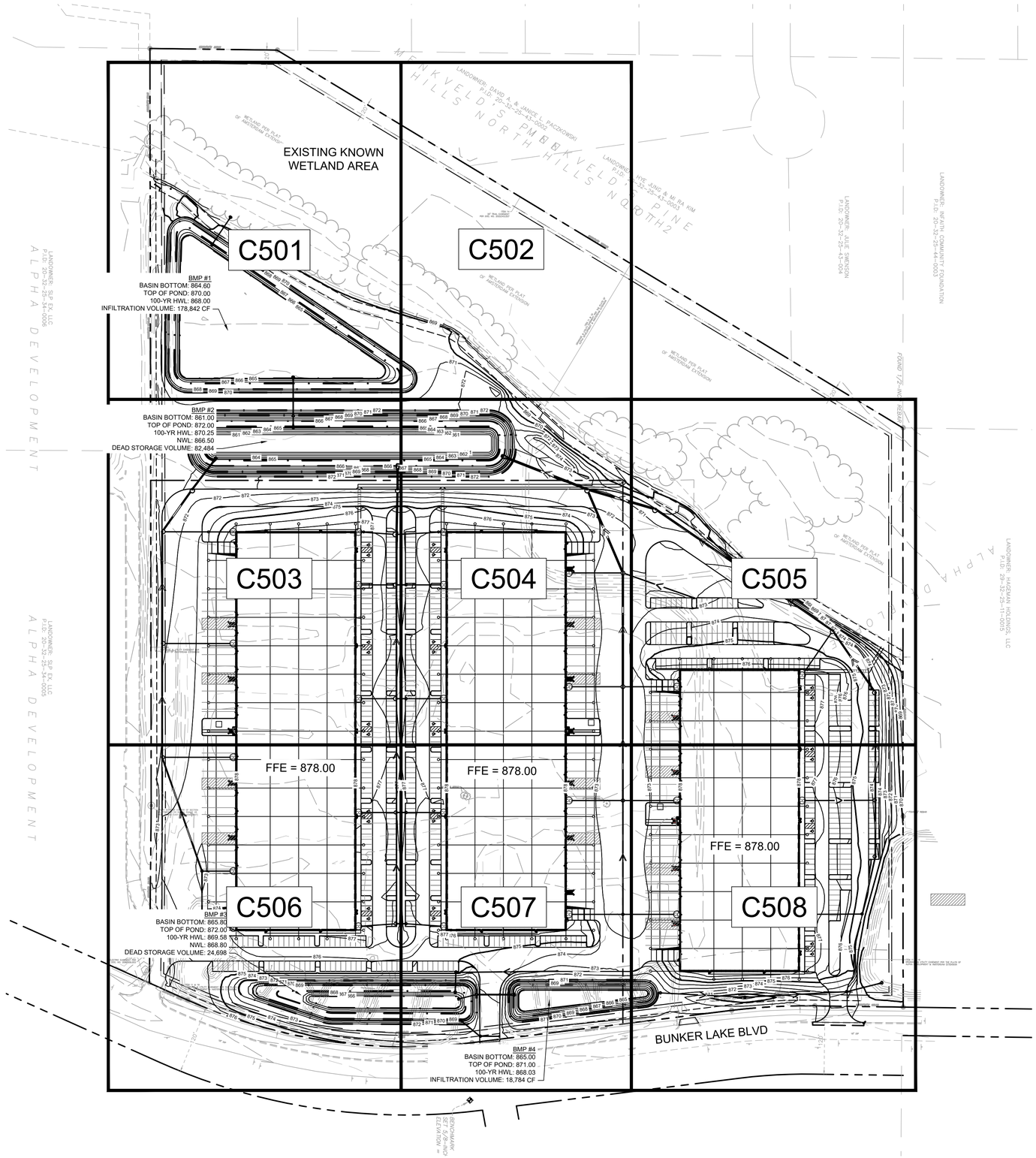
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SITE DETAILS

SHEET NUMBER
C409

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg May 06, 2021 - 11:44am

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LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION 870.00 OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

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No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

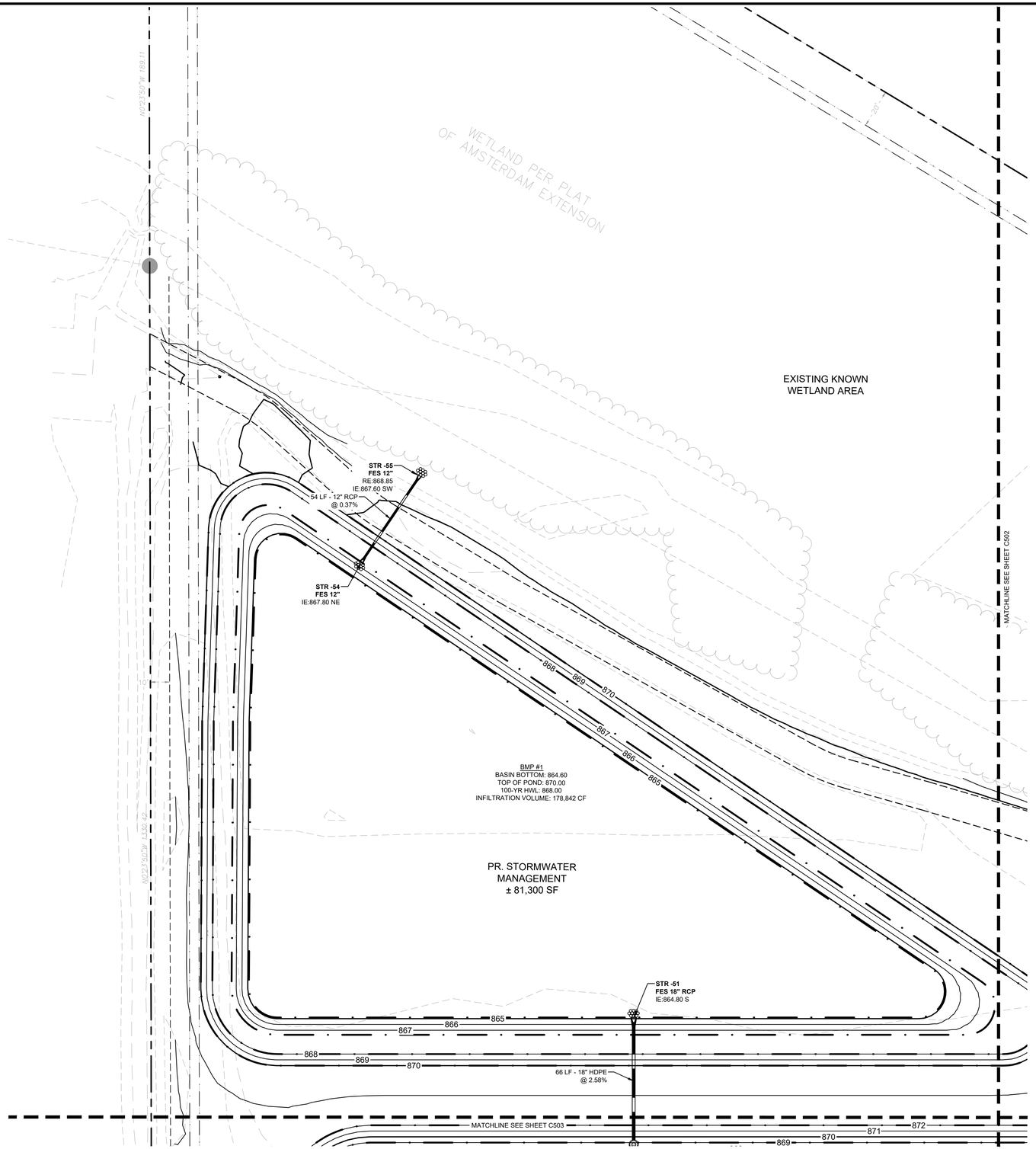
GRADING & STORMWATER PLAN - OVERALL

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C500

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING PLAN-OVERALL.dwg May 06, 2021 - 11:44am
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KEYNOTE LEGEND

- (A) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (B) CONNECT TO EXISTING STORM SERVICE
- (C) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (D) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (E) ROOF DRAIN CONNECTION
- (F) REPLACE INLET WITH SOLID CASTING
- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION

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0 15 30 60

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PHONE: 651-645-4197
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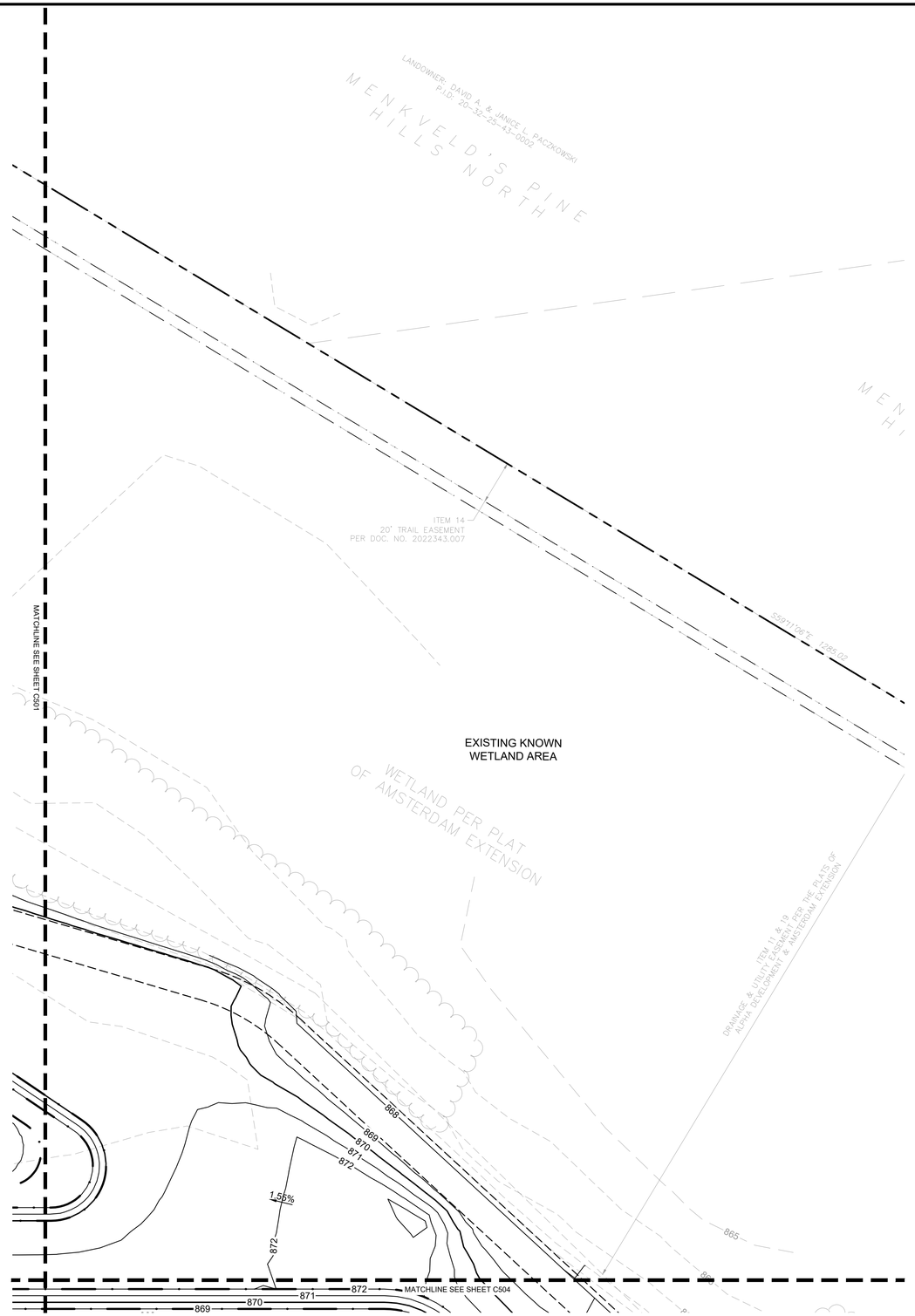
MICHAEL C. BRANDT
DATE: 05/06/2021 MN LIC. NO. 42661

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
C501



KEYNOTE LEGEND

- (A) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (B) CONNECT TO EXISTING STORM SERVICE
- (C) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (D) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (E) ROOF DRAIN CONNECTION
- (F) REPLACE INLET WITH SOLID CASTING
- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- (D) PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- (C) PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW
- 0.0% PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
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20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

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GRAPHIC SCALE IN FEET
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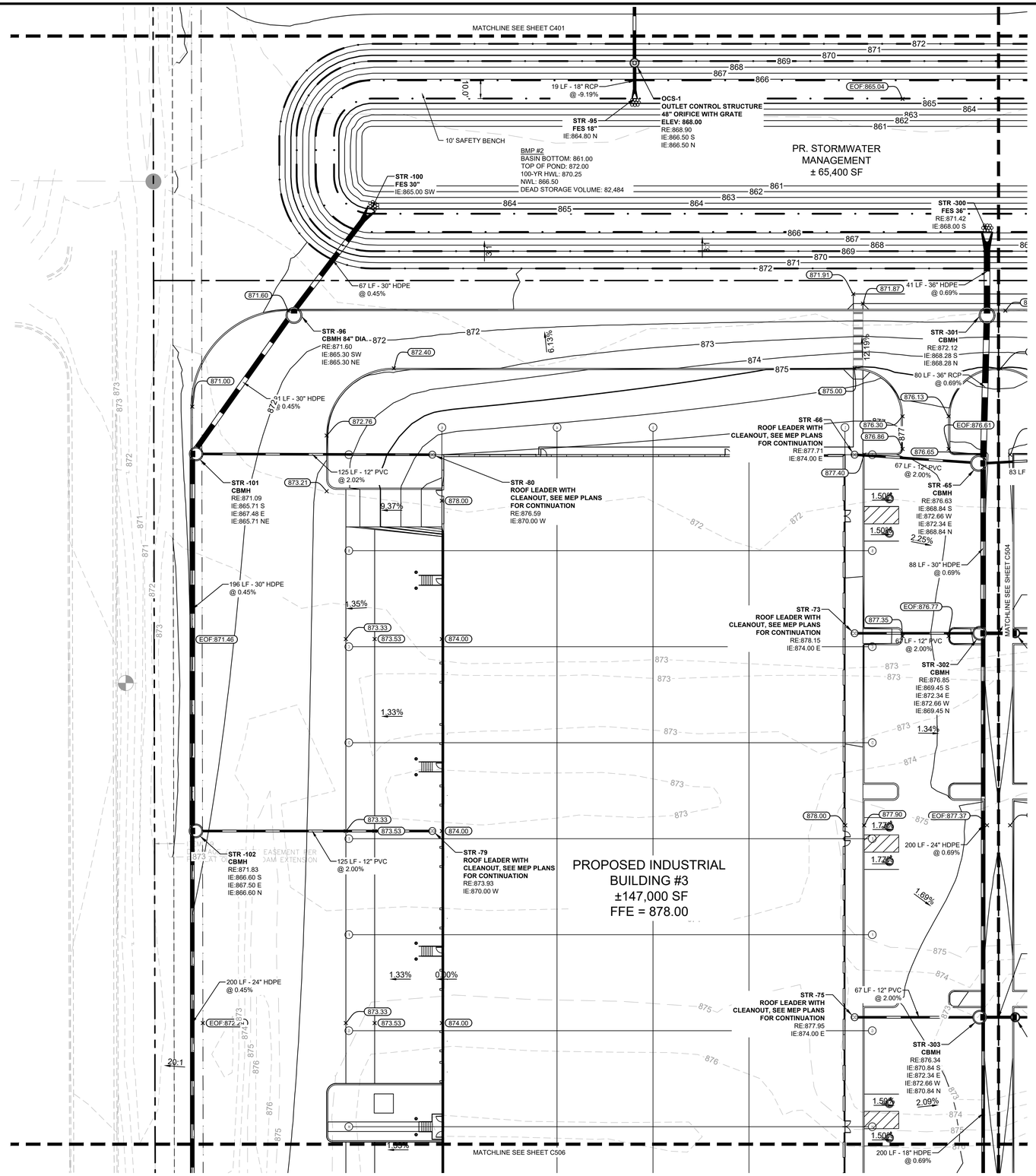
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RAMSEY MN

SHEET NUMBER
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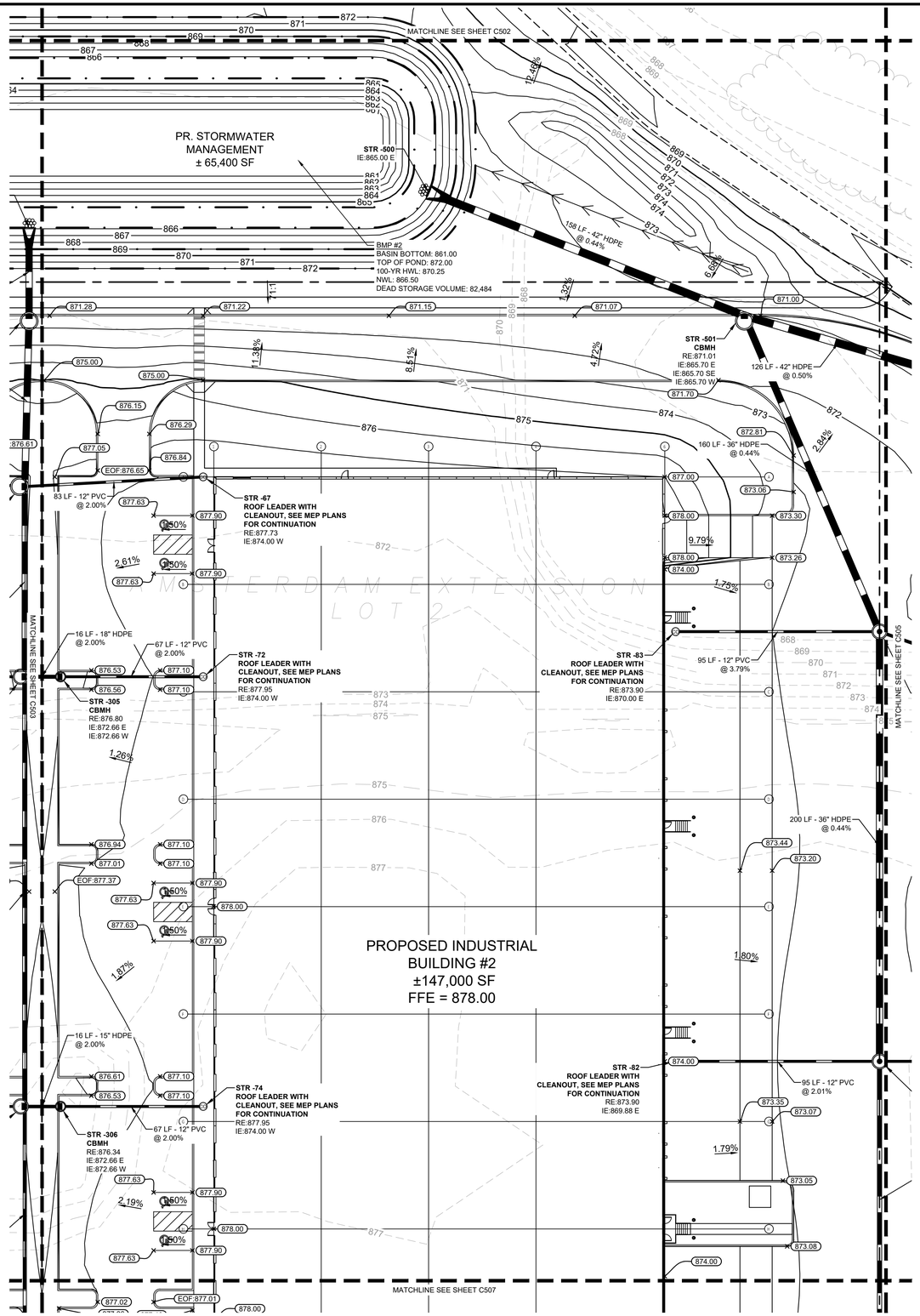
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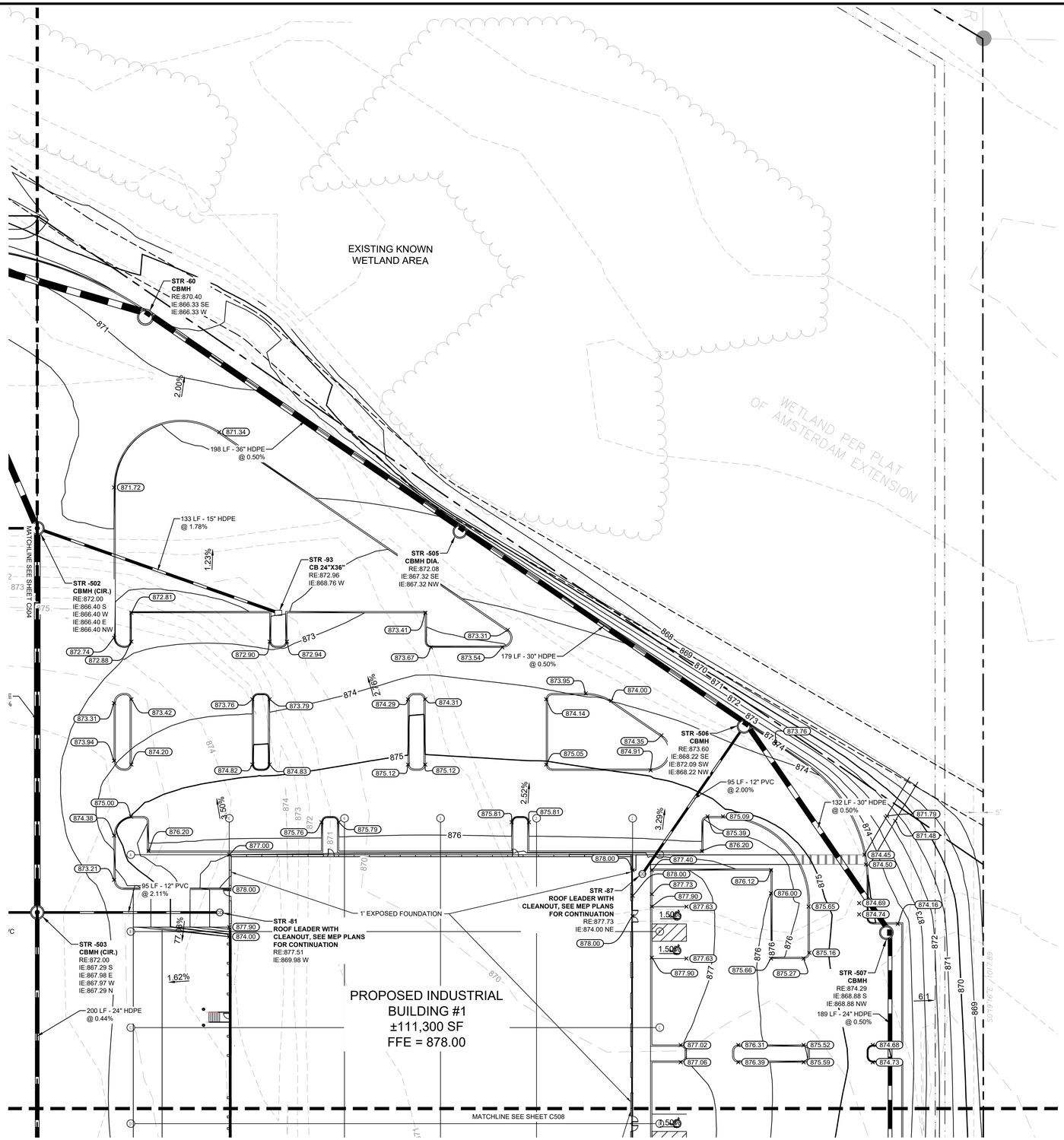
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ME:0.0	MATCH EXISTING ELEVATION
EOF:0.0	PROPOSED EMERGENCY OVERFLOW
0.0%	PROPOSED DRAINAGE DIRECTION
0.00%	PROPOSED ADA SLOPE

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   HDPE: 12" OR GREATER PER ASTM F-2306
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No.	REVISIONS	DATE	BY

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MN
LIC. NO. 42661
DATE: 05/06/2021

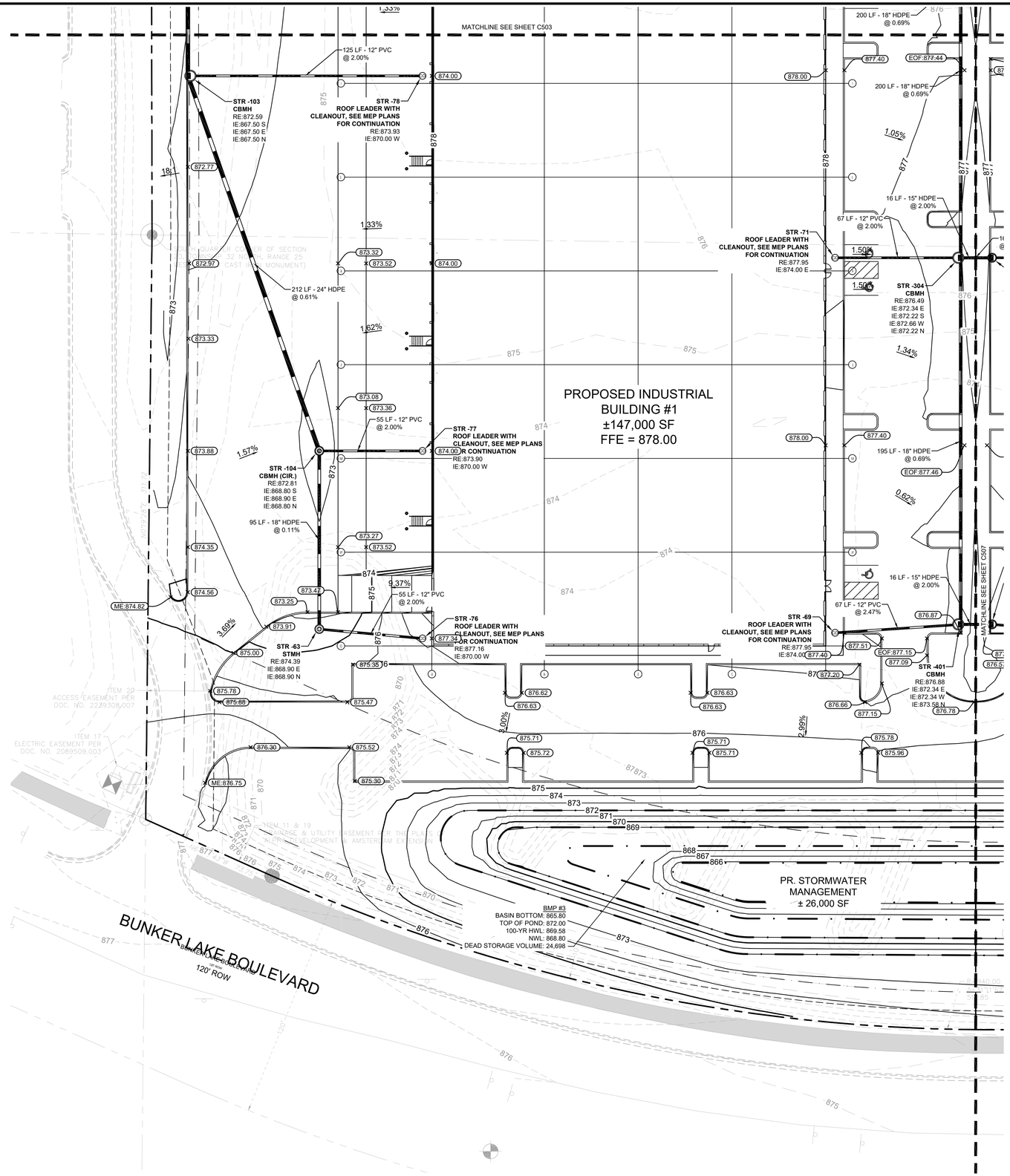
KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C505

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING & STORMWATER PLAN.dwg May 06, 2021 - 11:45am
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LEGEND

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- EXISTING CONTOUR
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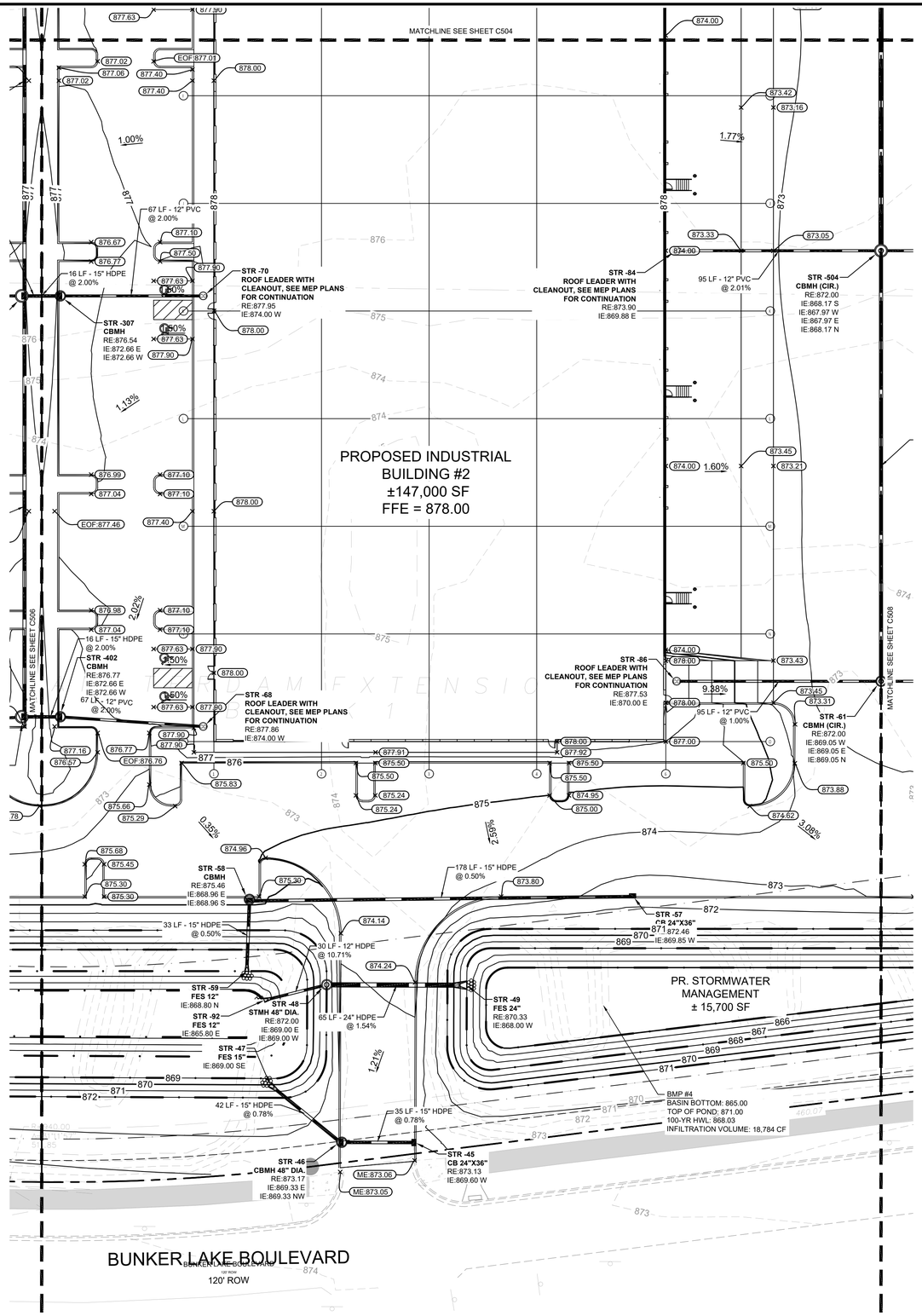
MICHAEL C. BRANDT
MN LIC. NO. 42661
DATE: 05/06/2021

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

GRADING & STORMWATER PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
C506



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- (G) -- NOT USED --

LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
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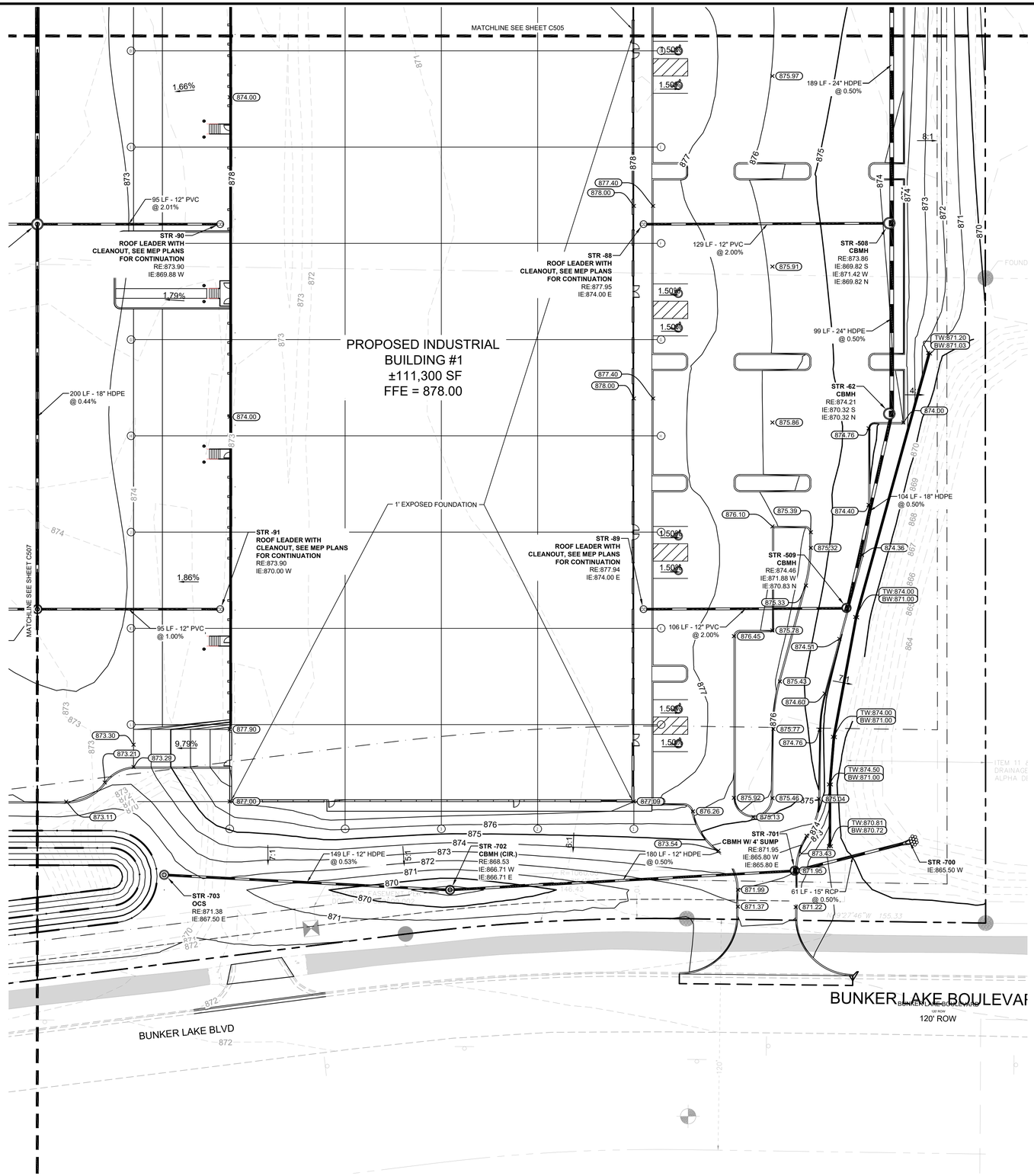
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14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

GRADING & STORMWATER PLAN

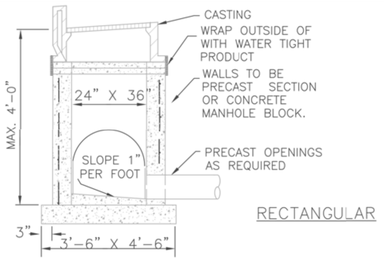
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C508

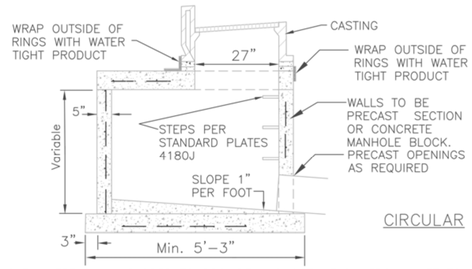
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FOR REFERENCE ONLY

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



RECTANGULAR

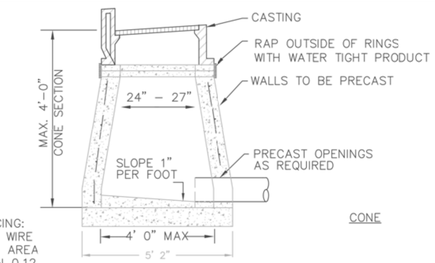


CIRCULAR

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO–1

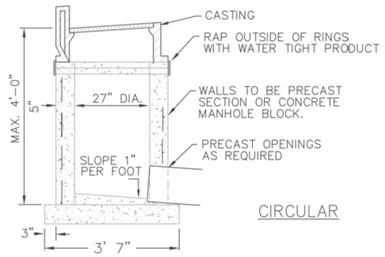
FOR REFERENCE ONLY



CONE

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



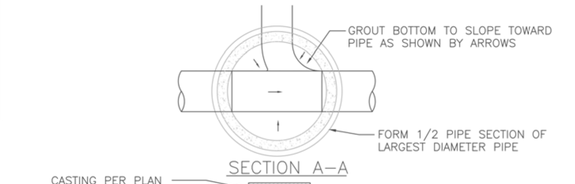
CIRCULAR

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

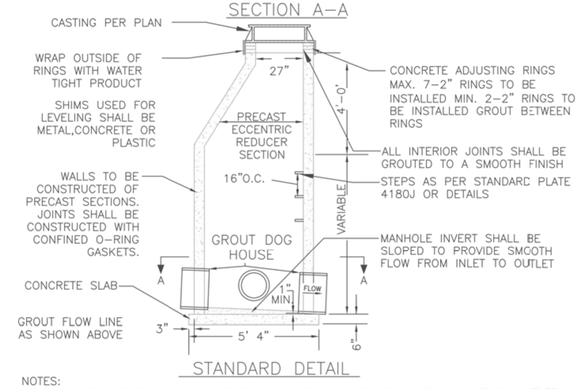
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 – 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO–2

FOR REFERENCE ONLY



SECTION A–A



STANDARD DETAIL

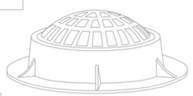
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO–3

FOR REFERENCE ONLY

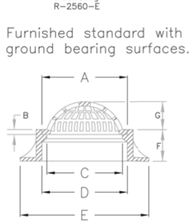
R–2560 Series
Beehive Grates with Frames

SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R–2560–E

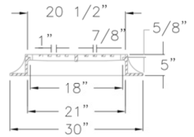
Catalog No.	Dimensions in inches							Wt. LBS
	A	B	C	D	E	F	G	
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535



Furnished standard with ground bearing surfaces.

R–2570 Catch Basin Frame, Grate

Light Duty
Total Weight 170 Pounds



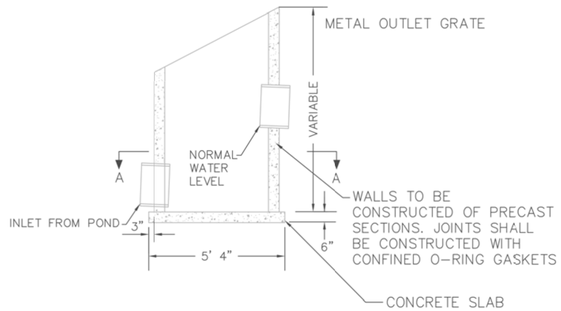
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

FOR REFERENCE ONLY



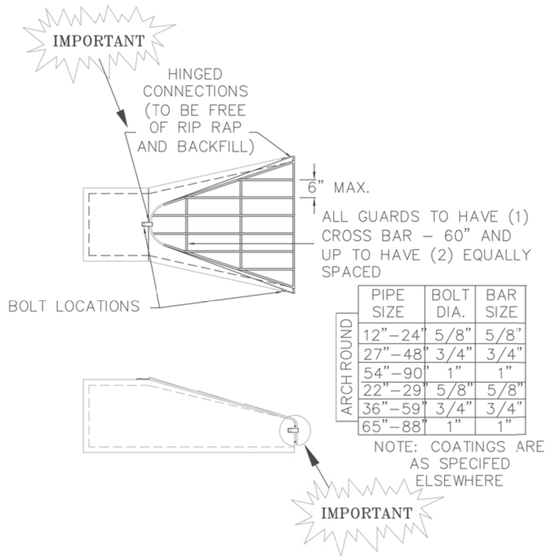
SUBMERGED OUTLET

NOTES:
1. A 10 GAGE SOLID COPPER TRACTER WIRE REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.

APPROVED:		STANDARD DETAILS:
1 – 2006	City of RAMSEY	POND OUTLET
		CITY PLATE No. STO–7

FOR REFERENCE ONLY

NOTE: GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO–8

No.	REVISIONS	DATE	BY

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

GRADING & STORMWATER DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C509

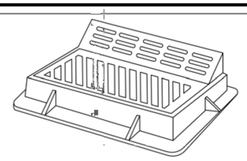
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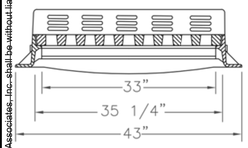
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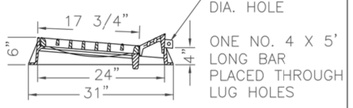
FOR REFERENCE ONLY

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.

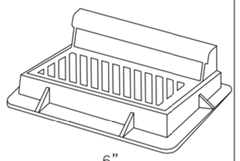


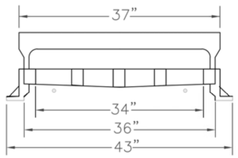


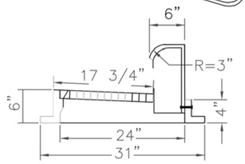


NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL.







STANDARD CATCHBASIN CASTING

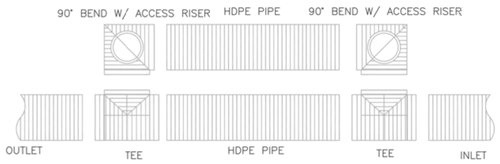
APPROVED: 7 - 2016

City of RAMSEY

STANDARD DETAILS: STORMWATER CASTING

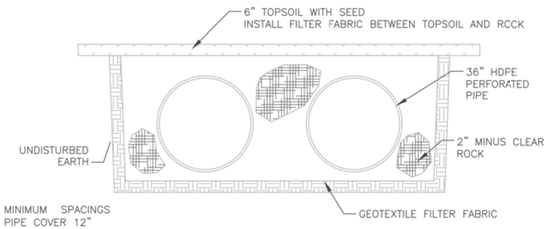
CITY PLATE No. STO-4

FOR REFERENCE ONLY



PLAN VIEW

NOT TO SCALE



MINIMUM SPACINGS
PIPE COVER 12"
PIPE TO TRENCH SIDEWALL 18"
PIPE CENTER TO PIPE CENTER 63"
PIPE WALL TO PIPE WALL 22"

INSTALL GEOTEXTILE FILTER FABRIC BETWEEN ROCK AND ADJACENT SOIL ON BOTTOM, SIDES AND TOP OF TRENCH.

SECTION VIEW

NOT TO SCALE

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: HDPE DRAINAGE STRUCTURE

CITY PLATE No. STO-12

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 651-645-4197
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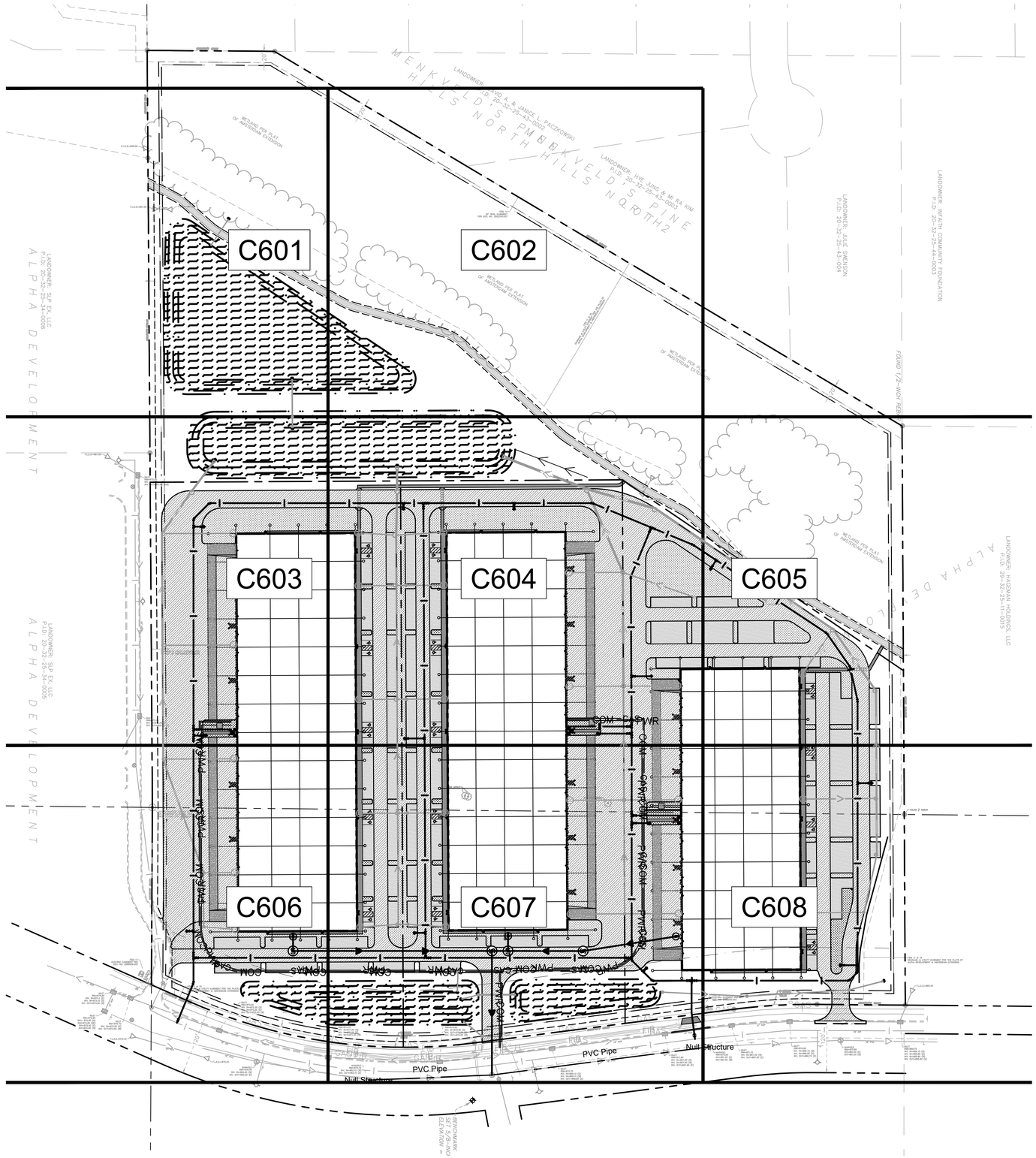
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

GRADING & STORMWATER DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C510

K:\TWC_LDE\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\PlanSheets\C5-GRADING DETAILS.dwg May 06, 2021 - 11:46am
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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		DRAINAGE AND UTILITY EASEMENT

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
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11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
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13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
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Know what's **below.** **Call** before you dig.

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PHONE: 651-645-4197
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KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

UTILITY PLAN - OVERALL

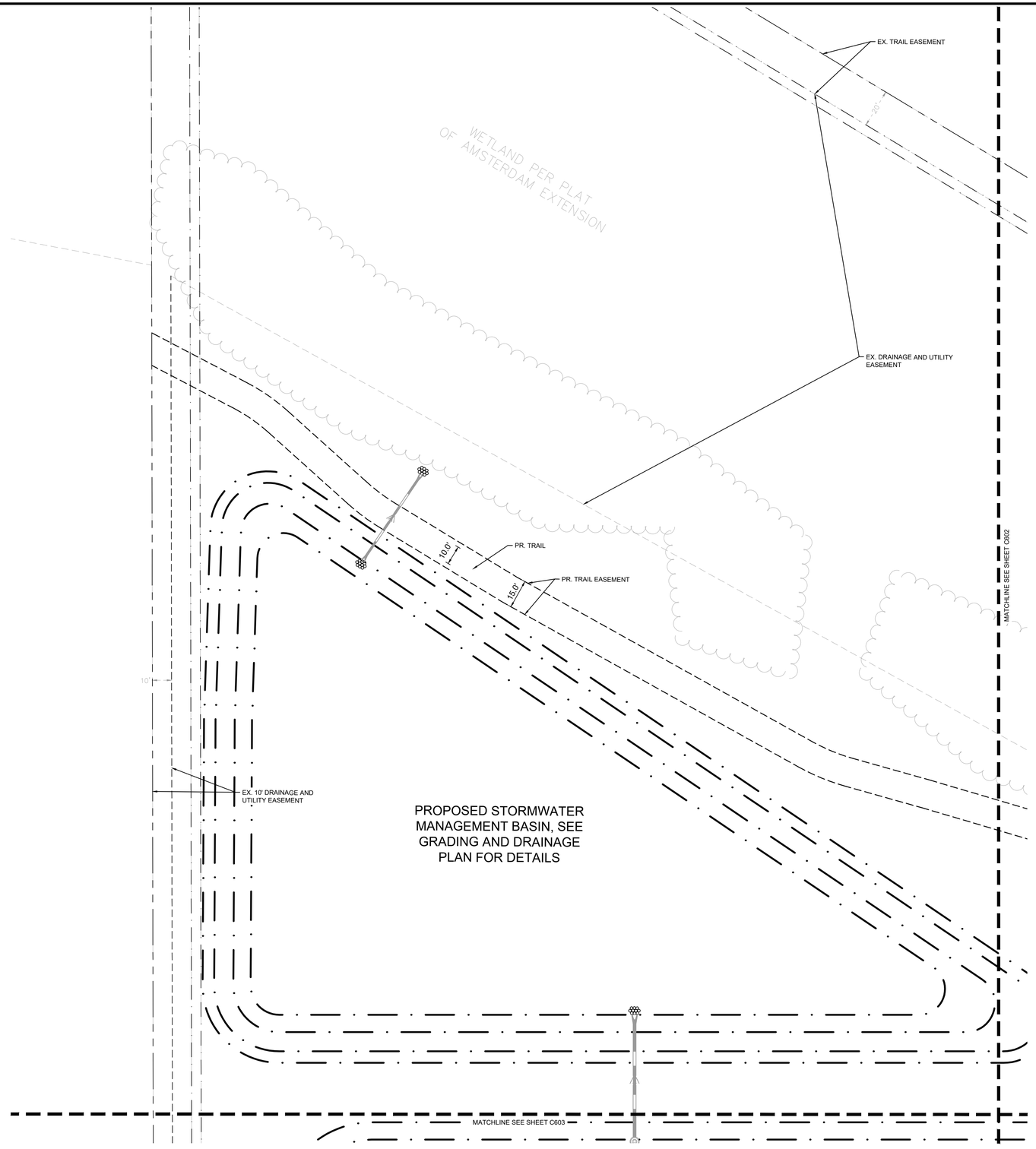
RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C600

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KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
- (B) WETTAP EXISTING WATERMAIN WITH GATE VALVE
- (C) 8" COMBINED DOMESTIC FIRE AND WATER SERVICE
- (D) CORE DRILL AND CONNECT TO EXISTING STRUCTURE
- (E) CONNECT TO EXISTING SANITARY SERVICE
- (F) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- (G) SANITARY SEWER SERVICE
- (H) ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

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PHONE: 651-645-4197
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MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
DRAWN BY	KAM
CHECKED BY	MCB

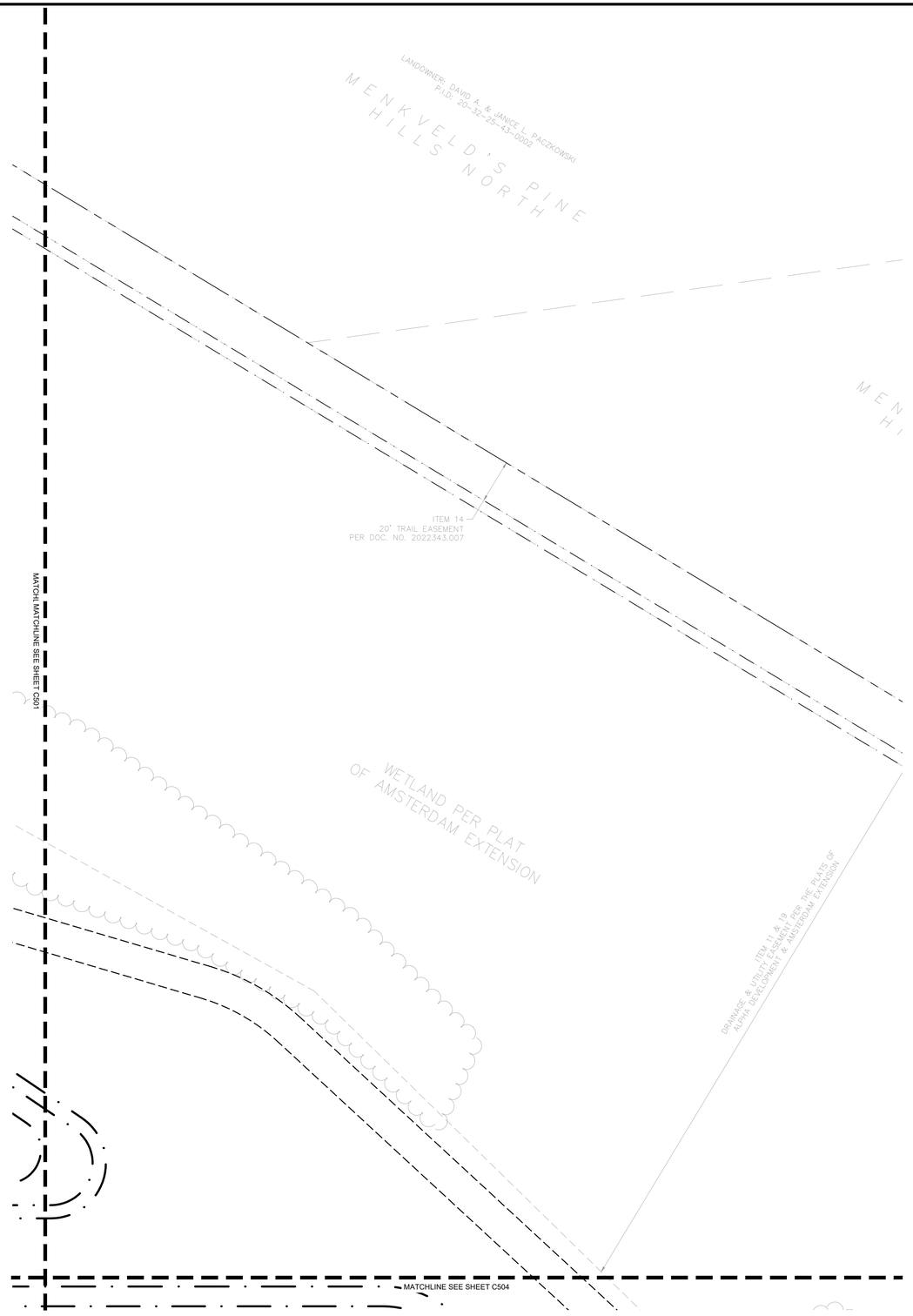
UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C601

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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
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		REDUCER
		TEE
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		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
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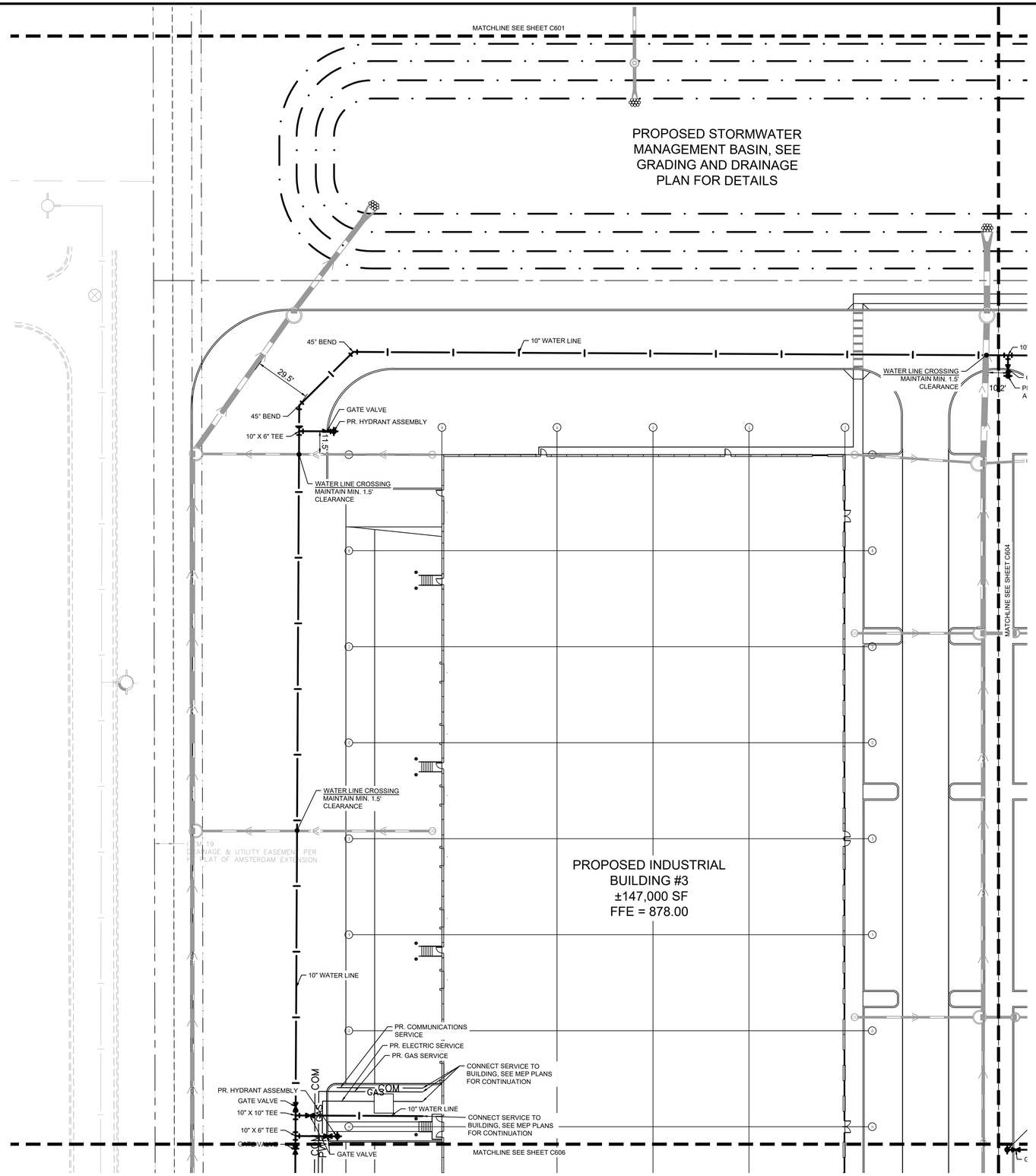
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C602

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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
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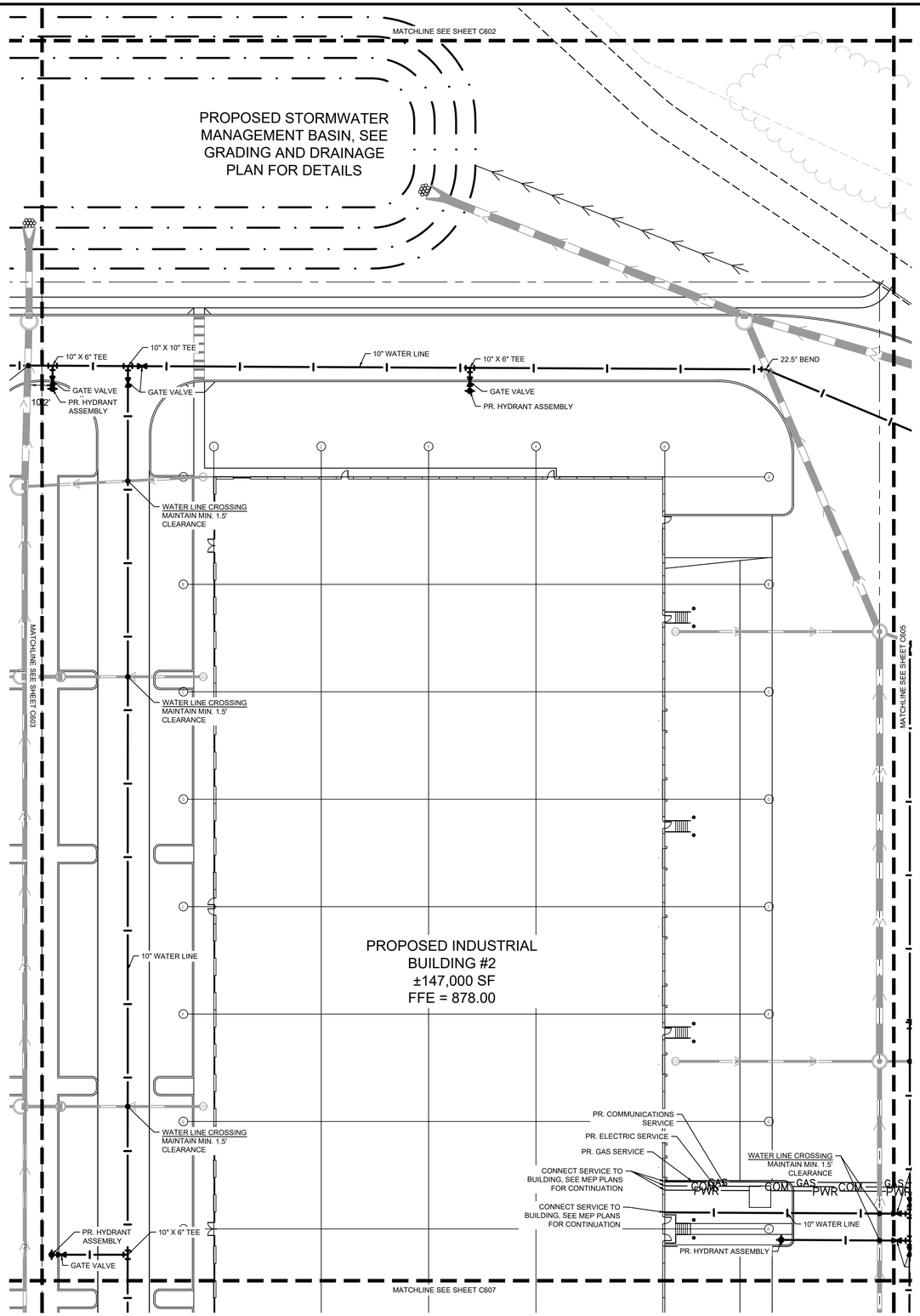
UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C603

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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
W	W	WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

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   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
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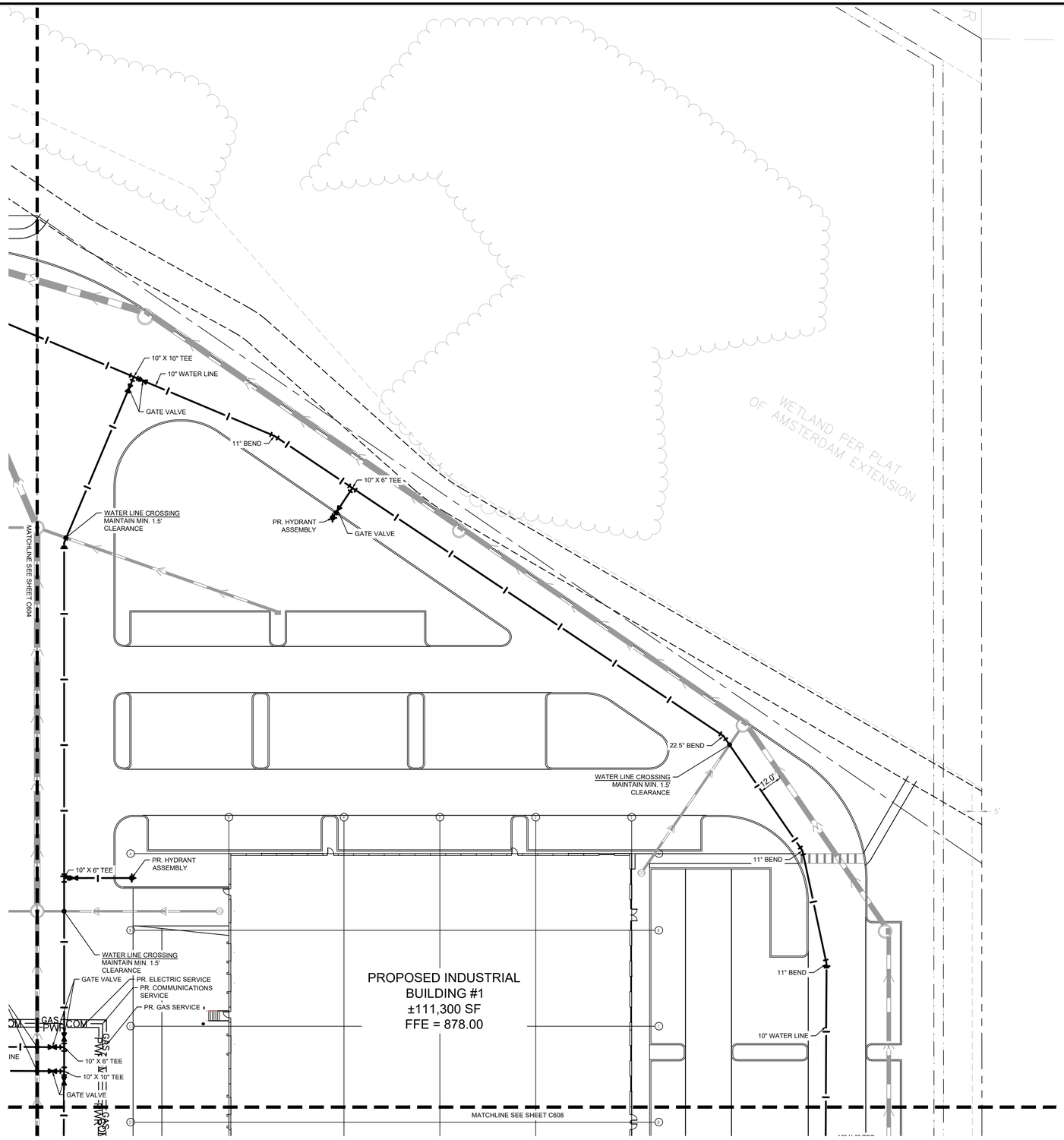
MICHAEL C. BRANDT
DATE: 05/06/2021 MN LIC. NO. 42661

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C604



KEYNOTE LEGEND

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KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CJJ
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UTILITY PLAN

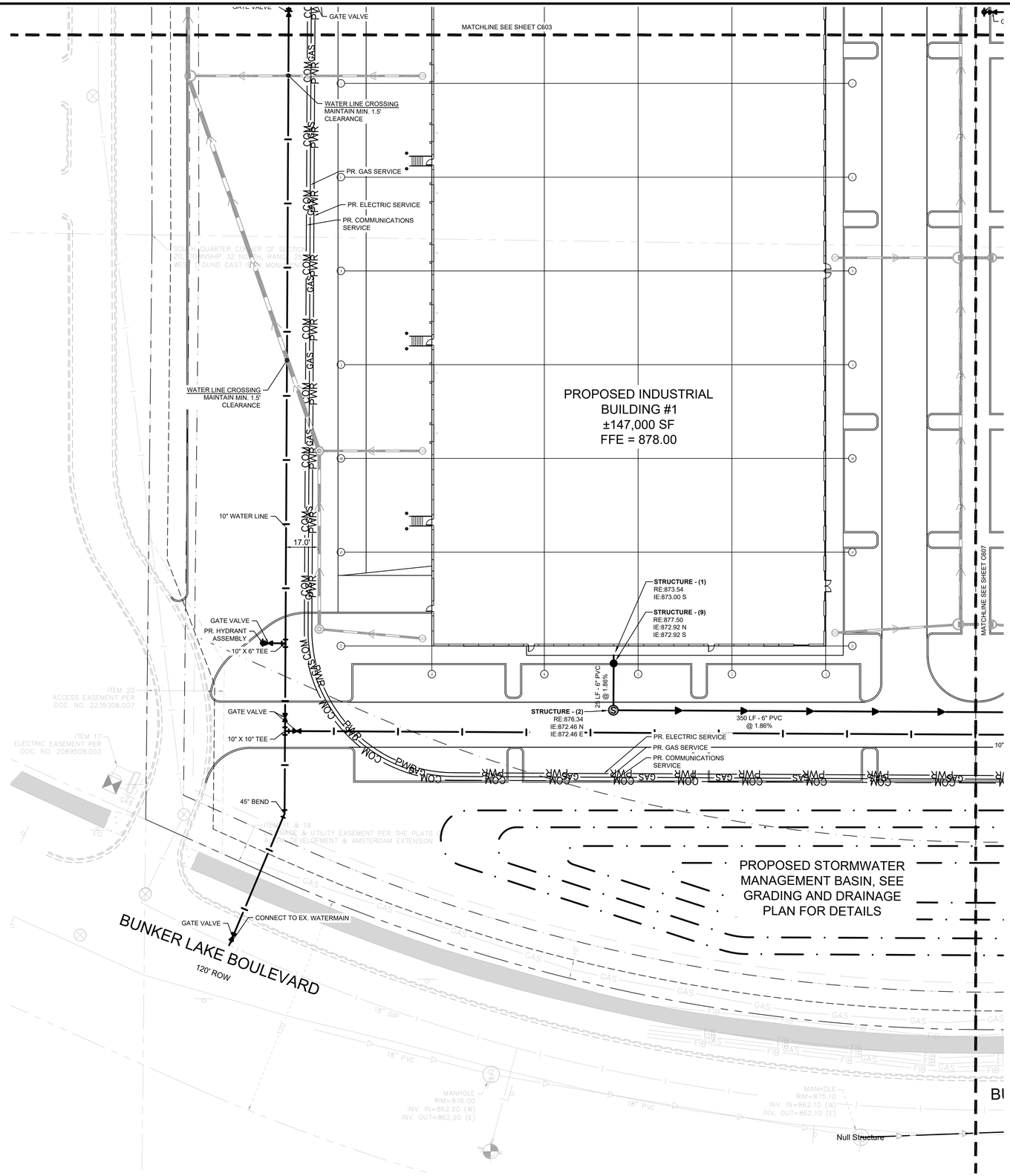
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SHEET NUMBER
C605

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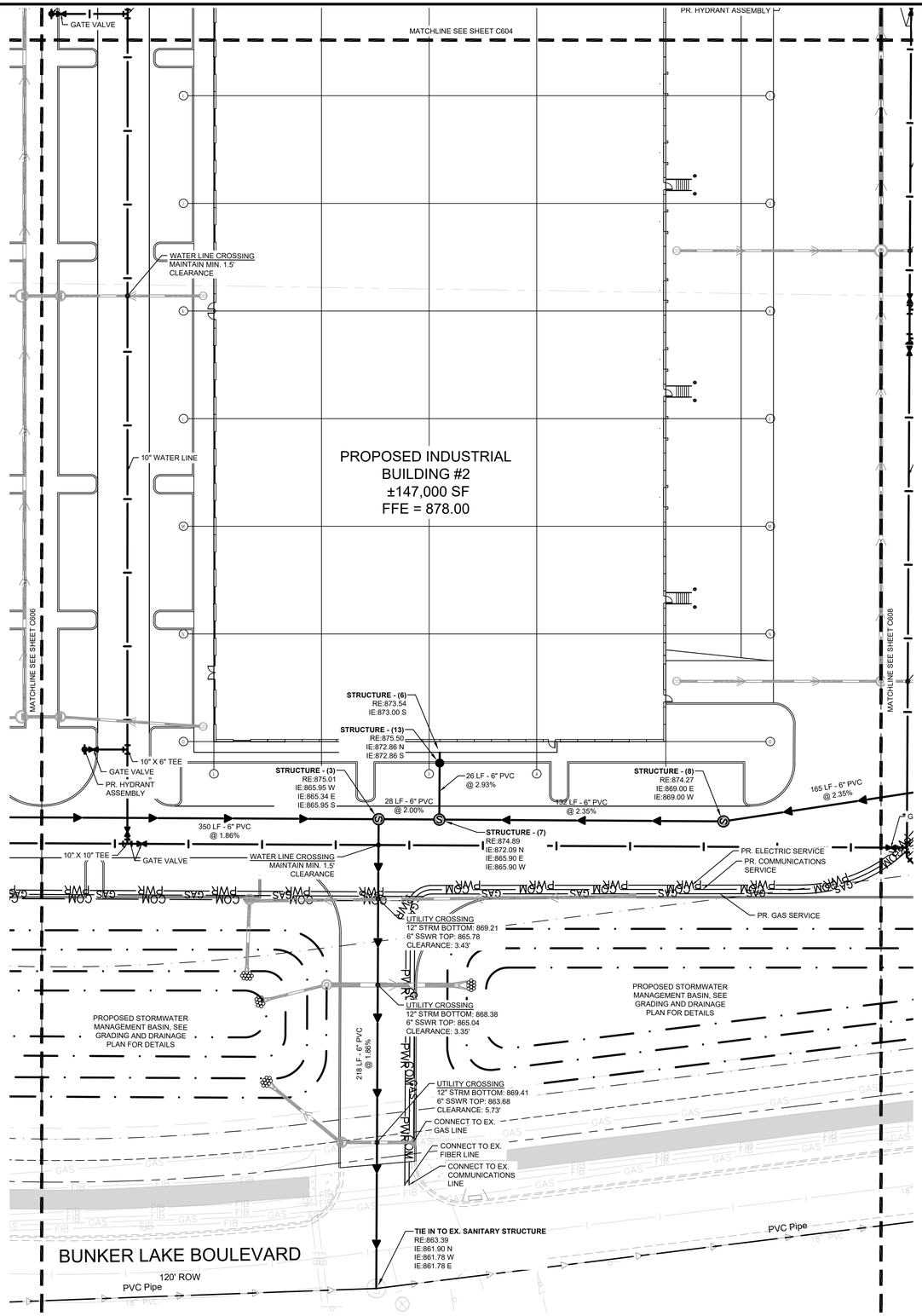
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UTILITY PLAN

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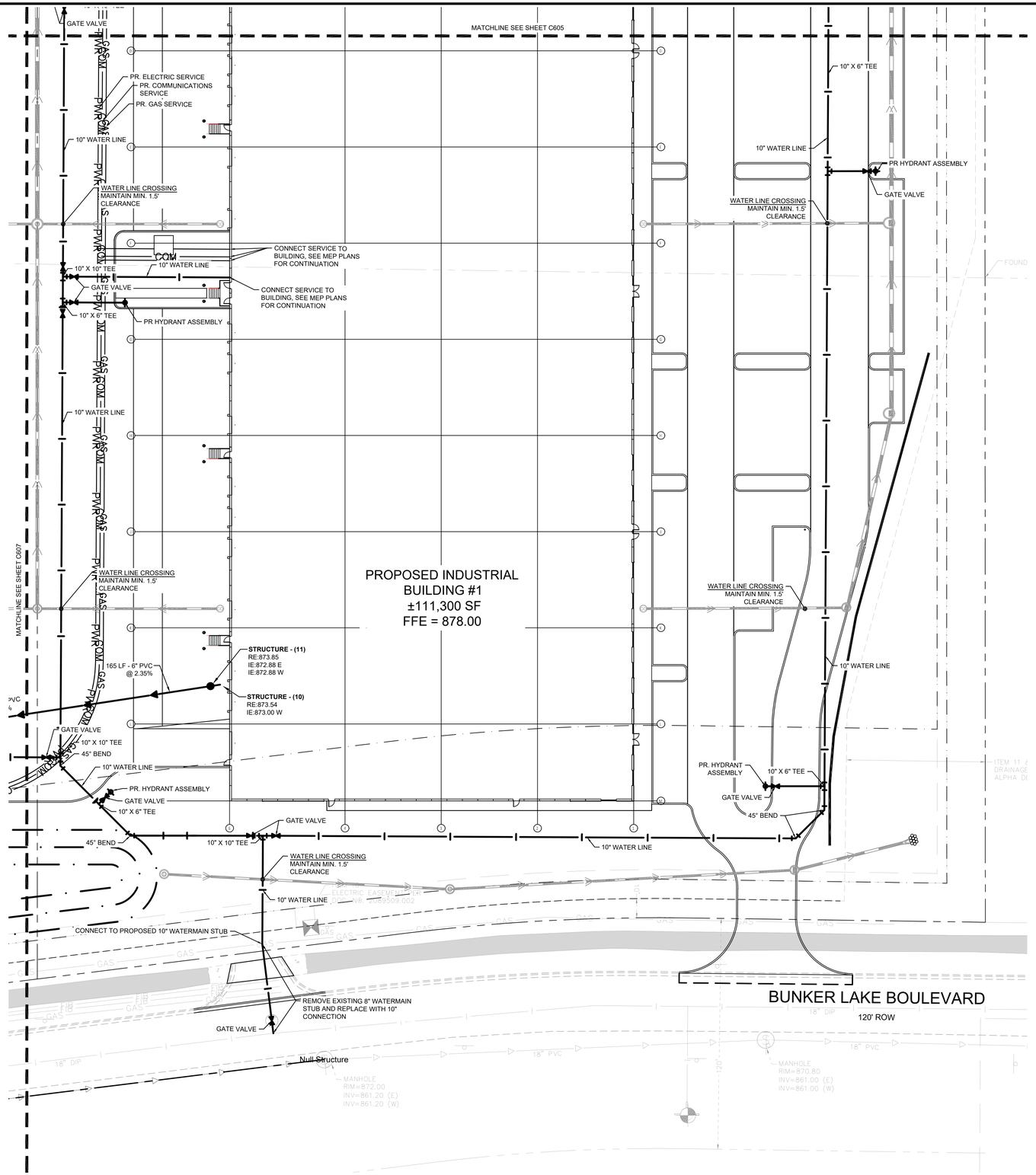
MICHAEL C. BRANDT
DATE: 05/06/2021 LIC. NO. 42661 MN

KHA PROJECT 160774051		DESIGNED BY	CJJ
DATE	05/06/2021	DRAWN BY	KAM
SCALE	AS SHOWN	CHECKED BY	MCB

UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C607



KEYNOTE LEGEND

A	CONNECT TO EXISTING WATERMAIN STUB WITH GATE VALVE
B	WETTAP EXISTING WATERMAIN WITH GATE VALVE
C	X" DOMESTIC WATER SERVICE
D	X" FIRE SERVICE
E	CORE DRILL AND CONNECT TO EXISTING STRUCTURE
F	CONNECT TO EXISTING SANITARY SERVICE
G	CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
H	SANITARY SEWER SERVICE
I	ADJUST EXISTING CASTING TO NEW RIM ELEVATION

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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No.	REVISIONS	DATE	BY

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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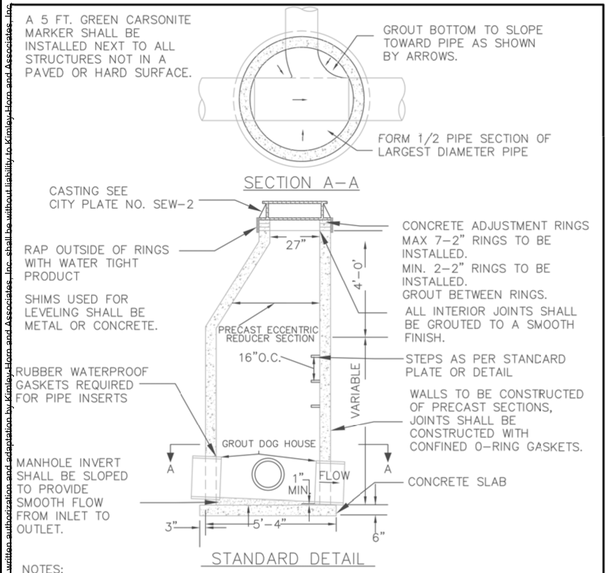
UTILITY PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C608

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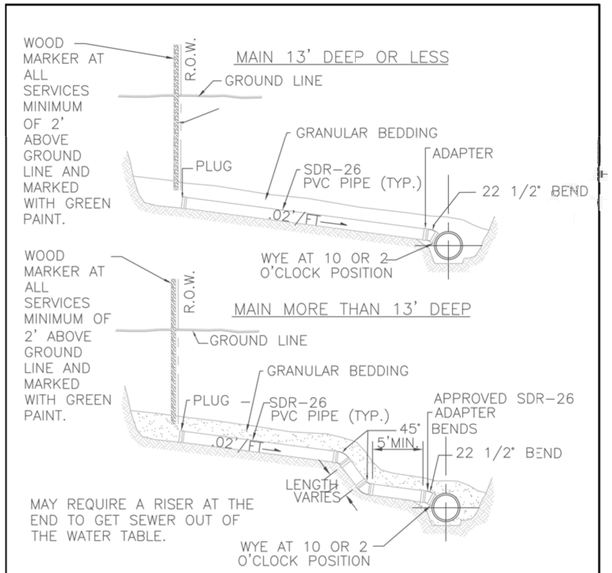
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NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1

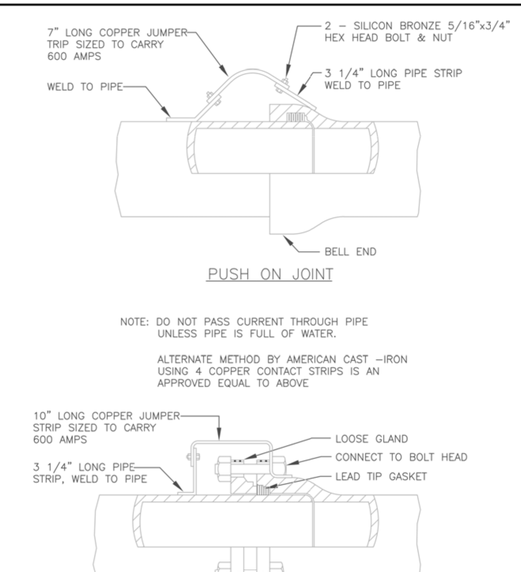
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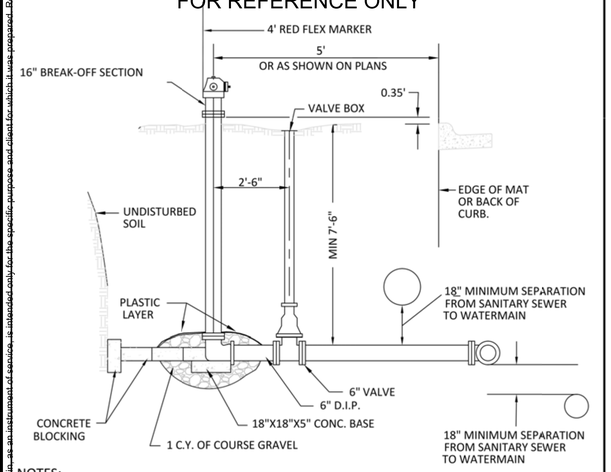
APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3

FOR REFERENCE ONLY



APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4

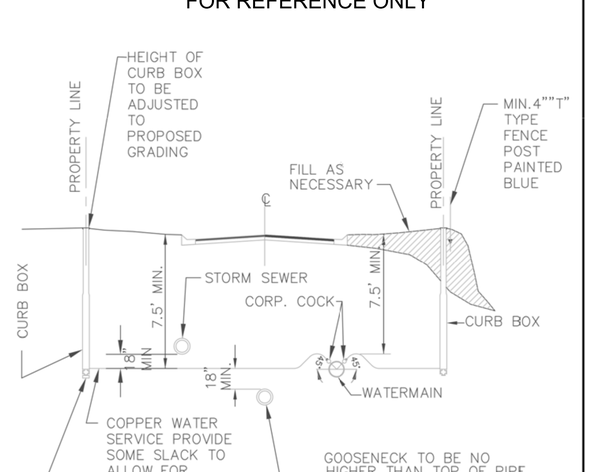
FOR REFERENCE ONLY



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED: 6 - 2017	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1

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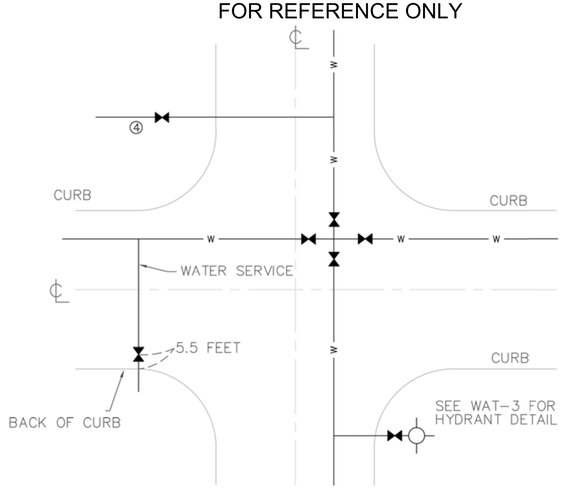


WATER SERVICE

NTS

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

FOR REFERENCE ONLY



NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3

No.	REVISIONS	DATE	BY

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051	
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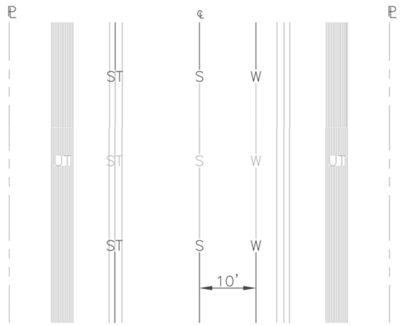
UTILITY DETAILS

RAMSEY SPEC INDUSTRIAL
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OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
C609

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LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UTL — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

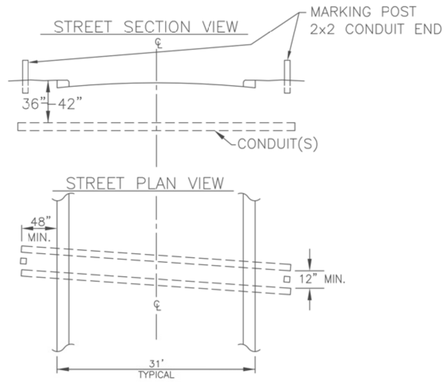
NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

UTILITY LOCATIONS
N.T.S.

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL–1

CONDUIT INSTALLATION GUIDE

REQUIREMENTS
1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET INTERSECTIONS, INSTALL THE CONDUIT(S) IN LINE WITH UTILITY TRENCH LINE WHICH IS 7' FROM LOT LINE.



CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CONDUIT INSTALLATION
		CITY PLATE No. UTL–3

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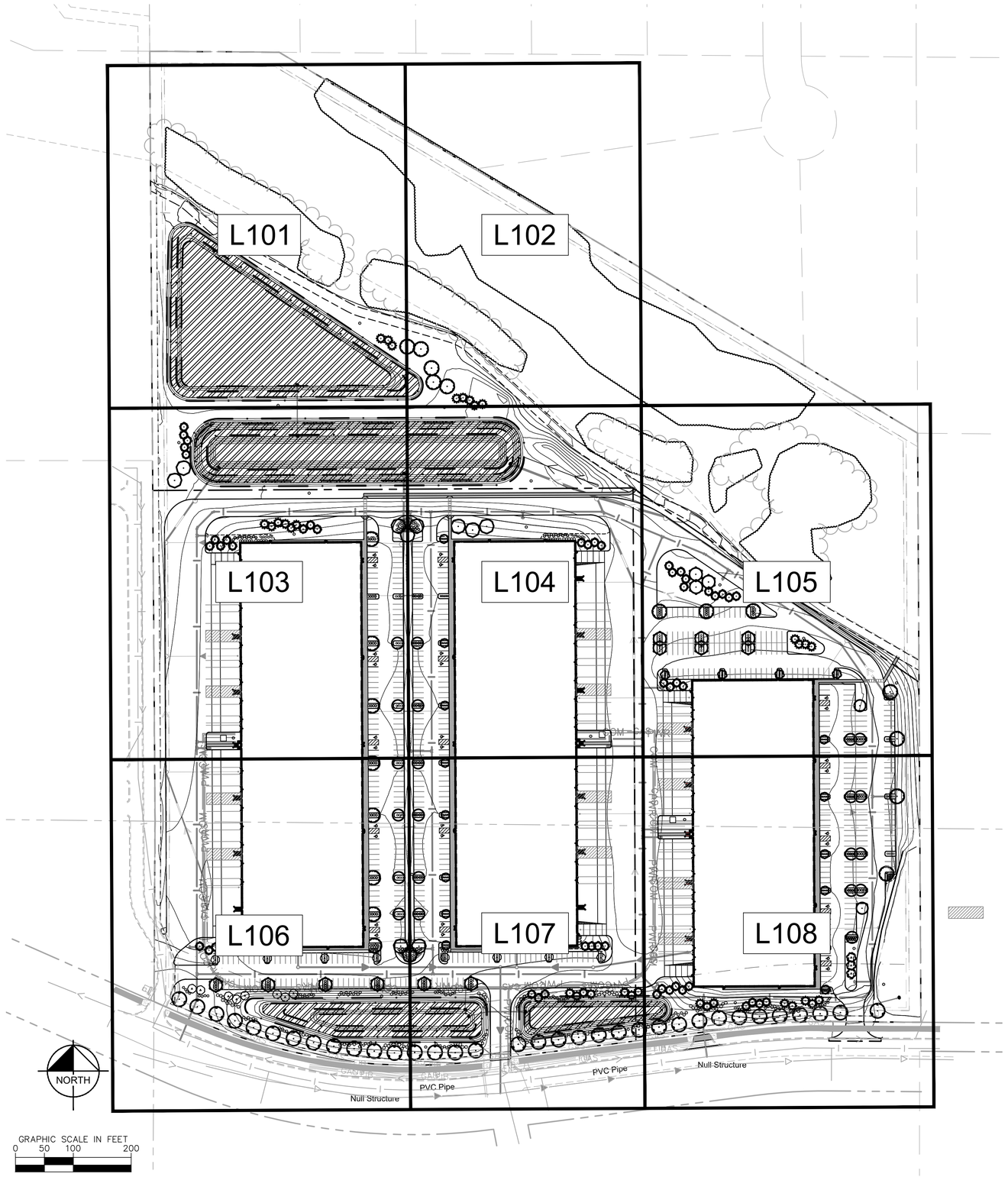
UTILITY DETAILS

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LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE SUMMARY

REQUIRED TREES 406 TREES = (405,108 GROSS FLOOR AREA/1,000) = 406
OR(WHICHEVER IS GREATER)
111 TREES = 5,516.09 L.F. SITE PERIMETER/50 L.F.

PROVIDED TREES: 631 TREES = ~435 EXISTING SIGNIFICANT TREES + 233 PROPOSED TREES
*MINIMUM 25% DECIDUOUS & 25% CONIFEROUS, MAXIMUM 25% ORNAMENTAL.

REQUIRED PARKING LOT TREES: 68 TREES = 676 TOTAL SPACES/10

PROPOSED PARKING LOT TREES: 68 TREES

REQUIRED SHRUBS: 1,351 SHRUBS = (405,108 GROSS FLOOR AREA/300) = 1,351
OR (WHICHEVER IS GREATER)
184 SHRUBS = 5,516.09 L.F. SITE PERIMETER/30 L.F.

PROVIDED SHRUBS: 898 SHRUBS

REQUIRED SCREENING: ADJACENT RESIDENTIAL PROPERTY TO THE NORTH TO HAVE A 60 L.F. WIDE BUFFERYARD WITH 30% INCREASE IN PLANTINGS

PROVIDED SCREENING: PRESERVE EXISTING TREES/VEGETATION ALONG NORTH SIDE, WHICH IS WIDER THAN 60 FT

REQUIRED OVERSTORY TREES FRONTING BUNKER LAKE BLVD.: 36 TREES = 1,258 LF / 35

PROVIDED OVERSTORY TREES FRONTING BUNKER LAKE BLVD: 36 TREES = 1,258 LF / 35

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

811 Know what's **below.** **Call** before you dig.

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MITCHELL G. COOKAS
MN
LIC. NO. 56522
DATE: 05/06/2021

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DATE 05/06/2021
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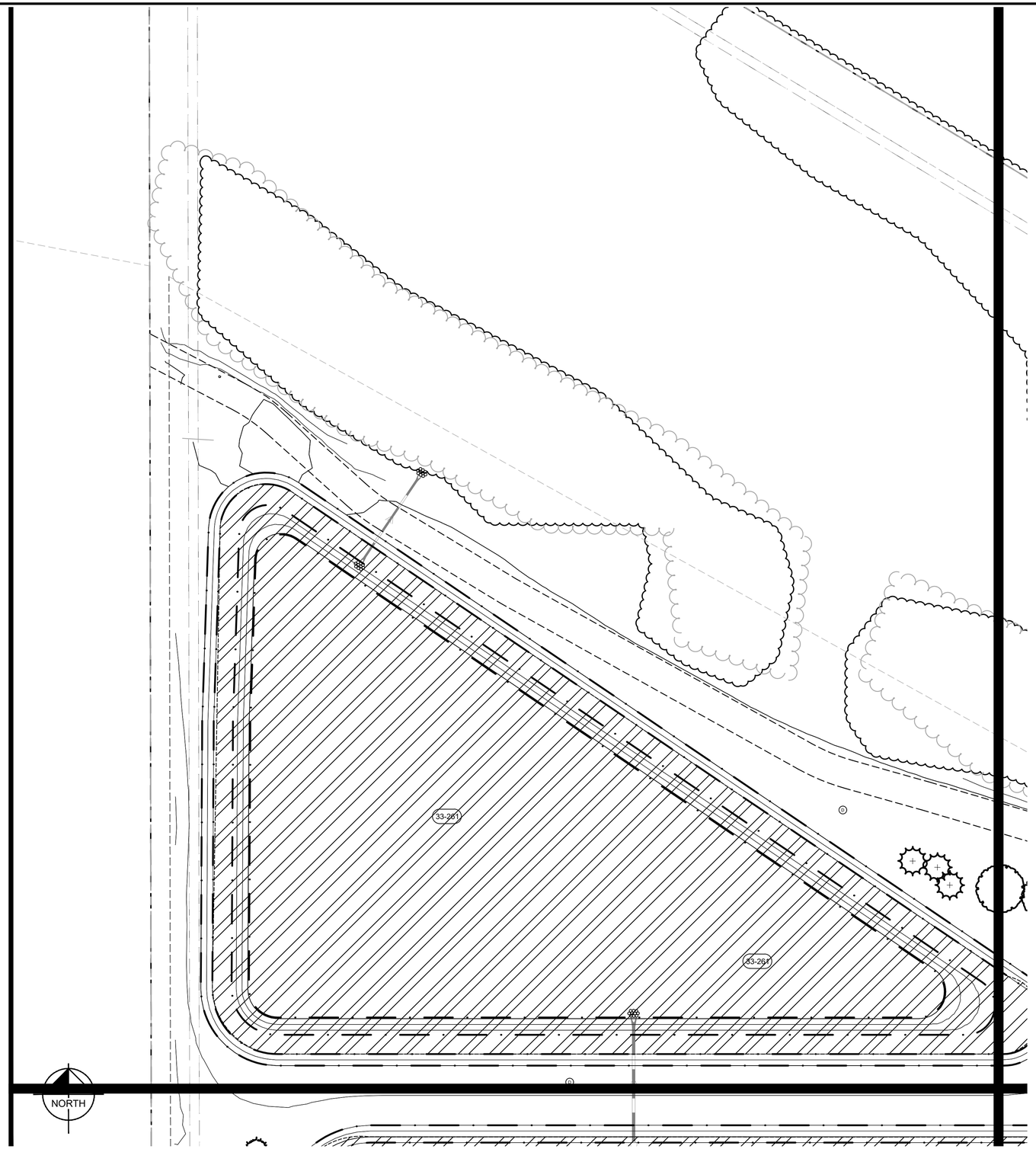
LANDSCAPE PLAN - OVERALL

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L100

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- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

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	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MITCHELL G. COOKAS
MN
DATE: 05/06/2021 LIC. NO. 56522

KHA PROJECT	162774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CF
DRAWN BY	CFK
CHECKED BY	MGC

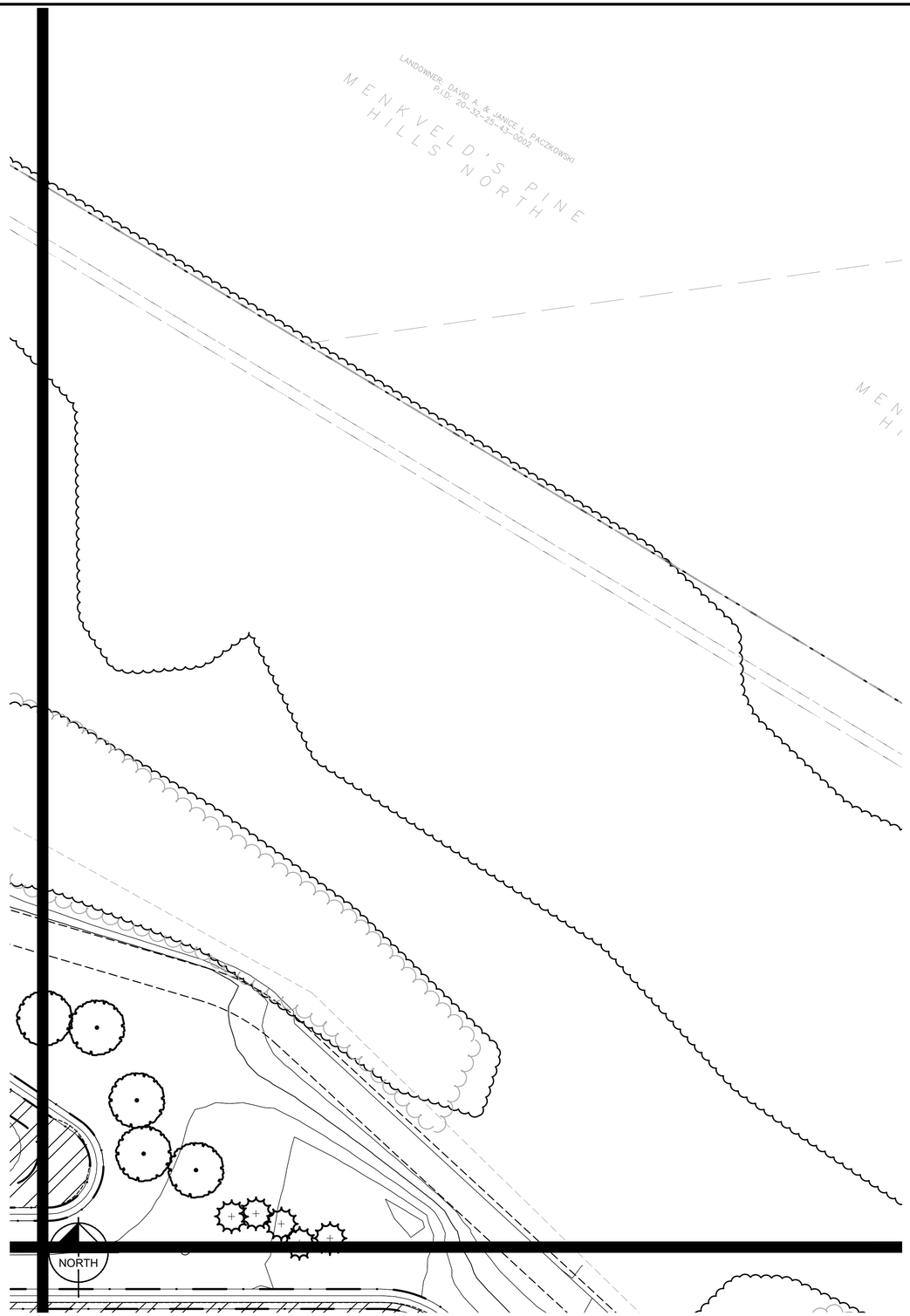
PRELIMINARY - NOT FOR CONSTRUCTION

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

LANDSCAPE PLAN

SHEET NUMBER
L101

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LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE
ORNAMENTAL TREE	**CODE**	**BOTANICAL / COMMON NAME**
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	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK
CONIFEROUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
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	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

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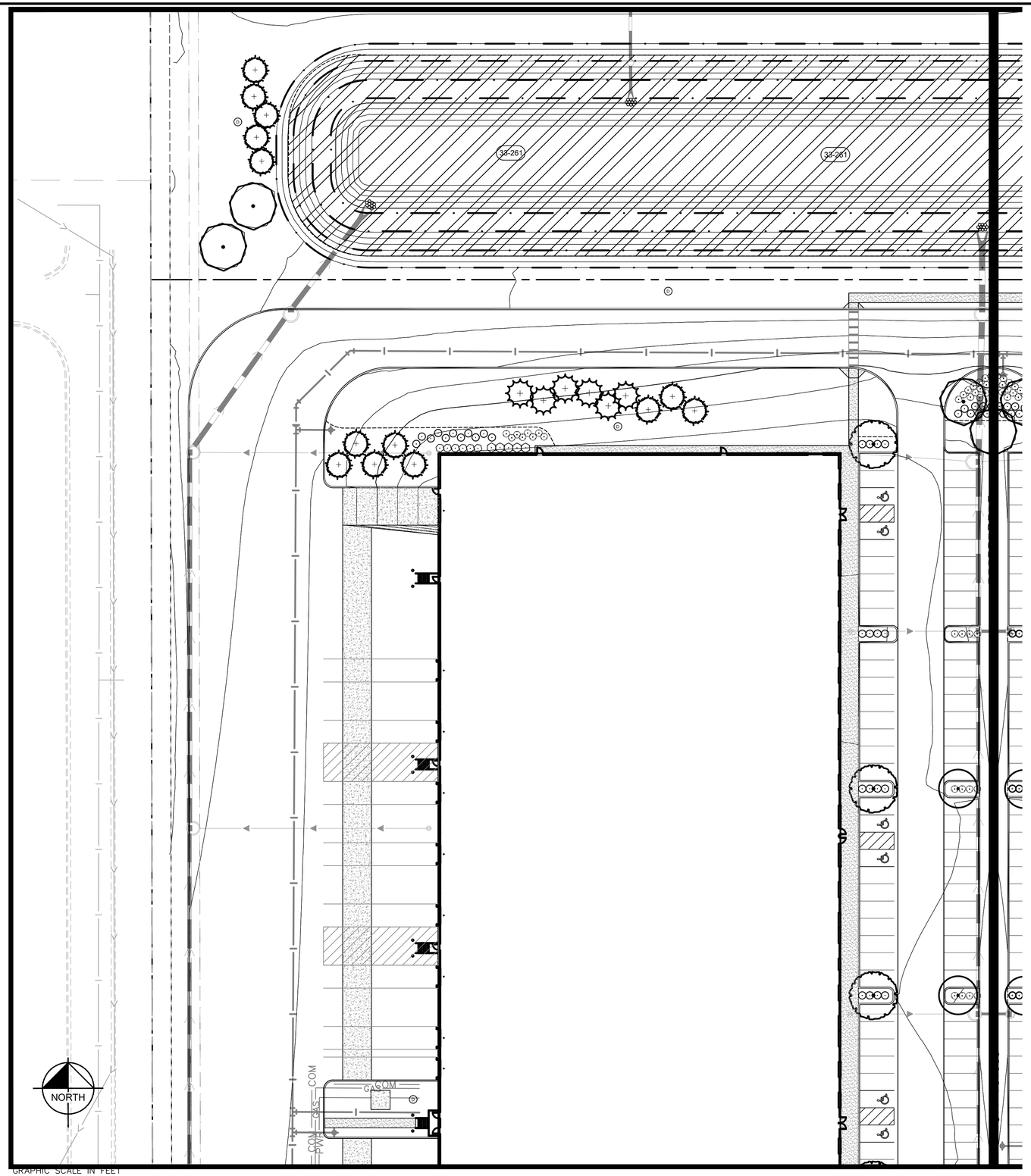
KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY MGC

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LANDSCAPE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L102



LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

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	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
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	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
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CONIFEROUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
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	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

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MICHELL G. COOKAS
DATE: 05/06/2021 | MN LIC. NO. 55522

KHA PROJECT 160774051			
DATE	05/06/2021		
SCALE	AS SHOWN	DESIGNED BY	CF
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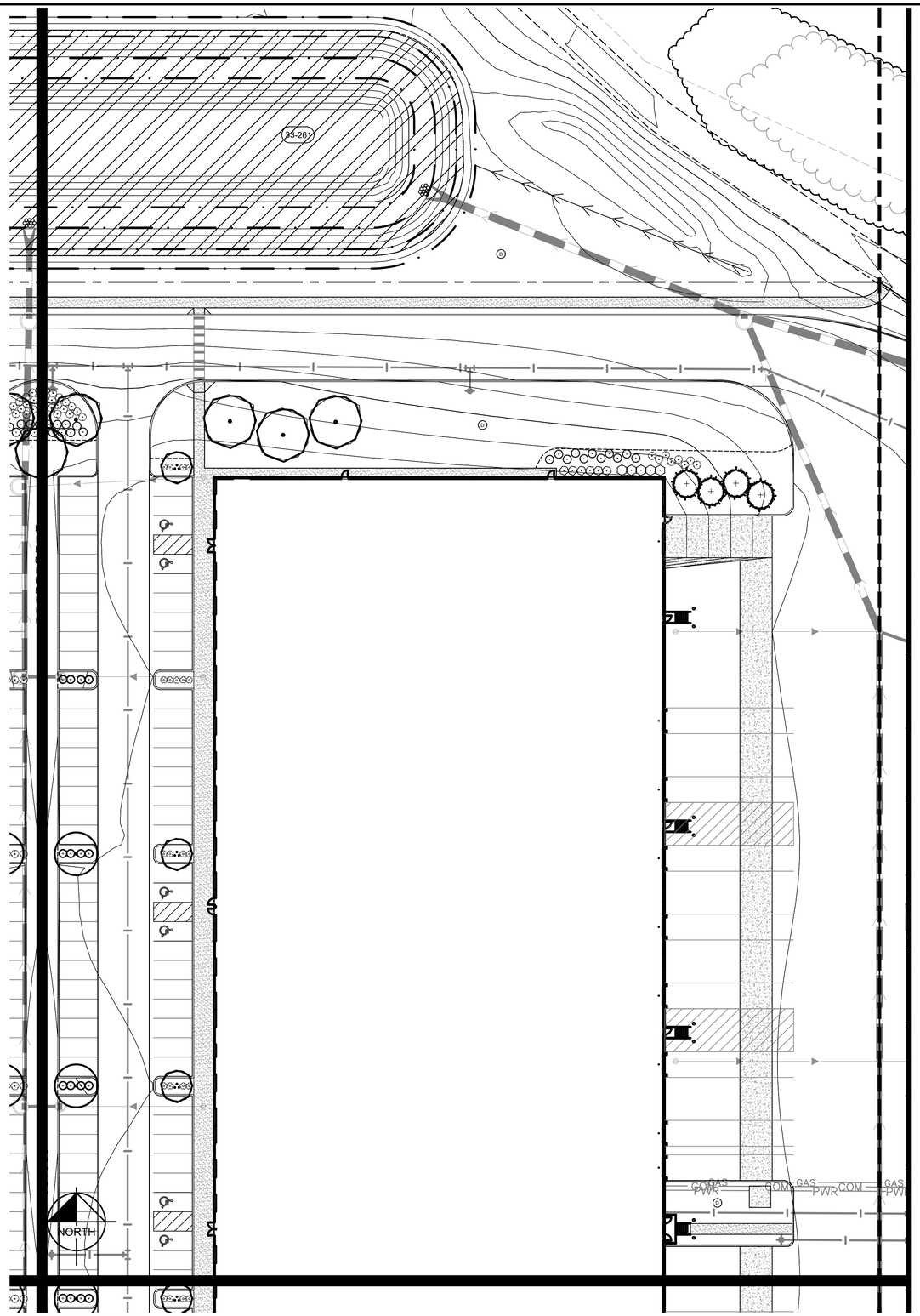
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RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

LANDSCAPE PLAN

SHEET NUMBER
L103

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LANDSCAPE LEGEND

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- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
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LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
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- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
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	WHP	PINUS STROBUS / WHITE PINE

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	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

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MITCHELL G. COOKAS
MN
DATE: 05/06/2021 LIC. NO. 56522

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160774051	AS SHOWN	CFK	CFK	MGC
DATE 05/06/2021				

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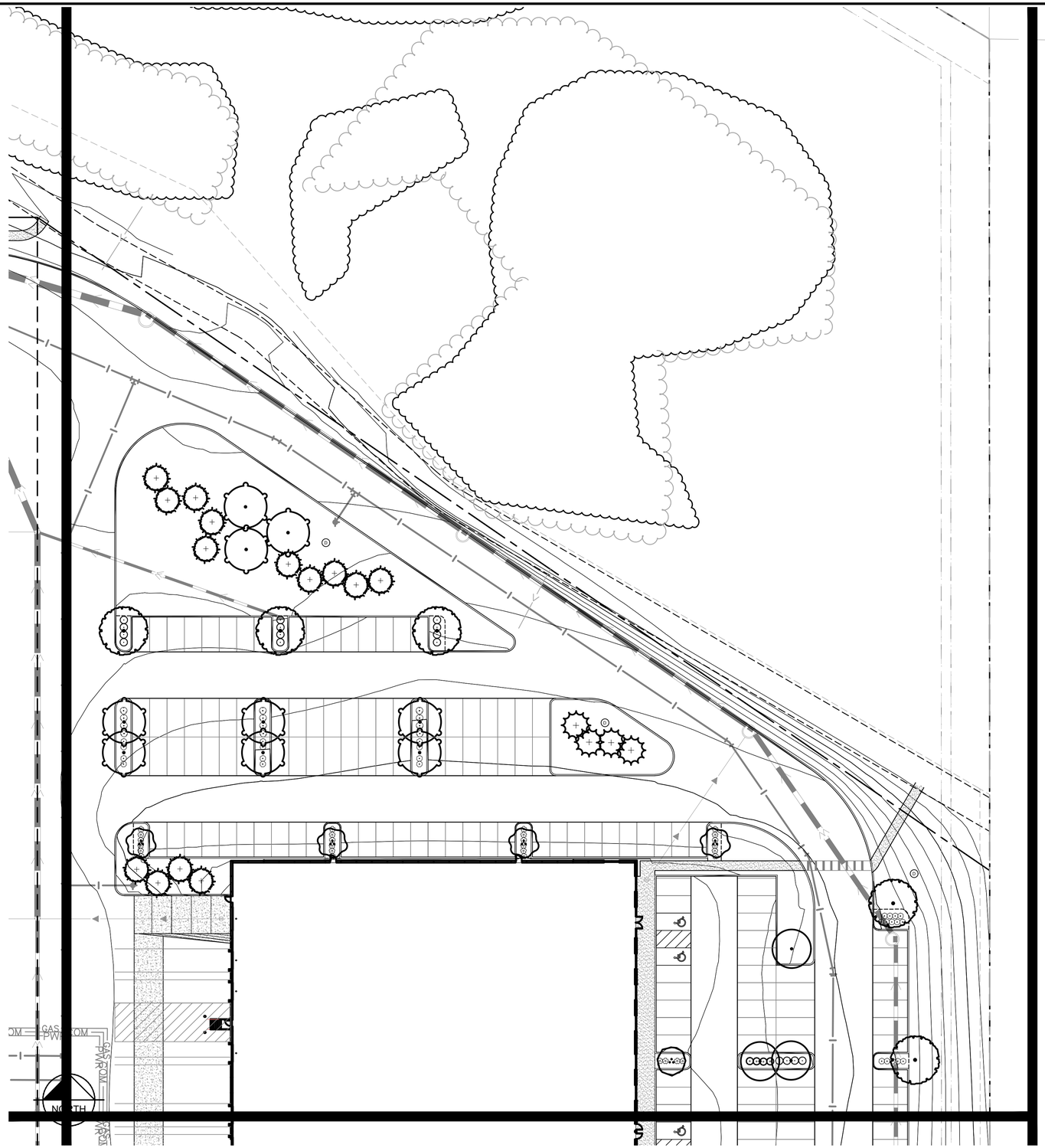
PREPARED FOR
OPPIDAN HOLDINGS LLC

RAMSEY MN

LANDSCAPE PLAN

SHEET NUMBER
L104

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LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
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SEEDING KEYNOTES (22-112)

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PLANT KEY

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KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
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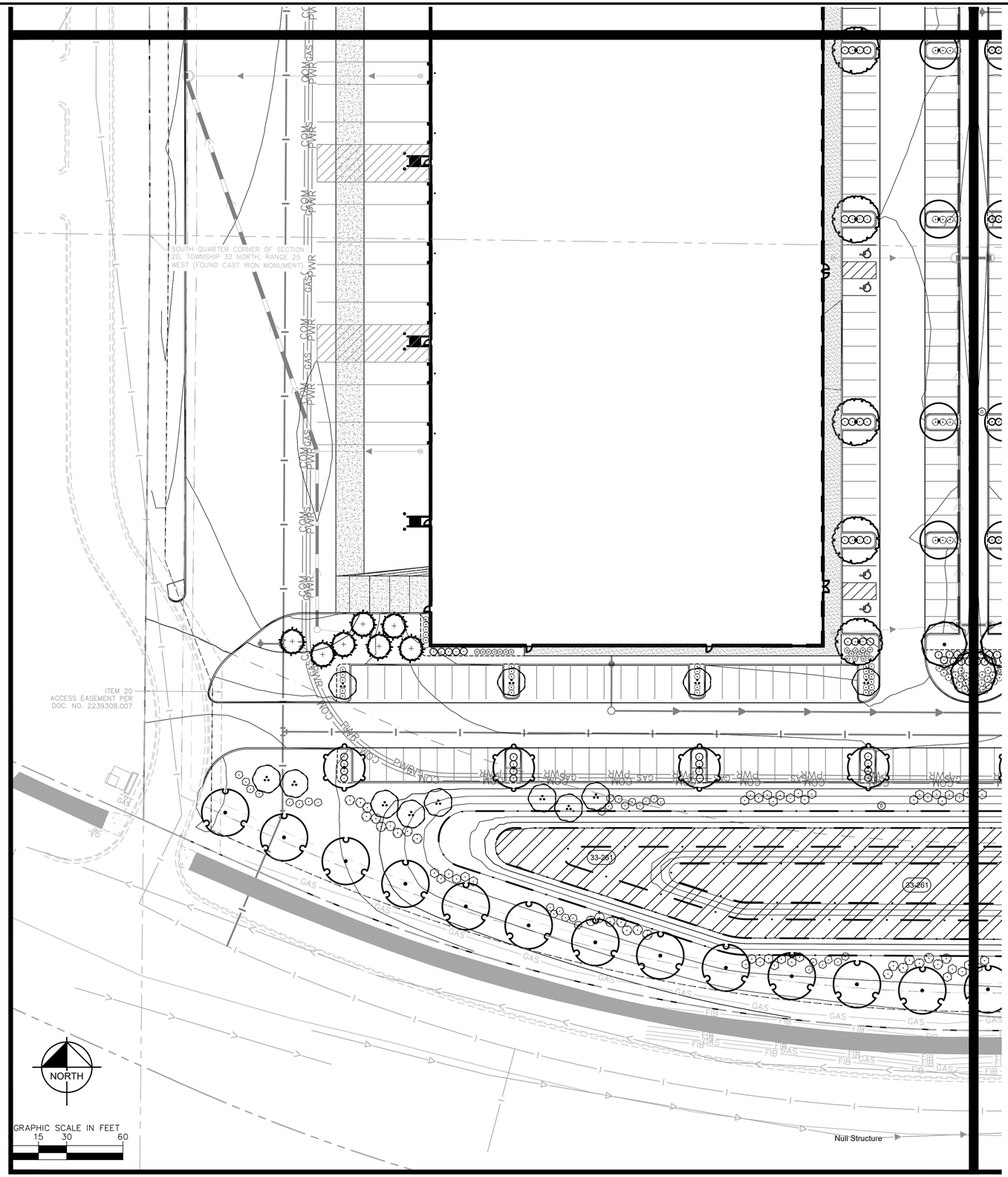
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LANDSCAPE KEYNOTES (A)

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SEEDING KEYNOTES (22-112)

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PLANT KEY

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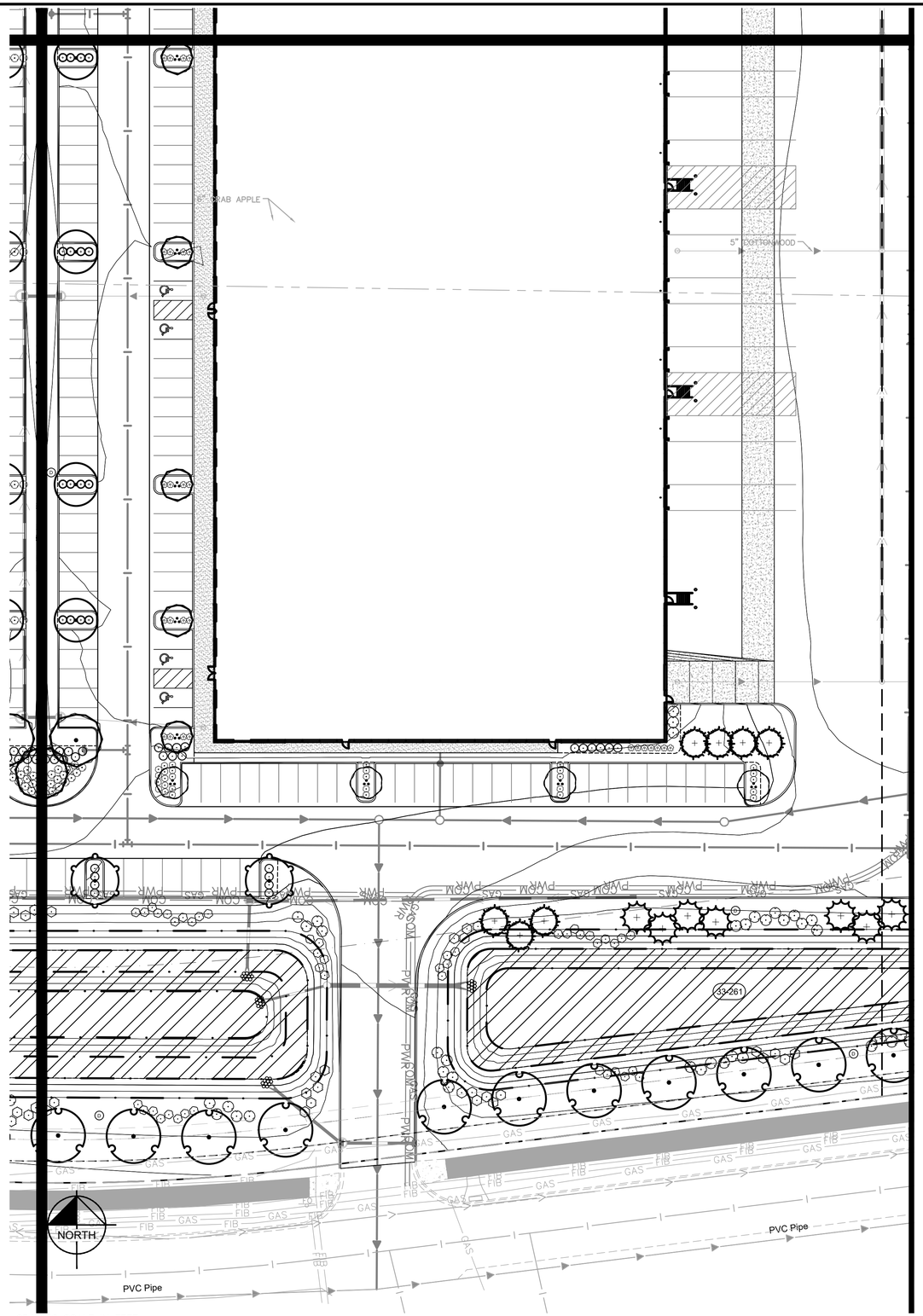
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LANDSCAPE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
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RAMSEY MN

SHEET NUMBER
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LANDSCAPE LEGEND

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(D) SOD (TYP.)
(E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

PLANT KEY

CONIFEROUS TREE	CODE	BOTANICAL / COMMON NAME
	BHS	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	WHP	PINUS STROBUS / WHITE PINE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME
	ALS	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE` / AUTUMN BRILLANCE SERVICEBERRY CLUMP
	QUC	POPULUS TREMULOIDES / QUAKING ASPEN CLUMP
	RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE	CODE	BOTANICAL / COMMON NAME
	ABM	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE
	GSL	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
	HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL` / IMPERIAL HONEYLOCUST
	SWO	QUERCUS BICOLOR / SWAMP WHITE OAK

CONIFEROUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	GOJ	JUNIPERUS VIRGINIANA `GREY OWL` / GREY OWL JUNIPER

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AJN	PHYSOCARPUS OPULIFOLIUS `JEFAM` / AMBER JUBILEE NINEBARK
	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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MITCHELL G. COOKAS
MN
LIC. NO. 56522
DATE: 05/06/2021

KHA PROJECT	
160774051	
DATE	
05/06/2021	
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	MGC

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LANDSCAPE PLAN

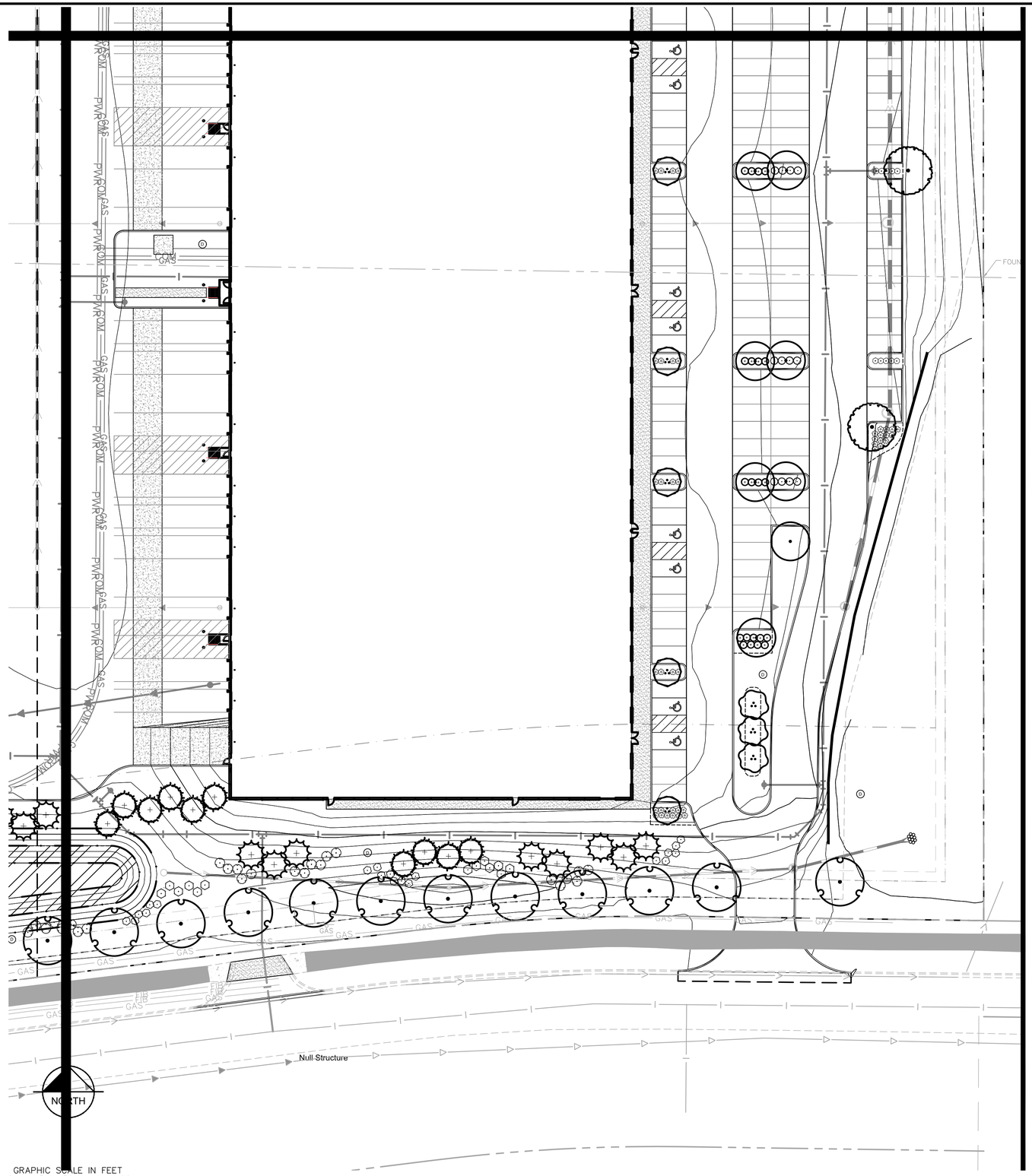
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PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
L107

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LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- 33-261 SEED MIX WITH EROSION CONTROL BLANKETS STAKED IN PLACE
- EXISTING TREES/WOODED AREA

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES (22-112)

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	CM	CORNUS RACEMOSA `MUSZAM` / MUSKINGUM DOGWOOD
	DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	GDG	CORNUS RACEMOSA / GRAY DOGWOOD
	GLS	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
	GMS	SPIRAEA X `GOLDMOUND` / GOLDMOUND SPIREA
	MOV	VIBURNUM LANTANA `MOHICAN` / MOHICAN VIBURNUM

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KHA PROJECT	160774051
DATE	05/06/2021
SCALE	AS SHOWN
DESIGNED BY	CFK
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CHECKED BY	MGC

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LANDSCAPE PLAN

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
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PLANT SCHEDULE

CONIFEROUS TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BHS	55	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B		6` HT.
	WHP	33	PINUS STROBUS	WHITE PINE	B & B		6` HT.
ORNAMENTAL TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	ALS	16	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE`	AUTUMN BRILLANCE SERVICEBERRY CLUMP	B & B		6` HT.
	QUC	14	POPULUS TREMULOIDES	QUAKING ASPEN CLUMP	B & B		6` HT.
	RVB	7	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		6` HT.
OVERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	ABM	24	ACER X FREEMANII `AUTUMN BLAZE`	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	GSL	15	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	
	HCK	34	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	
	IHL	24	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL`	IMPERIAL HONEYLOCUST	B & B	2.5" CAL.	
	SWO	11	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	
CONIFEROUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	GOJ	53	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	#5 CONT.	4` O.C.	
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AJN	107	PHYSOCARPUS OPULIFOLIUS `JEFAM`	AMBER JUBILEE NINEBARK	#5 CONT.	5` O.C.	
	CM	112	CORNUS RACEMOSA `MUSZAM`	MUSKINGUM DOGWOOD	#5 CONT.		
	DBH	131	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3` O.C.	
	GDG	104	CORNUS RACEMOSA	GRAY DOGWOOD	#5 CONT.	5` O.C.	
	GLS	192	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4` O.C.	
	GMS	116	SPIRAEA X `GOLDMOUND`	GOLDMOUND SPIREA	#5 CONT.	3` O.C.	
	MOV	83	VIBURNUM LANTANA `MOHICAN`	MOHICAN VIBURNUM	#5 CONT.	5` O.C.	

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COOKIAS MITCHELL
DATE: 05/06/2021 | MN LIC. NO. 55522

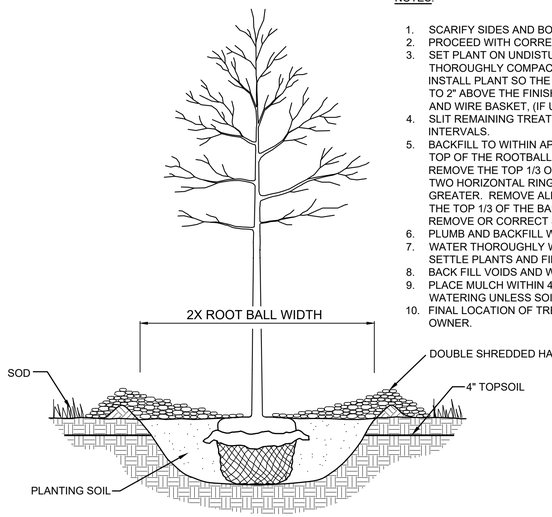
KHA PROJECT	160774051
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SCALE	AS SHOWN
DESIGNED BY	CJJ
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LANDSCAPE SCHEDULE

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
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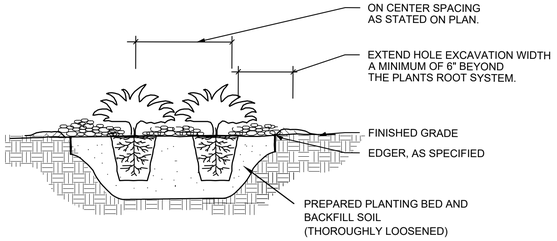


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L110



NOTES:

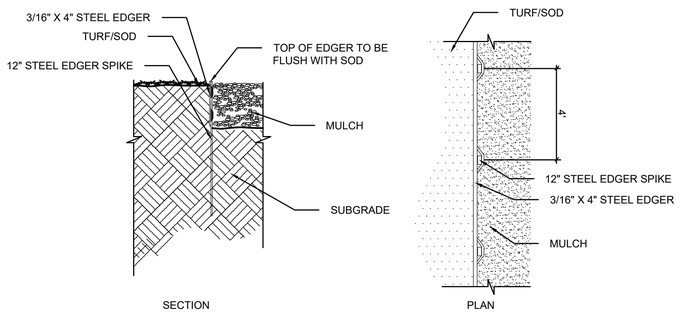
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L110

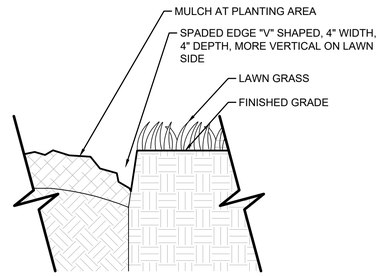
3 POLY EDGER DETAIL

SCALE: N.T.S. L110



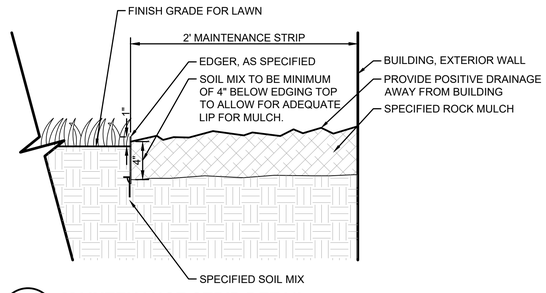
4 STEEL EDGER DETAIL

SCALE: N.T.S. L110



5 SPADED EDGE DETAIL

SCALE: 1-1/2"=1' L110



6 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L110

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR RESTORE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE/NORTH AMERICAN GREEN, CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE STAPLE PATTERN AS PER MANUFACTURER'S RECOMMENDATIONS. MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

FIRST M. LAST
MN
LIC. NO. XXXXX
DATE: XX/XX/XXXX

KHA PROJECT: 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

LANDSCAPE DETAILS

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
MN
RAMSEY

SHEET NUMBER
L110

AMSTERDAM EXTENSION 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC'S 20 & 29, T. 32N R. 25W

KNOW ALL PERSONS BY THESE PRESENTS: That Hageman Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 2, Block 1, AMSTERDAM EXTENSION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as AMSTERDAM EXTENSION 2ND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Hageman Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: Hageman Holdings, LLC

_____
Michael D. Hageman, Chief Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20___ by Michael D. Hageman, Chief Manager of Whitewater Properties I, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signature)

_____ (Print Name)

Notary Public _____ County, _____

My commission expires _____

I Eric A. Roeser do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

_____
Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20___ by Eric A. Roeser.

_____ (Signature)

_____ (Print Name)

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of AMSTERDAM EXTENSION 2ND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of

_____, 20_____.

By: _____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

_____
Property Tax Administrator

By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of AMSTERDAM EXTENSION 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

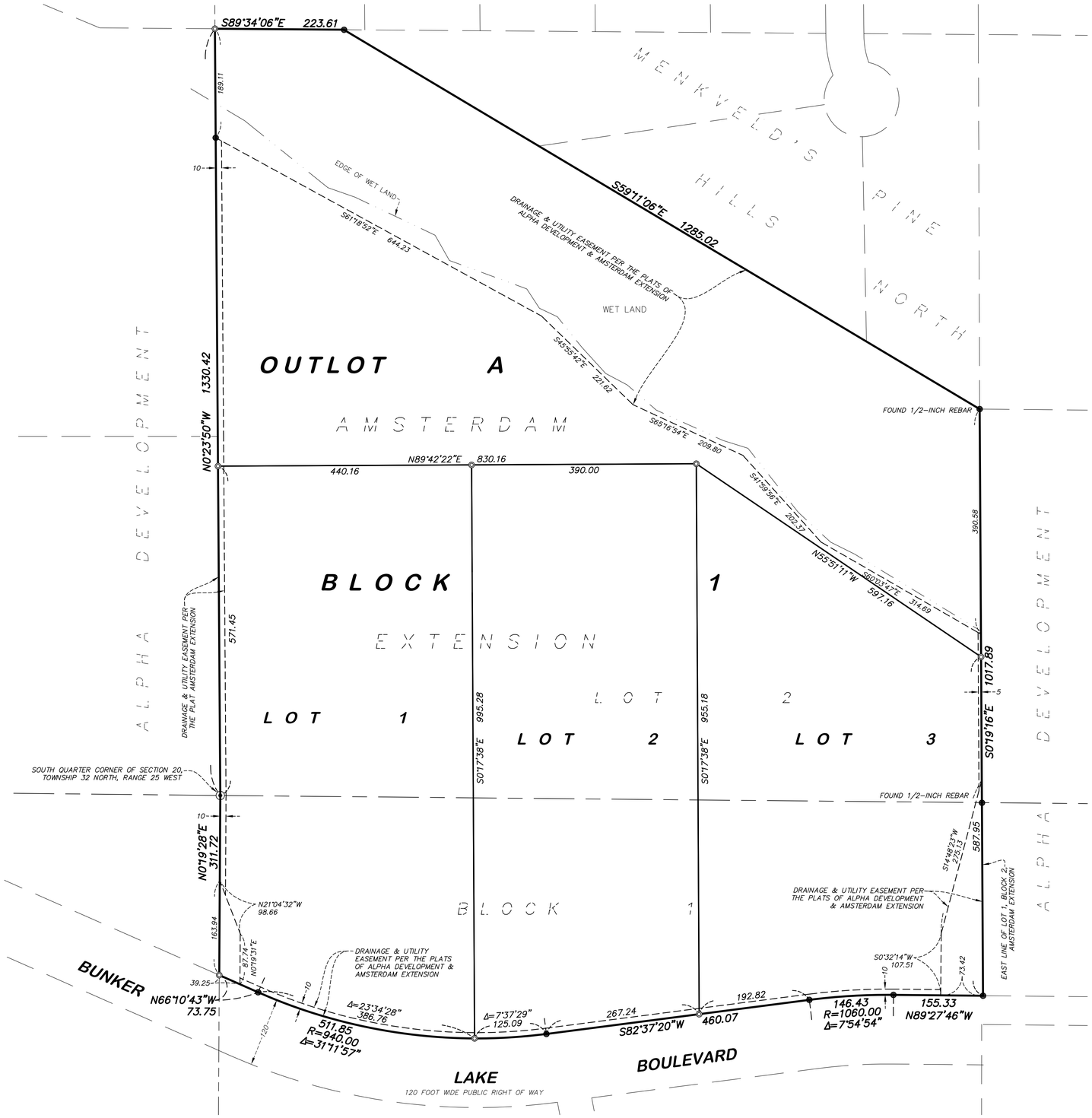
_____
County Recorder/Registrar of Titles

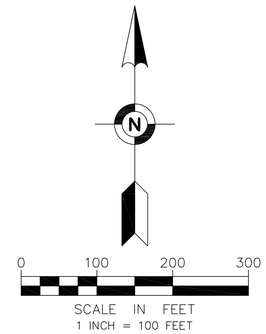
By _____, Deputy

Egan, Field & Nowak, Inc.
land surveyors since 1872

AMSTERDAM EXTENSION 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC'S 20 & 29, T. 32N R. 25W

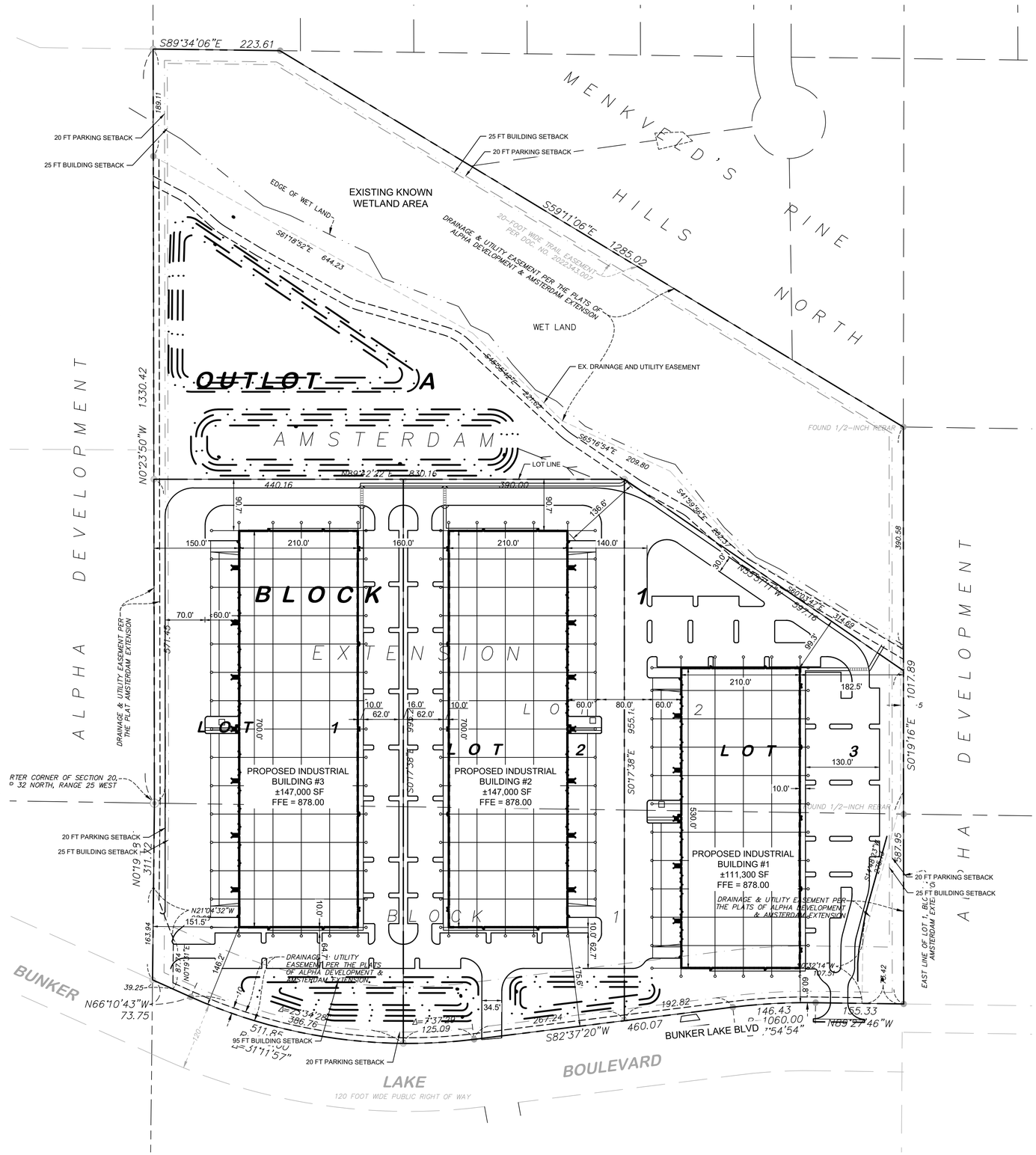




THE EAST LINE OF LOT 1, BLOCK 2, AMSTERDAM EXTENSION IS ASSUMED TO BEAR SOUTH 00 DEGREES 19 MINUTES 16 SECONDS EAST.

- ● FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE NOTED
- ◉ FOUND CAST IRON MONUMENT
- ◎ SET 1/2 INCH BY 14 INCH IRON PIPE WITH LICENSE NUMBER 47476

Egan, Field & Nowak, Inc.
land surveyors since 1872



LEGEND

EXISTING		PROPOSED	
	PROPERTY LINE		PROPERTY LINE
928	EXISTING CONTOUR	925	PROPOSED CONTOUR
	EASEMENT LINE		
	SETBACK LINE		
S	SANITARY MANHOLE		GATE VALVE
ST	STORM MANHOLE		HYDRANT
OR	CATCH BASIN		REDUCER
	CULVERT		TEE
	GATE VALVE	S	SANITARY SEWER MANHOLE
	HYDRANT		SANITARY CLEANOUT
	GAS METER		
	ELECTRIC BOX		
	UTILITY POLE		WATERMAIN
	SIGN		SANITARY SEWER
A	LIMITED ACCESS		STORM SEWER
S	SANITARY SEWER	ELC	UNDERGROUND ELECTRIC
SS	STORM SEWER	COM	TELEPHONE
W	WATERMAIN	GAS	GAS MAIN
OHW	OVERHEAD WIRE		
TC	UNDERGROUND TELECOMMUNICATION		
E	UNDERGROUND ELECTRIC		
G	UNDERGROUND GAS		

BUILDING DATA SUMMARY

AREAS	
PROPOSED LOT 1 PROPERTY	9.67 AC
BUILDING AREA	3.37 AC (34.9% OF TOTAL PROPERTY AREA)
PROPOSED LOT 2 PROPERTY	8.76 AC
BUILDING AREA	3.37 AC (38.5% OF TOTAL PROPERTY AREA)
PROPOSED LOT 3 PROPERTY	8.63 AC
BUILDING AREA	2.56 AC (29.66% OF TOTAL PROPERTY AREA)
PROPOSED OUTLOT AREA	16.50 AC

BUILDING #1	
INDUSTRIAL REQUIRED PARKING (85% GFA = 94,605 SF)	95 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 16,965 SF)	56 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	151 SPACES
PROPOSED PARKING	211 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

BUILDING #2	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	191 SPACES
ADA STALLS REQ'D / PROVIDED	6 STALLS / 10 STALLS

BUILDING #3	
INDUSTRIAL REQUIRED PARKING (85% GFA = 124,950 SF)	125 SPACES @ 1/1000 SF
OFFICE REQUIRED PARKING (15% GFA = 22,050 SF)	74 SPACES @ 1/300 SF
TOTAL REQUIRED PARKING	199 SPACES
PROPOSED PARKING	216 SPACES
ADA STALLS REQ'D / PROVIDED	7 STALLS / 10 STALLS

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160774051
DATE 05/06/2021
SCALE AS SHOWN
DESIGNED BY CJJ
DRAWN BY KAM
CHECKED BY MCB

PRELIMINARY PLAT

RAMSEY SPEC INDUSTRIAL
PREPARED FOR
OPPIDAN HOLDINGS LLC
RAMSEY MN

SHEET NUMBER
EX - 1

K:\TWC_LDEV\OPPIDAN\Ramsey Industrial Bunker Lake Blvd\3 Design\CAD\Exhibits\Preliminary Plat.dwg May 06, 2021 - 11:55am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ProjectDox

Current Project - Project Markups Listing

RA047834

File Name	Markup Name	Markup Text	Markup Date	Created by
Amsterdam Extension 2nd Addition - Final Plat_.pdf	Chloe	Need to put trail easement over wetland easement, 16.5 feet from edge of wetland	05/26/2021	Chloe McGuire Brigl
2021-0506_Ramsey Spec Industrial_Stormwater Report.pdf	LL	Please provide screen shots of BMP Watershed and BMP Parameter screens for each BMP.	05/26/2021	Len Linton
C501 - Grading & Stormwater Plan.pdf	LL	Overflow depth of infiltration basin must be set at top of maximum depth based on infiltration rate times 48 hrs. Refer to Minnesota Stormwater Manual.	05/26/2021	Len Linton
C501 - Grading & Stormwater Plan.pdf	LL		05/26/2021	Len Linton
C501 - Grading & Stormwater Plan.pdf	LL		05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL	Deteintion ponds in Ramsey are dry unless 1 of the following conditions are met: 1. The pond is constructed with the normal water level at groundwater elevation. 2. The pond is lined with a clay or geosynthetic liner.	05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL	Show soil boring locations on grading plans.	05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL	EOF shown at 865.04. There grades to the north rise to 872. Review and revise grading plan.	05/26/2021	Len Linton
C503 - Grading & Stormwater Plan.pdf	LL		05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL	Define CEC and all other abbreviations used on plan sheets.	05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL	Keynote legend should be next to Lines and symbol legend.	05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL		05/26/2021	Len Linton
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL		05/26/2021	Len Linton

ProjectDox

Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	LL	It is difficult to follow line types diue to the number of lines in this area. These sheets should be reviewed to deemphasise items of lower priority though the use of lighter lineweights.	05/26/2021	Len Linton
Preliminary Plat.pdf	JF	Clean up the plat, too many unnessary lines. Needs to be clear where lot lines are and where easements exist.	05/20/2021	Joe Feriancek
Preliminary Plat.pdf	JF	Easements are needed over the watermain loops, and around the hydrants. Easement are required over water and sanitary sewer across Lot 2, since those are serving Lots 1 & 3.	05/20/2021	Joe Feriancek
Preliminary Plat.pdf	JF	Has a wetland delineation been completed? The drainage & utility easement must include the wetland buffer.	05/20/2021	Joe Feriancek
Preliminary Plat.pdf	JF	The existing easement is not sufficient, needs to be modified to meet wetland buffer requirements.	05/20/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf	Make items to be removed bold, add to the legend.	05/19/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf	Showing trees on north end, need tree save fence.	05/19/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf		05/19/2021	Joe Feriancek
C200 - Demo Plan.pdf	jf	Don't know what these lines represent.	05/19/2021	Joe Feriancek
[1] L100 LANDSCAPE PLAN - OVERALL.pdf	CA	The Tree Inventory needs to be provided. It must include all significant trees on site as well as species name, DBH, and save or remove at a minimum. Significant tree defined as any oak or evergreen 4" or greater in DBH and all other deciduous trees 8" or greater.	05/19/2021	Chris Anderson
[1] L100 LANDSCAPE PLAN - OVERALL.pdf	CA	Each overstory tree within a parking lot shall be provided at least 162 square feet of planting area (equivalent of one parking stall). All parking lot plantings shall have wood chip mulch. Update plans accordingly.	05/19/2021	Chris Anderson
C401 - Site Plan.pdf	JF	There are some line types and hatches being used specific to this sheet, not shown in the legend.	05/19/2021	Joe Feriancek

ProjectDox

Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
C408 - Site Plan.pdf	JF	Drives will require ped ramps for bit trail along Bunker Lake Blvd.	05/19/2021	Joe Feriancek
C500 - Grading & Stormwater Plan - Overall.pdf	JF	It would be more convienent to get an entire pipe run on the same sheet, rather than split halfway. Recommend realignment of the sheet breaks.	05/19/2021	Joe Feriancek
C500 - Grading & Stormwater Plan - Overall.pdf	JF1	Limit the amount of linework to what is necessary for the proposed work being shown. Storm and Grading should stand out, other lines should be in background, and we only need outside building lines and curb lines. Carry same readability process throughout the plan set.	05/19/2021	Joe Feriancek
C000 - Cover Sheet.pdf	JF	Verify index sheet numbers, L101 listed twice.	05/18/2021	Joe Feriancek
[1] L109 LANDSCAPE SCHEDULE.pdf	CA	Update Landscape Schedule to specify minimum shrub size at installation to be 24" in height or width (depending on species characteristics).	05/12/2021	Chris Anderson
C300 - Erosion and Sediment Control Plan - Phase 1.pdf	CA	Silt fence needs to be at least 16.5 feet from the delineated boundary of the wetland.	05/12/2021	Chris Anderson
Preliminary Plat.pdf	CA	Wetlands and Stormwater Ponds are required to be encumbered with drainage and utility easements that extend out at least 16.50 feet from the boundary.	05/12/2021	Chris Anderson
[1] L110 LANDSCAPE DETAILS.pdf	CA	Modify #21 to specify that the irrigation system must include a rain sensor and some additional form of water efficient technology, such as a smart controller and/or soil moisture sensors.	05/12/2021	Chris Anderson
[1] L110 LANDSCAPE DETAILS.pdf	CA	Add Landscape Note stating that all disturbed areas not otherwised improved with impervious surfacing or storm water ponds must receive four (4) inches of topsoil with not more than 35% sand content.	05/12/2021	Chris Anderson

Overview
The purpose of this memo is to provide a high-level review of the Zoning Code compliance for a 3 building spec industrial building project on the North Side of Bunker Lake Blvd.

General
The project property is 43.55 acres and is currently unaddressed. The proposed project is located north of Bunker Lake Blvd NW between Puma St NW and Armstrong Blvd NW. The property PID is 20-32-25-43-0005 and is generally known as 8200 Bunker Lake Blvd NW.

Comprehensive Plan
The Ramsey 2040 Comprehensive Plan guides the subject property as Business Park which allows for industrial uses.

Zoning
The conceptual plans are being reviewed under the E-3 Employment District standards.

Bulk Standards: Section 117-124 E-3 Employment District

Standard	Requirement	Proposed
Minimum lot size	1 acre	8.63, 8.76, 9.67 acres
Minimum lot width	200 feet	All 200+ feet
Building setbacks		
Front	35 feet	Building 1: 146 ft Building 2: 175 ft Building 3: 61 ft
Rear	25 feet	Building 1: 80 ft Building 2: 80 ft Building 3: 90 ft
Side	25 feet	Building 1: 60, 140 ft Building 2: 60, 100 ft Building 3: 60, 130 ft
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback	Closest point = 120 ft
From service road	30 feet	n/a
Buildings	60 feet	Appears to comply
Off-street parking, storage areas, and driveways	40 feet	60 feet at closest point
Parking and pavement setback from street right-of-way	20 feet	60 feet at closest point
Maximum building height	65 feet	Appears to comply
Maximum lot coverage	45 percent	43% (without outlot)

Parking:
Required parking for building 1

- Industrial (94,605 sq ft) = 95 stalls
- Office (16,965 sq ft) = 56 stalls
- Required = 151
- Proposed = 211

Required parking for building 2 and 3

- Industrial (124,950 sq ft) = 125 parking stalls
- Office (22,050 sq ft) = 74 parking stalls
- Required = 199 stalls
- Proposed = 216

Wetlands: Wetlands are along the north end of the site. There needs to be a 16.5 foot easement from the edge of any wetland.

Streets and Access: There are two proposed new accesses onto Bunker Lake Blvd, there is one shared access proposed with the property to the west.

Landscape Plan: See landscape review and EPB case.

Lighting: A lighting plan was included and appears to meet requirements.

Development Fees: The Applicant will be responsible for paying for any development fees associated with the project approval.

CITY OF RAMSEY
GRADING AGREEMENT FOR OPPIDAN INDUSTRIAL

This Agreement (hereinafter the "Agreement") is dated as of this __ day of _____, 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **Oppidan Holdings, LLC** a Minnesota corporation (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** desires to complete preliminary mass grading in advance of development agreement and final plat recording.

Agreement

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

2. Conditions of Approval. The **CITY** has approved the Oppidan Industrial Site Plan (the "Plans") subject to satisfaction of the following conditions subsequent:

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

b. Marketable Title. That prior to commencing grading activities, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

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

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

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

Preliminary Grading (the "Improvements").

5. Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Improvements and their timely completion. The **CITY** shall require a financial guarantee in the amount of thirty percent of the grading estimate. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **$150,000** or 30% of the grading estimate provided by the **PERMITTEE.**

6. Inspection Fees for the Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **$_____** which is 5% of the grading estimate provided by the **PERMITTEE.**

7. Installation of the Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Improvements. The **PERMITEE** must provide the **CITY** with copies of National Pollutant Discharge Elimination System (NPDES) and Lower Rum River Water Management Organization (LRRMWO) permits from other governmental agencies prior to or when the **PERMITTEE** applies for a grading permit to construct improvements on a lot within the Subject Property. Within thirty (30) days after the completion of the Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Improvements.

8. Time of Performance for the Improvements. The **PERMITTEE** must substantially complete the Improvements within one (1) year after issuance of a grading permit.

9. Street Cleaning and Clean Up. The **PERMITTEE** shall clear any soil, earth, or debris from the streets resulting from the construction of the Improvements.. If the **PERMITTEE** fails to keep streets clean the **CITY** shall notify the **PERMITTEE**

of the issue and **PERMITTEE** shall clear soil, earth, or debris from the streets resulting from the construction of the Improvements within 48 hours of notification. If the PERMITTEE fails to clean streets after said 48-hour period the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within thirty (30) days of the date of the invoice.

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

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

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

procedural objections or defenses the **PERMITTEE** may have to such special assessments;

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

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

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

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

13. Hours. All hours of work must be approved by the City Engineer.

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

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

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

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

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

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

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

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

TO PERMITTEE:
Oppidan Holdings, LLC
Jay Moore

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

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

THE PERMITTEE:

Oppidan Holdings, LLC

By:_____
Jay Moore
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2021, by Jay Moore, Oppidan Holdings, LLC, a limited liability corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2021, by Mark E Kuzma and Kurt Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

EXHIBIT A

Legal Description of the Subject Property

Lot 2, Block 1 Amsterdam Extension, Anoka County, Minnesota (the 'Subject Property');

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

RESOLUTION #21-158

**RESOLUTION APPROVING FINAL PLAT,
GRADING AGREEMENT AND SITE PLAN FOR OPPIDAN**

WHEREAS, Oppidan Holdings, LLC hereafter referred to as "Developer," properly applied for Site Plan, Grading Agreement, Final Plat approval of the following described property located in the City of Ramsey:

> Lot 2, Block 1 Amsterdam Extension, Anoka County, Minnesota (the 'Subject Property');

WHEREAS, the City has received an Application for Site Plan Approval for three (3) industrial lots and one outlot; and

WHEREAS, the Subject Property is located in the E-3 Industrial District; and

WHEREAS, the Planning Commission met and held a public hearing for the Site Plan on June 3, 2021 and recommended approval of the Site Plan and Plat; and

WHEREAS, the City Council approved the Site Plan, Final Plat, and Grading Agreement on June 22, 2021.

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

1. That the Ramsey City Council hereby grants final plat and development agreement approval for Amsterdam Extension 2nd Addition in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with the Staff Review Letters.
    b. Compliance with all Staff Review Comments in ProjectDox.
    c. Final approval by City Engineer and City Attorney.
    d. The Developer entering into a Development Agreement with the City.
    e. Approved wetland delineation and 16.5 foot setback encumbered by easement.
    f. The Developer entering into a trail easement for the City trail along the wetland delineation on the north end of the site.
    g. The Developer agreeing to a cost share agreement for Bunker Lake Boulevard road improvements.

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

and the following voted against the same:

DRAFT

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22 day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

CC Regular Session **5. 11.**

Meeting Date: 06/22/2021

Submitted For: Bria Raines, Community Development

By: Bria Raines, Community Development

Information

Title

Adopt Resolution #21-161 Outlining Lawful, Nonconforming Rights and Code Enforcement Process at 7127 Highway 10 NW

Purpose/Background:

Planning is seeking direction from City Council for code enforcement of City of Ramsey City Code at 7127 Highway 10 NW. The Subject Property has a history of code enforcement cases since 2012 for off-street parking violations, outdoor storage of inoperable or abandoned vehicles, and non-permitted zoning uses. Most recently, the violations include no conditional use permit (CUP), otherwise required in the H-1 Highway 10 Business District per City Code. Because this is a Ramsey business, Staff has attempted to work with the Property Owner to come into compliance and get the proper permit (CUP) since February 20, 2020.

Notification:

No notification required.

Observations/Alternatives:

There is currently a code enforcement case on the Subject Property for regarding triple stacking vehicles, required permits, permitted uses, and outdoor storage of inoperable vehicles. The Subject Property is being used as a used car dealership. A first notice of violation for triple stacking vehicles, permitted uses, and outdoor storage of inoperable vehicles was sent to the Subject Property on October 28, 2020 after a drive-by inspection was conducted. A second notice of violation for triple stacking vehicles, permitted uses, and outdoor storage of inoperable vehicles was sent to the Subject Property on November 18, 2020 to lay out corrective actions.

The Property Owner responded to the second letter with a voicemail warning staff that they would seek legal council for harassment based on code enforcement letters.

Staff has not seen improvement onsite, and there are inoperable vehicles, vehicles triple stacked, and there has been an expansion of the use on the site. There are also appear to be personal vehicles stored on the site that are not for sale, but are the owners.

Staff is seeking direction from City Council to tow vehicles that are not in compliance, move items into the judicial process that require it, and bring the property into compliance. This method is consistent and uniform with how Staff typically handles violations on commercial properties.

Funding Source:

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

Recommendation:

Staff recommends motion to adopt Resolution #21-161.

Action:

Motion to adopt Resolution #21-161 approving the lawful, nonconforming rights and code enforcement process at 7127 Highway 10 NW.

Attachments

Email February 2020
Email September 2020
First letter to Hirschfield's
First letter of violation
Resolution #21-161

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/03/2021 09:05 AM
Tim Gladhill	Bria Raines	06/03/2021 12:36 PM
Tim Gladhill	Bria Raines	06/16/2021 11:47 AM
Tim Gladhill	Tim Gladhill	06/17/2021 09:08 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:29 AM
Form Started By: Bria Raines		Started On: 06/01/2021 11:12 AM
Final Approval Date: 06/17/2021		

Chloe McGuire Brigl

From: Eric Maass
Sent: Thursday, February 20, 2020 9:32 AM
To: Chloe McGuire Brigl
Subject: FW: Building Permit - 7127 Hwy 10

FYI – updated email address…

From: Eric Maass
Sent: Thursday, February 20, 2020 9:32 AM
To: 'ron@rocksolidcos.com' <ron@rocksolidcos.com>
Subject: Building Permit - 7127 Hwy 10

Hi Ron,

Thank you for your interest in the City of Ramsey and improvements to the building at 7127 Hwy 10. We have reviewed your permit from a planning standpoint and found that we need a bit more information prior to a permit being issued.

Items Needed:

1. Site Plan
    a. Site plan must show 5 parking stalls for each sales office space
    b. Site plan must show pavement in front of the newly proposed overhead door space
2. Property currently has some vehicles triple stacked and parked off of the pavement. The site will need to be cleaned up prior to permit issuance.

I tried calling your office to connect on these items but got your voicemail which directed me to your email. Please let us know if you have any questions.

Thank you,
Eric

Chloe McGuire Brigl

From: Chris Anderson
Sent: Wednesday, September 16, 2020 2:17 PM
To: ron@touchette.net
Cc: Eric Maass [External]; Chloe McGuire Brigl; Tim Gladhill; Brian McCann
Subject: Conditional Use Permit Application

Good afternoon Ron,

I have been asked to connect with you about initiating the application process for a Conditional Use Permit for multiple motor vehicle sales operations at 7127 Highway 10 NW. You can access the Land Use Application here. At this time, the earliest agenda an application could be considered by the Planning Commission would their November 5, 2020 meeting (they only meet the first Thursday of each month). Presumably, if the Planning Commission holds the Public Hearing on November 5, it would tentatively be scheduled for consideration by the City Council on November 24, 2020. The current fees required are a $200 non-refundable application fee and an $800 escrow payment (total of $1,000). All costs incurred by the city while processing the request are charged to that escrow. If there is a balance left at the conclusion, that is refunded back to the applicant. If costs exceed that initial escrow payment, the applicant is invoiced the difference.

In addition to the application, a summary of the proposed use(s) on site should be included. Also, a scaled site plan should accompany the application that outlines how many suites are proposed for motor vehicle sales, outlines/demonstrates that there is sufficient space for motor vehicles displayed for sale, dedicated customer parking for each dealer (not to be used for display of vehicles for sale), and can maintain a twenty-four (24) foot wide drive aisle between rows of vehicles. If any motor vehicle repair work is proposed on site, that should also be indicated as well. Once completed, please feel free to email the application and supporting information to us. You can either mail in, drop off, or pay over the phone (via credit card) the fees.

Please let us know if you have any questions.

Sincerely,

City of RAMSEY

Chris Anderson, ISA-CA | canderson@cityoframsey.com
City Planner | City of Ramsey
P: 763-433-9817 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

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

#ResilientRamsey

COVID-19 Response Action Plan

Building Permit Updates

http://cityoframsey.com/753/Building-Permit-COVID-19-Polices

Business Resource Updates

https://www.cityoframsey.com/752/COVID-19-Business-Resources

City of RAMSEY

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

October 28th, 2020

Lori Touchette
Or Current Owner
7078 E Fish Lake Rd
Maple Grove, MN 55311

Hirschfield's
Or Current Owner
7127 Highway 10 NW
Ramsey, MN 55303

RE: Conditional Use Permit

Dear Property Owner,

The City of Ramsey has received a complaint of an automotive sales business operating at 7127 Highway 10 NW. City Code Section 117-120 of Ramsey City Code states that automotive sales businesses off of Highway 10 need a Conditional Use Permit (CUP). We do not have a Conditional Use Permit on file for motor vehicle sales, and kindly request that you apply for one to continue motor vehicle sales.

Violations have been noted by City Staff including inoperable, unlicensed, triple-stacked vehicles, parked on the grass/gravel. City Code Section 117-356 states that inoperable vehicles and equipment are not acceptable; all vehicles must be in accordance with City Code Section 117-356. All vehicles must be licensed, operable, parked on bituminous/concrete/class V, double stacked at the most, and have current tabs.

If you are unfamiliar with the Conditional Use Permit process, I've attached a copy of the City's guide for more information. In summary, a completed Land Use Application must be submitted to the City with $1,000 ($200 application fee, $800 escrow) to be placed on the agenda for the next Planning Commission meeting where they will make a recommendation to City Council to approve or deny your request. If the request is approved, motor vehicle sales operations may continue.

If the City does not receive an application within the next fourteen (14) days, and operations continue, we will move forward with our violation process. We appreciate your cooperation and look forward to working with you.

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

November 18th, 2020

Lori Touchette
Or Current Owner
7078 E Fish Lake Rd
Maple Grove, MN 55311

Hirschfield's
Or Current Owner
7127 Highway 10 NW
Ramsey, MN 55303

-FIRST NOTICE OF VIOLATION -

RE: Violations in the H-1: Highway 10 Business District on Anoka County PID # 27-32-25-33-0020 (7127 Highway 10 NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- Off-street parking
- Conditional uses
- Outside storage of inoperable vehicles

City Code Section 117-120 of Ramsey City Code states that automotive sales businesses off of Highway 10 need a Conditional Use Permit (CUP). We do not have a Conditional Use Permit on file for motor vehicle sales. Violations have been noted by City Staff including inoperable, unlicensed, triple-stacked vehicles, parked on the grass/gravel. City Code Section 117-356 states that inoperable vehicles and equipment are not acceptable; all vehicles must be in accordance with City Code Section 117-356. All vehicles must be licensed, operable, parked on bituminous/concrete/class V, double stacked at the most, and have current tabs.

City Staff sent a letter regarding this situation on October 28th, 2020 and have not received a response. **You have 14 days from the date of this letter to address the following (or you will receive a Second Notice of Violation and an administrative citation in the amount of $75.00):**

- **Conditional Use Permit**
  - **Discuss the Conditional Use Permit process with City Staff and apply; or**
  - **Cease all operations of an automotive sale business on the property.**

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

- **Outdoor storage of abandoned or inoperable vehicles**
    - **Remove or shelter all abandoned or inoperable vehicles, as well as vehicles that have expired tabs.**

Please contact me at (763) 576-4314 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) 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
Ramsey Planning Division

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.

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

RESOLUTION #21-161

A RESOLUTION ESTABLISHING BOUNDARIES OF LAWFUL NON-CONFORMING USES AT 7127 HIGHWAY 10 NW

WHEREAS, the property owner Ronald & Lori Touchette (the "Property Owners") have an open code enforcement case on the property generally known as 7127 Highway 10 NW and legally described as follows:

TH PT OF W 33 RODS OF SW1/4 OF SW1/4 OF SEC 27 TWP 32 RGE 25 DESC AS FOL: COM AT INTER W LINE OF SD 1/4 1/4 WITH SLY R/W LINE OF GREAT NORTHERNRAILWAY, TH SELY ALG SD SLY R/W, 297.57 FT TO ACT POB , TH CONT SELY ALG SD SLY R/W 261.50 FT +OR- TO INTER/W E LINE OF SD W 33 RODS, TH S ALG SD E LINE 206.35, TH NWLY PRLL/W R/W TO ELY LINE OF W 31 RODS TH,SLY ALG SD E LINE TO NLY R/W LINE OF T H NO 10 TH NWLY ALG NLY R/W T H NO 10 TO A PT 299 .65 FT SELY FROM W LINE OF SD 1/4 OF 1/4 AS MEAS ALG SD NLY R/W LINE, TH N TO ACT POB, (INCL LOT 6, AUD SUB 31) EX RD SUBJ TO EASE OF REC., Anoka County, Minnesota

(the "Subject Property"); and

WHEREAS, the Subject Property is a used car dealership, Hirschfield's; and

WHEREAS, the Subject Property is zoned H-1: Highway 10 Business District; and

WHEREAS, the Subject Property is approximately 2.08 acres in size; and

WHEREAS, there are documented City Code violations dating back to 2012 with notices of violation regarding triple stacking vehicles, required permits, permitted uses, and outdoor storage of inoperable vehicles; and

WHEREAS, the City has most recently opened a case on the Subject Property for violations related to off-street parking, outdoor storage, and permitted uses; and

WHEREAS, the Property Owner has not submitted a conditional use permit (CUP) to establish the boundaries of lawful, non-conforming rights on the Subject Property; and

WHEREAS, the City sent a formal first notice of violation on October 28, 2020 for off-street parking, outdoor storage, and permitted uses; and

WHEREAS, the City of Ramsey City Code would allow the Subject Property to properly store all items in accordance with Section 117-356 regarding commercial and industrial off-street parking; and

WHEREAS, the City of Ramsey City Code requires a conditional use permit (CUP) for motor vehicle sales and service in the H-1 Highway 10 Business district; and

WHEREAS, the Property Owner has not been cooperative in efforts made by staff; and

WHEREAS, the City Council approved this resolution outlining the lawful, nonconforming status of the Subject Property on June 22, 2021.

FINDINGS OF FACT

1. The City inspected the property from the road on:

    a. October 28, 2020; and
    b. November 18, 2020; and
    c. May 26, 2021; and
    d. June 3, 2021.

2. The Property Owners returned correspondence with voicemail alleging to sue the City for harassment caused by code enforcement notices.

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 Staff shall send a first letter of notice of violation on June 11, 2021 via certified mail with a citation of $250.

2. The City of Ramsey Staff shall re-inspect from road on the week of June 28, 2021 and send a second letter of notice of violation with a citation via certified mail.

3. The City of Ramsey Staff shall re-inspect from road on the week of July 12, 2021 and send a first notice of abatement via certified mail.

4. The City of Ramsey shall utilize Northstar Towing and Reshetar Systems Inc. for abatement services per City policy.

5. That the week of July 26, 2021, the City of Ramsey will work with the abatement contractors listed above to remove triple stacked vehicles, cars on gravel surfacing, and remove the expanded gravel area.

6. That future violations within twelve (12) months of the same type will result in financial penalties and quicker escalation of violation notices.

7. That the City Council reserves the right to escalate future violations directly to District Court for Temporary Restraining Order.

8. 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 (5).
    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 22nd day of June, 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. 12.**

Meeting Date: 06/22/2021

By: Bria Raines, Community Development

Information

Title

Adopt Resolution #21-167 Outlining Code Enforcement Action Plan for 17646 St. Francis Blvd NW

Purpose/Background:

Planning is seeking authorization to enforce City of Ramsey Code violations and hire contractor for 17646 St Francis Blvd NW. The Subject Property has a history of City Code violations dating to 2009 regarding off street parking, outdoor storage of abandoned or inoperable vehicles, public nuisance, and work without a permit. This property has taken significant staff time in enforcement. Currently, the property has a garage that appears to be hazardous, and Staff is seeking authorization to:

- Fully inspect the property and remove nuisances after 14 day time period.
- Declare the detached garage a hazardous structure and begin the process for removal per Code and State Statute requirements.

Notification:

No notification is required.

Observations/Alternatives:

Open violations are dated 2009 and 2018 regarding Ramsey City Code violations to off street parking, outdoor storage of abandoned or inoperable vehicles, public nuisance, and work without a permit. The Subject Property is 2.5 acres and allowed eight (8) items in accordance with City Code Section 117-355 regarding off-street parking. Subject Property has exceeded limit of unlicensed/inoperable vehicles on the property during last on-site inspection in July 2019. Subject Property has a dilapidated garage at the front of the property with a caving roof. Photo evidence of the garage state has been taken from roadside inspections. Property Owners disagree with accessory "hoop" building violations; as a result, the Property Owners refuse to remove the accessory structures. City of Ramsey Staff request authorization to enforce Ramsey City Code and hire a contractor to tear down the hazardous building.

Funding Source:

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

Recommendation:

Staff recommends motion to adopt Resolution #21-167 approving code enforcement action plan for the Subject Property.

Action:

Motion to adopt Resolution #21-167 approving code enforcement action plan for the Subject Property.

Attachments

History of Code Violations

First Notice of Violation (7.10.18)

First Notice of Violation for Hoop Building (9.20.18)

City Attorney Letter (1.11.19)
(Already Adopted) Resolution #19-121
Third Notice of Violation (6.21.19)
Photo of garage (4.16.21)
Resolutgion 21 167

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/17/2021 08:57 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:36 AM
Form Started By: Bria Raines		Started On: 06/04/2021 01:46 PM
Final Approval Date: 06/17/2021		

City of Ramsey
Code Enforcement Search

Request #	Violation Location	Violation Description	Violation Date	Referred To	Invoice Nbr	Notice Nbr	Past Due Nbr	Closed Date
18-002444	17646 St Francis Blvd NW	A Zoning Residential: Accessory Buildings	09/06/2018	Chloe McGuire				
		A Property Maintenance Code: Exterior Structure	06/28/2018	Chloe McGuire				04/19/2021
		A Public Nuisance: Off Street Pkg Violations of 117-355	06/28/2018	Chloe McGuire				
		A Public Nuisance: Outdoor Storage of Abandoned or Inoperable Vehicles	06/28/2018	Chloe McGuire				
		A Public Nuisance: Waste, Refuse, Garbage, Construction Materials	06/28/2018	Chloe McGuire				
16-002104	17646 St Francis Blvd NW	A Building: Sewage Disposal Maintenance	07/08/2016	Eric Maass				08/11/2016
		A Zoning Residential: Fences	07/08/2016	Eric Maass				08/31/2016
12-001185	17646 St Francis Blvd NW	A Building: Exterior Completion	08/17/2012	Lee Gladitsch				06/23/2016
		A Building: Exterior Completion	04/05/2012	Lee Gladitsch				06/23/2016
		A Public Nuisance: Off Street Pkg Violations of 117-355	04/05/2012	Carey Schiferli				11/26/2012
		A Public Nuisance: Outdoor Storage of Abandoned or Inoperable Vehicles	04/05/2012	Carey Schiferli				11/26/2012
		A Public Nuisance: Outdoor Storage of Motor Vehicle Parts or Unusable Machinery	04/05/2012	Carey Schiferli				11/26/2012
		A Public Nuisance: Unihabitable Structures Due to Fire, Wind, Disaster	04/05/2012	Lee Gladitsch				06/23/2016
		A Public Nuisance: Waste, Refuse, Garbage, Construction Materials	04/05/2012	Carey Schiferli				11/26/2012
		A Zoning Residential: Home Occupation	04/05/2012	Tim Gladhill				06/23/2016
11-001061	17646 St Francis Blvd NW	A Public Nuisance: Off Street Pkg Violations of 117-355	10/25/2011	Carey Schiferli				01/03/2012

City of Ramsey
Code Enforcement Search

Request #	Violation Location	Violation Description	Violation Date	Referred To	Invoice Nbr	Notice Nbr	Past Due Nbr	Closed Date
11-001061	17646 St Francis Blvd NW	A Public Nuisance: Outdoor Storage of Abandoned or Inoperable Vehicles	10/25/2011	Carey Schiferli				01/03/2012
10-000615	17646 St Francis Blvd NW	A Public Nuisance: Outdoor Storage of Abandoned or Inoperable Vehicles	02/09/2010	Carey Schiferli				03/19/2010
09-000303	17646 St Francis Blvd NW	Building: Work without permit	01/23/2009	Jesse Szykulski				
		Public Nuisance: Off Street Pkg, Violations of 9.11.0	01/23/2009	Carey Schiferli				07/28/2009
		Public Nuisance: Outdoor Storage of Abandoned or Inoperable Vehicles	01/23/2009	Carey Schiferli				07/28/2009
		Public Nuisance: Outdoor Storage of Motor Vehicle Parts or Unusable Machinery	01/23/2009	Carey Schiferli				07/28/2009
		Public Nuisance: Waste, Refuse, Garbage, Construction Materials	01/23/2009	Carey Schiferli				07/28/2009
		Zoning Residential: Home Occupation	01/23/2009	Tim Gladhill				08/04/2009

Total Code Enforcement Violation Records: 24

Total Code Enforcement Requests: 6

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

July 10, 2018

Angelia Lattery
or Current Homeowner
17646 St. Francis Blvd NW
Ramsey, MN 55303

-1ST NOTICE OF VIOLATION -

RE: Various Violations on Anoka County PID # 02-23-25-31-0003

Dear Property Owner,

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- Off-street parking violations
- Outdoor storage of abandoned or inoperable vehicles
- Waste, refuse, garbage, and construction material debris
- Replacing of home siding without a permit

You have **14 days** from the date of this letter to address the following:

- Waste, refuse, garbage, and construction material debris
  - Remove: toilet in the front yard, broken toys in the side yard, broken hoop house in the rear yard, unused siding, all waste, including stockpiles of dirt and tree limbs, all car parts and tires from yard, broken and unused grill, shelving and dining chairs
  - Remove any other unusable junk item
- Off street parking violations
  - Remove white truck, purple monster truck, and white trailer from the grass in the front yard. **Vehicles must on the driveway if in the front yard.**
  - Remove all inoperable vehicles from the side and rear yard including two golf carts and one yellow truck. **Licensed and operable vehicles in the side and rear yard must be on a paved or improved surface.**
- Apply for a permit for replacing the siding on the home
- Waste, refuse, garbage, and construction material debris
  - Remove all unused construction materials
  - Remove all stockpiles of rock or dirt, or any other item that could not be put to use in the manner that they are intended

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Per a letter sent in February 2018, any additional off street parking violation within 12 months would prompt an administrative citation. In addition, the ongoing off street parking and zoning violations spanning back to 2009 have prompted staff to cite you for your current violations. Enclosed you will find the citation.

Please note that you are limited to 8 items of outdoor storage – including recreational equipment and motor vehicles. These items must be on the correct surfacing.

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 another 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.

Please contact me at (763) 433-9821 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Sincerely,

Chloe McGuire Brigl, City Planner
Community Development Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

September 20, 2018

Angelia Lattery
or Current Homeowner
17646 St. Francis Blvd NW
Ramsey, MN 55303

-1ST NOTICE OF VIOLATION -

RE: Various Violations on Anoka County PID # 02-23-25-31-0003

Dear Property Owner,

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. During a recent inspection of the above premises, scheduled with the homeowner on September 6, 2018, staff noted two detached accessory structures (commonly referred to as hoop buildings) in the rear yard. Per City Code Section 117-349 Titled Accessory Uses and Buildings, Section 6 Architectural and Exterior Standards for Accessory Buildings:

a. Exterior building materials for detached accessory buildings not addressed by Minnesota State Building Code shall be generally consistent with the exterior finish of the principal building or finished with hardboard lap siding, vinyl lap siding, aluminum or metal siding, metal panels, textured wood (painted) and/or masonry. Prefabricated molded plastic storage sheds shall be permissible.

The buildings on your property are not allowed under the section listed above. Additionally, under Section D, Accessory Buildings, item 3 lists the required permits, stating: A permit is required prior to constructing or moving an accessory building on to a property.

a. Zoning permit. Detached accessory buildings not addressed by Minnesota State Building Code shall require the issuance of a zoning permit prior to the building being constructed or moved onto a property and shall comply with all required setbacks and zoning regulations.

b. Building permit. Detached accessory buildings addressed by Minnesota State Building Code shall require the issuance of a building permit prior to being constructed or moved onto a property and shall comply with all applicable building codes and zoning regulations.

You did not receive a permit for the two buildings that were put up on the property.

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:

- Remove the unpermitted detached accessory structures from the property.
- If you are replacing the buildings, you must apply for a permit before putting up a new building.
- Any materials that were stored inside the building will need to be properly stored after the removal of the two structures that are not allowed.
- Schedule a follow up inspection.

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 another 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.

Please contact me at (763) 433-9821 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Please note that this notice is just regarding the detached accessory structures on your property. Open violations on your property include those for the lack of siding on the home, lack of siding on the detached accessory structure (e.g. garage) in the rear yard,.

Sincerely,

Chloe McGuire Brigl, City Planner
Community Development Department

Joseph J. Langel
Direct Phone: (612) 225-6837
Direct Fax: (612) 225-6860
jjl@ratwiklaw.com

RRM
Ratwik, Roszak & Maloney, P.A.

January 11, 2019

Angela and Charles Lattery
17646 St. Francis Blvd. N.W.
Ramsey, MN 55303

RE: *Code Violation*
Our File No. 4033-0202

Dear Mr. and Mrs. Lattery:

I am the City Attorney for the City of Ramsey. The issue concerning the two accessory structures on your property was turned over to me by City staff.

As indicated in the September 20, 2018, letter to you from the City Planner, the two "hoop" buildings in your yard are, by definition, detached accessory structures. Such structures are not allowed under Section 117-349 of the City Code, and even if they were allowed, a building permit would have been required. No such permit was obtained from the City.

You argued previously that hoop buildings are not buildings, but rather are "merely coverings" that "screen" your boat and inoperable vehicle. A tarp is a covering. A hoop building, on the other hand, is a structure regulated by the State Building Code, as explained in the City's October 15th letter to you. Such structures fall under the restrictions for Accessory Structures in the City Code. Hoop buildings do not qualify as "coverings" or "screening" as those terms are used in the City Code.

Finally, these two hoop buildings are far too new to qualify as lawful, non-conforming uses. Any such accessory structures must comply with current City Code requirements.

The two hoop buildings must be removed within 14 days of receipt of this letter. This is the final notice before additional enforcement action is taken, which may include abatement by the City. Thank you for your attention to this matter.

Very truly yours,

Joseph J. Langel

c: Tim Gladhill, City of Ramsey

RRM: 314181

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

RESOLUTION #19-121

A RESOLUTION APPROVING CODE ENFORCEMENT ACTION PLAN FOR 17646 ST FRANCIS BOULEVARD NW IN THE CITY OF RAMSEY, MINNESOTA

WHEREAS, the property owner Angelia Lattery (the "Property Owner") has an open code enforcement case on the property generally known as 17646 St Francis Blvd NW and legally described as follows:

Lot 2, Block 1, Green Valley Estates

("Subject Property"); and

WHEREAS, the Subject Property is zoned R-1 Residential (Rural Developing); and

WHEREAS, the Subject Property is approximately 2.5 acres in size; and

WHEREAS, there are documented City Code violations dating back to at least 2009, with notices of violation regarding multiple issues, including the outdoor storage of junk and inoperable vehicles, outdoor storage of debris, work without a permit, uncompleted exterior of a building, nuisance violations, and a possible home occupation; and

WHEREAS, the City has had open code enforcement cases in 2009, 2010, 2012, 2016, 2018, and has continued into 2019; and

WHEREAS, the City has most recently opened a case on the subject property for the unfinished completion of the building (siding), the storage of junk, debris, and inoperable vehicles, off-street parking violations, nuisance complaints, and the erection of an unpermitted accessory building (hoop building); and

WHEREAS, in 2018, the City attempted to work with the property owner and was not allowed a full inspection of the Subject Property, though has documented each issue from the public right-of-way and areas they were allowed on the property; and

WHEREAS, the Property Owner has threatened lawsuit against the City for harassment; for sending code enforcement letters; and

WHEREAS, most recently, the City sent a formal notice of violation on September 20, 2018 for the hoop building on the Subject Property; and

WHEREAS, due to extreme weather conditions over the winter months, City Staff halted code enforcement actions on the Subject Property; and

DRAFT

WHEREAS, City Staff has a record of notices and emails to the Property Owner regarding the violations onsite; and

WHEREAS, Staff has also reviewed historical aerial photos of the Subject Property and Anoka County Pictometry imagery; and

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

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

FINDINGS OF FACT

1. The Property Owner has threatened litigation against City Staff and the City for harassment for sending code enforcement letters and responding via email.

2. The City inspected the property on:

    a. July 2, 2018
    b. July 24, 2018
    c. August 8, 2018
    d. August 9, 2018 – This was a scheduled inspection with property owner and Police Officer onsite, was unable to go onto property to complete a full inspection because the property owner wanted Staff and Police Officer to sign waivers
    e. September 6, 2018 – Property began to show signs of cleanup; City Staff were allowed onsite but not allowed to take photos; Staff noted the hoop buildings that were recently erected in the rear yard

3. The City sent formal notices via US Mail on:

    a. July 10, 2018 with a citation for off-street parking, nuisance violations (e.g. toilet in front yard, junk vehicles in rear yard, construction debris, and unused materials), as well as siding being replaced without a permit
    b. August 13, 2018 – notified property owner that the City would seek an administrative citation if not allowed a full inspection of the property
    c. September 20, 2018 – specifically addressing hoop buildings

4. The City received letters from the property owner on:

    a. September 26, 2018
    b. October 22, 2018

5. The City corresponded with the applicant via email and has saved copies of said emails.

6. The Property Owner has stated they will not remove the hoop building(s) onsite without being taken to court.

7. The Subject Property has had years of Code Enforcement cases and actions, and City Staff believes this is the only way to gain compliance.

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

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

1) City Staff is authorized to seek an administrative search warrant to conduct a complete and thorough inspection of the Subject Property and to accurately document any and all violations of City Code.

2) Upon receipt of said administrative search warrant, City Staff will complete an inspection of the Subject Property to document any and all violations of City Code.

3) Upon completion of the inspection of the Subject Property, City Staff will send a First Notice of Violation to the owner of the Subject Property outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of $250 will accompany the First Notice of Violation.

4) Once the fourteen (14) day timeframe has expired, City Staff will conduct a second inspection of the Subject Property to document any and all City Code violations.

5) If City Code violations are documented, a Second Notice of Violation will be sent to the owner of the Subject Property once again outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of $250 will accompany the Notice of Violation.

6) If City Code violations are still present, City Staff shall seek a declaratory action with the District Court with the assistance of the City Attorney.

7) Upon receipt of a declaratory action from District Court, the City will proceed with City Attorney direction moving the case into Civil Prosecution and/or abatement.

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, 2019.

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 John LeTourneau and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau Jo Ann M. Thieling 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

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

June 21, 2019

Angelia and/or Chuck Lattery
or Current Homeowner
17646 St. Francis Blvd NW
Ramsey, MN 55303

-3rd NOTICE OF VIOLATION -

RE: Various Violations on Anoka County PID # 02-23-25-31-0003

Dear Property Owner,

Thank you for allowing staff to inspect the property on June 18, 2019. Attached to this letter is an inventory of items onsite and notes on each item in relation to the open code violations on your property.

We recognize that there has been cleanup onsite and appreciate you working with us and ask that within 14 days from the date of this letter, the following items are removed onsite (or stored inside):

1. Fencing and siding stacked behind back garage
2. Hot tub with tarp siding
3. Item covered in brown tarp in front of hoop buildings
4. Piles of toys in woods
5. Pile of cinderblock and other items covered by tarp in rear yard near trailer
6. Blue tarp from trailer
7. Plywood on ground near hot tub

Staff is willing to work with you to fix some of the larger items onsite if you are able to remove these smaller items. From you, we would like a timeline for improving the driveway and fixing the front garage for the City Council to review and consider. Staff has chosen not to send another citation; but if we do not see progression on your property, you will receive another citation, or the City may choose to abate the situation on your property.

Please see the attached exhibit showing the items onsite and the actions needed to correct the violations onsite.

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.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

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 another 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.

Please contact me at (763) 433-9821 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.

Sincerely,

CMcGuire

Chloe McGuire Brigl, City Planner
Community Development Department



Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-167

RESOLUTION APPROVING CODE ENFORCEMENT PROCESS AND HIRING OFA CONTRACTOR AT 17646 SAINT FRANCIS BLVD NW

WHEREAS, the property owner Angelia & Charles Lattery (the "Property Owners") have anopen code enforcement case on the property generally known as 17646 St. Francis Blvd NW and legally described as follows:

LOT 2 BLOCK 1 GREEN VALLEY ESTATES , EX RD SUBJ TO EASE OF REC, Anoka County, Minnesota

(the "Subject Property"); and

WHEREAS, the Subject Property is an owner-occupied property; and

WHEREAS, the Subject Property is zoned R-1 Residential (Rural Developing); and

WHEREAS, the Subject Property is approximately 2.5 acres in size; and

WHEREAS, there are documented City Code violations dating back to 2009 with notices ofviolation regarding outdoor storage, refuse and garbage, off-street parking, work without a permit, and accessory (hoop) buildings; and

WHEREAS, the City has most recently case from 2018 on the Subject Property for violations related to outdoor storage, refuse and garbage, off-street parking, and accessory (hoop) buildings; and

WHEREAS, the City sent a formal first notice of violation on July 10, 2018 for off street parking, outdoor storage of abandoned or inoperable vehicles, public nuisance, and work without apermit; and

WHEREAS, the City sent a formal first notice of violation on September 20, 2018 for accessory "hoop" buildings; and

WHEREAS, the City of Ramsey City Code would allow the Subject Property an accessory structure in accordance with Section 117-349 regarding accessory uses and buildings; and

WHEREAS, the residential off-street parking in the City Code prohibits the storing of morethan eight (8) items on the Subject Property in the R-1 Rural Developing zoning district; and

WHEREAS, the City of Ramsey City Code would allow the Subject Property to properly store one (1) abandoned or inoperable vehicle in accordance with Section 117-355 regarding off

street parking; and

WHEREAS, the City of Ramsey City Code would allow the outdoor storage of items in accordance with Section 30-3 regarding property conditions constituting a public nuisance; and

WHEREAS, the Property Owners sent a letter disputing the violations on September 26, 2018, regarding their use of the accessory "hoop" building for screening; and

WHEREAS, the City of Ramsey Staff sent a corresponding letter on October 15, 2018 citingCity Code definitions for various structure types; and

WHEREAS, the Property Owners sent a second letter disputing the violation on October 22,2018; and

WHEREAS, the City Attorney sent the Property Owners a letter on January 11, 2019 confirming accessory "hoop" structures are prohibited by the City Code; and

WHEREAS, the Ramsey City Council approved Resolution #19-121 authorizing City Staffto obtain a search warrant should Property Owners not agree to voluntary inspection; and

WHEREAS, the City of Ramsey Staff sent a third notice of violation, on June 21, 2019 to the Subject Property with results from on-site inspection; and

WHEREAS, last correspondence of the violation was July 24, 2019 during an on-site inspection with the Property Owners when tensions escalated and City Staff removed themselves from the Subject Property.

FINDINGS OF FACT

1. The City most recently inspected the property from the road on:
    a. August 8, 2018;
    b. May 21, 2019;
    c. April 1, 2020;
    d. April 16, 2021; and
    e. June 1, 2021.

2. The City inspected the property onsite with Property Owners on:
    a. June 18, 2019; and
    b. b. July 24, 2019.

3. The City sent formal notices via US Mail on:
    a. September 20, 2018 for a first notice of violation requesting the Property Owner address the violations of off-street parking violations, outdoor storage, public nuisances, and siding work without a permit.
    b. October 15, 2018 for a response to the letter from the Property Owners disputing violations on the property. The letter cited City Code definitions regarding a "hoop"

building as a prohibited accessory structure.

c. January 11, 2019 by the City Attorney regarding clarification that a "hoop" building is not an allowed method of screening.
d. June 21, 2019 for a third notice of violation requesting voluntary inspection or obtaining a search warrant by Resolution #19-121 for a full inspection of the property.

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 planon the Subject Property as outlined below, contingent upon verification of any violation(s) of City Code:

1. The City of Ramsey Staff shall hire and utilize contractor to remove hazardous building ("garage").

2. The City of Ramsey Staff will schedule contractor for abatement of hazardous building for July 26, 2021.

3. The City of Ramsey Staff shall send a first letter of notice of violation on June 25, 2021 viacertified mail with notice of abatement for hazardous building (garage). This will allow onemonth for the Property Owner to seek their own contractor.

4. The City of Ramsey Staff shall re-inspect from road on the week of July 12, 2021 and send asecond letter of notice of violation with a $75 citation via certified mail.

5. The City of Ramsey Staff shall re-inspect from road on the week of July 26, 2021 and send athird letter of notice of violation with $250 citation via certified mail.

6. The City of Ramsey Staff shall utilize Northstar Towing and Reshetar Systems Inc. for abatement services per City policy.

7. The City of Ramsey Staff shall send abatement notice to the property on the week of August 9, 2021.

8. The City of Ramsey Staff shall schedule abatement for the week of August 16, 2021.

9. That the week of August 16, 2021, the City of Ramsey will work with the abatement contractors listed above to remove:
    a. Vehicles, equipment, or outdoor storage items until at eight (8) items
        i. Inoperable, non-license vehicle is included if stored outdoors
    b. Refuse in the backyard and in driveway
    c. Accessory "hoop" structures
    d. Any inoperable, non-licensed vehicles until at one (1) on the property

10. That future violations within twelve (12) months of the same type will result in financial penalties and quicker escalation of violation notices.

11. That the City Council reserves the right to escalate future violations directly to District Courtfor Temporary Restraining Order.

12. 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 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 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 13.**

Meeting Date: 06/22/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #21-170 Approving of Fourth Amendment to Purchase Agreement for Lots 1, 2 and 3, Block 1, COR TWO; Case of RGH RAMSEY LLC

Purpose/Background:

Purpose:

The purpose of this case is to consider a request by the Buyer to extend the Closing Date and Certificate(s) of Occupancy dates one year due to the Covid-19 Pandemic and its impact of the commercial/retail sector.

Background:

RGH RAMSEY, LLC and the City of Ramsey have entered into a Purchase Agreement, First Amendment to Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement to acquire and Develop Lots 1, 2 and 3, Block 1, COR TWO. The proposed purchase price is within the City's approved deal range for this parcel; however, it would require site plan approval compliant with COR zoning and vision.

The Buyer has come back multiple times to ask for extension to the Purchase Agreement to give more time to bring a project to the market. The Buyer has been marketing the property to many end users and continues to look a new site concept plans. Due to the Covid-19 Pandemic, lack of visibility from Highway 10, and the slow recovery for the restaurant and retail market sectors, it has been difficult to recruit projects to Ramsey. To date, the City has received $40,000 in Non-refundable Earnest Money from the Buyer and has approved a Conditional Use permit for a 75 foot sign on the Development site. In addition, the City is beginning work to bring a dynamic display billboard to Highway 10 to assist in marketing for existing and future Ramsey business. These items should help with business development. The Developer is asking for more time and is willing to pay $10,000 in additional non-refundable Earnest Money.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:
Key terms to the Fourth Amendment to Purchase Agreement are below:

<u>Proposed Changes to Purchase Agreement Terms:</u>

- $10,000 in non refundable additional Earnest Money upon execution this the Fourth Amendment to Purchase Agreement
- The Closing Date is extended from July 15, 2021 to July 15, 2022.
- The certificate(s) of occupancy dates are extended for construction of Building 1 to January 15, 2023 and for construction of Building 2 to August 15, 2023. The penalty provision of $150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.
- The following term is removed from the Purchase Agreement: “The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of $5,000 in

Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or $30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023."

Site Plan:

This site plan has not yet gone through formal site plan review and shall not be considered as any indication of compliance with Zoning Code. Official site plan review might result in required amendments to the attached site plan.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

On June 10, 2021 the EDA recommended approval of Fourth Amendment to Purchase Agreement for Lots 1, 2, and 3 Block 1, COR TWO, subject to City Attorney review. This agreement provides flexibility in the final determination of the site layout.

Action:

Motion to adopt Resolution #21-170 Approving of Fourth Amendment to Purchase Agreement for Lots 1, 2 and 3, Block 1, COR TWO; subject to City Attorney review as to legal form.

Attachments

Site Location Map

ACTION - Resolution #21-170

ACTION-DRAFT 4th Amendment to PA

Site Concept

Original PA RGH Ramsey LLC

DRAFT EDA Minutes 6.10.21 Excerpt RGH Ramsey

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	06/15/2021 05:34 PM
Tim Gladhill	Tim Gladhill	06/16/2021 08:28 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:32 AM
Form Started By: Sean Sullivan		Started On: 06/10/2021 03:11 PM
Final Approval Date: 06/17/2021		

Site Location Map (RGH Ramsey)



Feet
0 35 70 140 210 280

Print Date: July 3, 2019

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

RESOLUTION #21-170

RESOLUTION APPROVING FOURTH AMENDMENT TO PURCHASE AGREEMENT FOR LOTS 1, 2 AND 3, BLOCK 1, COR TWO

WHEREAS, the City of Ramsey (the "City") executed a Purchase Agreement with RGH Ramsey, LLC (the Developer") to purchase Lots 1, 2 and 3, Block 1, COR TWO (the "Property") on February 12, 2019; and

WHEREAS, the City executed a First Amendment to Purchase Agreement with the Developer to purchase Lots 1, 2 and 3, Block 1, COR TWO (the "Property") with an Effective Date of July 23, 2019; and

WHEREAS, the City executed a Second Amendment to Purchase Agreement with the Developer to purchase Lots 1, 2 and 3, Block 1, COR TWO (the "Property") with an Effective Date of June 9, 2020; and

WHEREAS, the City executed a Third Amendment to Purchase Agreement with the Developer to purchase Lots 1, 2 and 3, Block 1, COR TWO (the "Property") with an Effective Date of November 20, 2020; and

WHEREAS, the Developer has communicated to the City that more time is needed to secure end users for the project due to the impacts of Covid-19 on the commercial / retail business sectors; and

WHEREAS, the Developer has requested that the Closing Date be extended from July 15, 2021 to July 15, 2022; and

WHEREAS, the Developer has requested that the Deadline date for the Certificate of Occupancy for Building 1 be extended from January 15, 2022 to January 15, 2023; and

WHEREAS, the Developer has requested that the Deadline date for the Certificate of Occupancy for Building 2 be extended from August 15, 2022 to August 15, 2023; and

WHEREAS, the Developer is offering to provide $10,000 in Non-refundable Earnest Money for the extension; and

WHEREAS, the Fourth Amendment to Purchase Agreement requires future approvals for site plan and the execution of a Right of Re-Entry Agreement prior to closing on the Property; and

WHEREAS, RGH Ramsey, LLC has provided the City of Ramsey with the $40,000 in Non-refundable Earnest Money for the Original Purchase Agreement, First Amendment to Purchase Agreement and Second Amendment to Purchase Agreement; and

WHEREAS, the EDA reviewed the Developer request for the Fourth Amendment to Purchase Agreement and recommended approval to the City Council.

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

1) The City of Ramsey authorizes the Mayor and City Administrator to execute the attached Fourth Amendment to Purchase Agreement; subject to City Attorney approval.

2) That the City of Ramsey authorizes the sale of Lots 1, 2 and 3, Block 1, COR TWO and authorizes the Mayor and City Administrator to execute a Right of Re-Entry Agreement and deed of transfer; subject to City Attorney approval.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

FOURTH AMENDMENT
TO
PURCHASE AGREEMENT

This is the Fourth Amendment to the Purchase Agreement by and between RGH RAMSEY LLC, a Minnesota Limited Liability Company ("Buyer"), and the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), with an effective date of February 12, 2019.

Recitals

1. Pursuant to the terms of the original Purchase Agreement and First Amendment to Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement, the Closing Date is to be no later than July 15, 2021.

2. Buyer seeks to move the Closing Date to be no later than July 15, 2022.

3. Pursuant to the terms of the Original Purchase Agreement, First Amendment to Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement the Buyer shall obtain a certificate(s) of occupancy for construction of Building 1 by January 15, 2022 and for construction of Building 2 by August 15, 2022. The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of $5,000 in Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or $30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023. The penalty provision of $150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.

4. Buyer seeks to move certificate(s) of occupancy dates for construction of Building 1 to January 15, 2023 and for the construction of Building 2 to August 15, 2023. The penalty provision of $150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.

5. Buyer seeks to remove the following: The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of $5,000 in Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or $30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023.

6. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title and has formally given a Notice to

Proceed to Seller.

7. Buyer has cited the impact of Covid-19 on the commercial/retail sector as reason to ask for additional time to complete project.

8. Buyer is offering to provide $10,000 in non-refundable Earnest Money to extend the Closing date to July 15, 2022, and certificates of occupancy date for Building 1 to January 15, 2023 and Building 2 to August 15, 2023.

9. The Seller has received $40,000 in non-refundable Earnest Money from the Buyer.

10. Seller is willing to extend the Closing Date and Certificate(s) of Occupancy Dates due to the impacts of COVID-19 on the commercial/retail sector in accordance with the terms set forth below.

11. The legal description of the subject property in the Purchase Agreement and First Amendment to Purchase Agreement is Lots 1, 2 and 3, Block 1 COR TWO subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property") and is not being modified.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The above recitals are incorporated into the Agreement.

2. The Buyer will provide $10,000 in non refundable additional Earnest Money upon execution this the Fourth Amendment to Purchase Agreement

3. The Closing Date is hereby extended from July 15, 2021 to July 15, 2022.

4. The certificate(s) of occupancy dates are extended for construction of Building 1 to January 15, 2023 and for construction of Building 2 to August 15, 2023. The penalty provision of $150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.

5. The following term is removed from the Purchase Agreement: "The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of $5,000 in Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or $30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023."

6. Buyer acknowledges that the Inspection Period expired on July 15, 2019 and that a Notice to Proceed was provided to the Seller.

7. All other terms of the Original Purchase Agreement and First Amendment to

Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement remain unchanged except to the extent inconsistent with this Fourth Amendment to Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

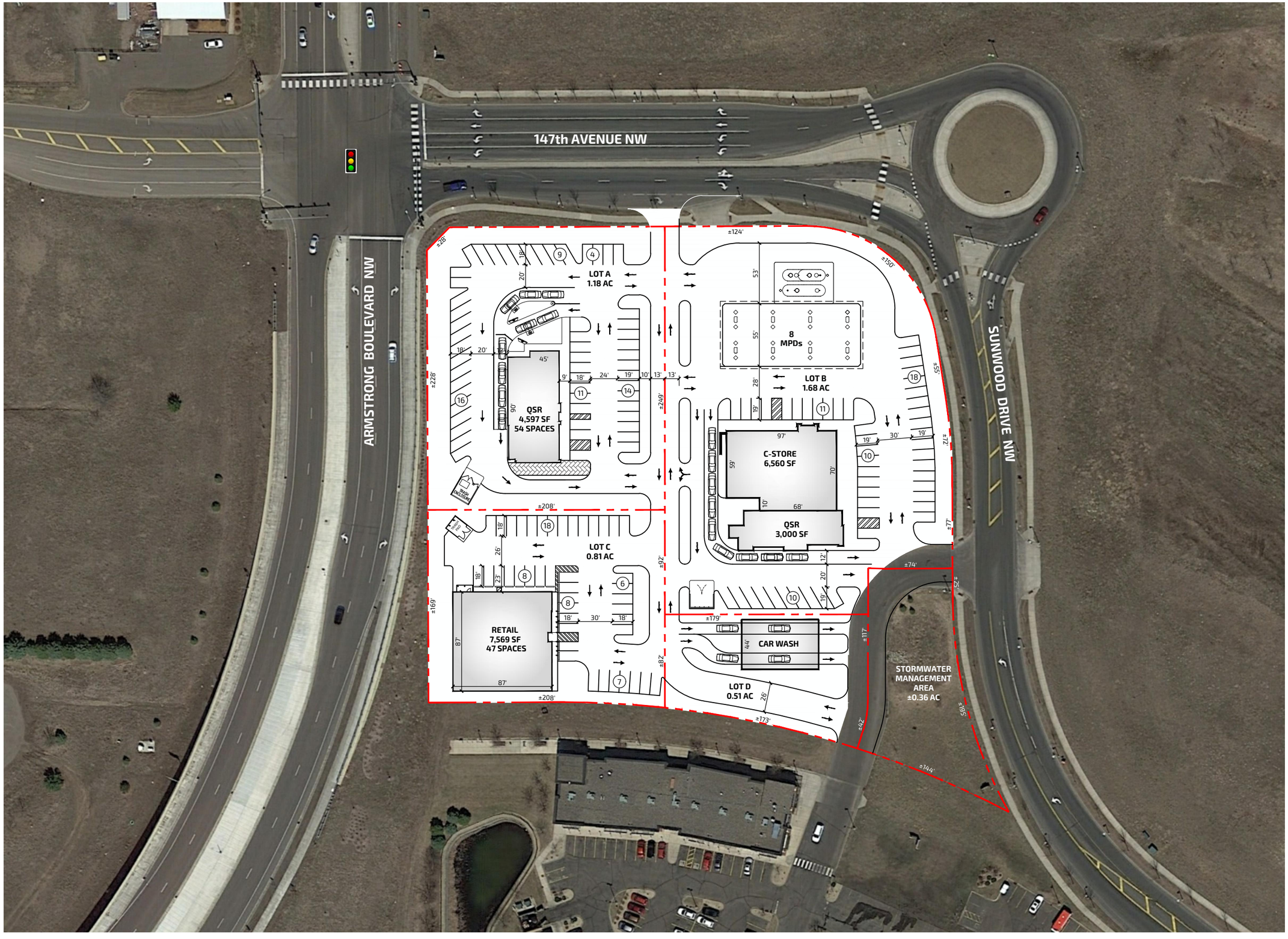
By:_____ Dated:_____, 2021
Mark E. Kuzma, Mayor

By:_____ Dated:_____, 2021
Kurt Ulrich, City Administrator

BUYER: RGH RAMSEY, LLC, a Minnesota Limited Liability Company

By:_____ Dated: _____, 2021

Robert C. Hardy, Chief Manager



SITE DATA

LOT A
- LOT AREA ±1.18 AC
- BUILDING 4,597 SF - QSR
- PARKING 54 SPACES

LOT B
- LOT AREA ±1.80 AC
- BUILDING 6,560 SF - C STORE
- PARKING 3,000 SF - QSR
  49 SPACES

LOT C
- LOT AREA ±0.81 AC
- BUILDING 7,569 SF - RETAIL
- PARKING 46 SPACES

LOT D
- LOT AREA ±0.40 AC
- BUILDING CAR WASH

POND
- LOT AREA ±0.36 AC

DEVELOPER
ROB HARDY
REAL ESTATE ADVISORY GROUP
ACQUISITION/DEVELOPMENT
SPECIALISTS

NORTH

0 40' 80' 160'

SCALE: 1" = 80' PRINT 11X17

PROJECT NAME:

COR COMMONS

project

RAMSEY, MINNESOTA

ARMSTRONG BOULEVARD NW AND 147TH AVENUE NW

drawing title

PROPOSED SITE PLAN

date	drawing no.
09.15.2020	**1.9**

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **RGH RAMSEY LLC**, 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 **February 12, 2019** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 3.97 acres of vacant land, legally described as follows:

   Lots 1, 2 and 3, Block 1 COR TWO subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property")

   Addresses: 7990, 7994 and 7992 Sunwood Drive Northwest, Ramsey, MN 55303

   Anoka County Property Identification: 28-32-25-23-0011, 28-32-25-23-0012, 28-32-25-23-0012;

3. **PURCHASE PRICE.** The purchase price for the Property is $1,383,464.00 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within (5) business days after the Effective Date, Buyer must deposit the sum of $10,000 (the "Earnest Money") and $30,000.00 (the "Additional Earnest Money")with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money and Additional Earnest Money with Escrow Agent 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 shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

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

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

Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

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

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

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

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

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

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical

and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

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

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

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

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

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

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

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

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **July 15, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties

regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or

under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

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

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

Buyer: RGH RAMSEY, LLC
Rob Hardy
3024 Hermosa Road
Santa Barbara, CA 93105
Email: rhardy@ipg-us.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 six (6) times, each time for a period of thirty (30) days at a cost of Five Thousand and 00/100's Dollars ($5,000.00), by providing written permission to the Seller to draw $5,000.00 for each extension from the Additional Earnest Money with Escrow Agent. Each $5,000.00 extension payment to the City shall be non-refundable, but applicable to the Purchase Price. The Buyer will be refunded balance of The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price

and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

   iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

   ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller's portion of the prorated property taxes.
      2. Seller's own attorney's fees.
      3. One-half the cost of any closing fees.
      4. The cost of real estate broker commission fees as prescribed in Section 15.

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.
6. State deed tax.

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. ("Buyer's Broker"), which represents the Seller and the Buyer. Seller shall pay Broker as required by their agreement (5% of final 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 venturers or partners.

18. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate(s) of occupancy from the City of Ramsey for the construction of Building 1(to be further defined) by July 15, 2020 and Building 2 by July 15, 2021. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller a $150,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 2/20/, 2019
John LeTourneau, Mayor

By: _____ Dated: 2/13, 2019
Kurt Ulrich, City Administrator

BUYER: RGH-RAMSEY, LLC, a Minnesota Limited Liability Company.

By: _____
Rob C. Hardy, Chief Manager

Dated: 12 Feb, 2019

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, June 10, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Scott Cords Member Chelsee Howell Rachal Johnson (remote) William MacLennan Michael Olson Member Chris Riley
Members Absent:	None
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.

4. EDA BUSINESS

4.02: Consider Approval of Fourth Amendment to Purchase Agreement for Lots 1, 2, and 3, Block 1, COR TWO; Case of RGH Ramsey LLC (Portions may be closed to the public)

Chairperson Steffen recused himself from this discussion as the developer is a relative of his.

Economic Development Manager Sullivan presented the staff report.

Acting Chairperson Cords asked the status of the developer in terms of finding businesses to put within the proposed spaces.

Economic Development Manager Sullivan commented that there is open communication with the developer and the volume about the potential prospects has increased recently. He stated that retailers are starting to look in the market again following the pause during COVID.

DRAFT

Member Riley commented that it is clear as to why nothing has happened in the last year but is optimistic for the future. He stated that the fact the developer is willing to put in another $10,000 is great and he supports this action.

Member MacLennan commented that he also supports this as the developer is interested, is willing to put up more money and is putting in the effort.

Acting Chairperson Cords commented that this has been ongoing for two years by the end of the proposed term and it sounds like the $50,000 that will have been put into this by the developer would be equal to payment of the property taxes. He stated that he also likes that there is someone that is willing to continue to put money and effort into this.

Motion by Acting Chairperson Cords, seconded by Member MacLennan, to recommend approval of Fourth Amendment to Purchase Agreement for Lots 1, 2, and 3, Block 1, COR TWO, subject to City Attorney review.

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Acting Chairperson Cords	aye
Member MacLennan	aye
Member Johnson	aye
Member Olson	aye

Motion carried.

Chairperson Steffen rejoined the group.

6. ADJOURNMENT

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

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Chairperson Steffen	aye
Member Cords	aye
Member Johnson	aye
Member MacLennan	aye
Member Olson	aye

Motion carried.

DRAFT

The regular meeting of the Economic Development Authority adjourned at 8:02 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. 14.**

Meeting Date: 06/22/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #21-171 Approving Obtaining Quotes for Renovation and Lease of Old Town Hall

Purpose/Background:

The purpose of this case is for council consideration of staff to obtain quotes for the renovation and enter into negotiations for the lease of Old Town Hall. Both the contract for renovation and the lease agreement will come back to the council for final approval.

Two items are addressed in this case:

1. Structural Renovation of Old Town Hall.
2. Leasing of space to private business.

The City has been approached by a private business, Small Town Boutique, interested in leasing this building. In order to lease the space, several repairs to the building need to be completed. The building is listed on the National Historic Registry, so any repairs need to be consistent with this protection. The estimated cost of repairs is between $40,000 and $50,000 (planning-level estimates only, not based on actual contractor quotes).

Notification:

N/A

Observations/Alternatives:

Renovation

The City worked with the University of Minnesota's Resilient Communities Project (RCP) to put together a:

1. Historical Report of the Old Town Hall (17A) and
2. Future Options for Old Ramsey Town Hall (17B).

The Historical Report has been provided for reference but the focus of the discussion centers around the renovation and future use of this historical building in Report 17B. The report evaluated the pros and cons of keeping the building at is current location or moving it to the COR. The report concluded that leaving it ats current location would allow it to remain on the National Register and not risk damaging the building by moving it. The report than looked at what would be needed to renovate the building so it could be restored appropriately and be able to be occupied and used. Any renovation would need to comply with the Secretary of the Interior's Standards for Rehabilitation as outlined in the RCP report

In order to maintain its place on the National Register, special care must be taken to restore the building as close to the original conditions as possible. The report outlines the 2 major steps necessary to get to this point: 1) Climatization and 2) Pre-Occupancy Upgrade. In 2018, the cost to bring this building into operation was estimated to be $44,940. in 2019, the City re-roofed the building and repaired the eaves. There is still some minor work to do in this area but the cost should be minimal (under $1,000). Staff has put together a document outlining the estimated costs to renovate and lease the Old Town Hall. Staff and the EDA are supportive of completing the full renovation of this historic building.

Future Use

The 17b RCP report discussed potential future use of the Old Town Hall. Uses contemplated ranged from a public space, museum, school, arts, business and incubator. Staff has received multiple requests about the availability of the building for lease for various types of businesses. Schools and retail uses have approached the City but due to the condition and renovation needed to the building the users go elsewhere. These users are excited at the possibility of using this unique building and think its allure will benefit their businesses. The current interested party has been very patient with the City and the use of a boutique with limited hours seems like a great fit for this building. Parking is also difficult to solve for and any agreement with a future tenant would likely need some sort of cross parking easement with the adjacent properties.

Staff believes there is an opportunity to preserve a historic building and to add a unique building to the lease market. The City has been presented a fair offer to lease the Old Town Hall from the Small Town Boutique. In order to move to the next step the City Council must consider taking the initiative to renovate Old Town Hall and to put the building back into service. If the City Council is comfortable moving forward with the renovation, Staff would ask for authorization to obtain quotes to complete the Climatization and Pre-Occupancy Upgrade outlined in the RCP 17B report.

The Old Town Hall has an estimated 778 SF of leasable space. It includes a bathroom, main hall and cloak room. Staff has consulted with a local real estate agent and market rate rent for this building would be in the $12-$18 / square foot range with the tenant responsible for the utilities / snowplowing and the City responsible for the property taxes. The offer by Small Town Boutique is market rate as outlined below:

Year 1 - $10,200 (13.11 / SF)
Year 2 - $15,000 ($19.28 / SF)
Year 3 - $15,000 ($19.28 / SF)

This business has an online presence at https://stgboutique.com and moving to a brick and mortar store certainly has risk. Staff has put together a projected lease summary (see attached) and identified the break-even point if renovation expenses are accurate. This preliminary analysis shows a breakeven point, from a new City investment perspective, of five years. Getting quotes from contractors can confirm the renovation numbers and verify the analysis.

Next Steps

The City Council will need to review the information presented and ultimately come to a decision on how to proceed in relation to the Renovation and / or lease of the Old Town Hall.

Alternatives:

Renovation

1. Direct Staff to obtain quotes to complete the full renovation and to utilize EDA / HRA funds to complete the renovation. (EDA Recommendation)
2. Direct Staff to complete the Climatization work to preserve the Old Town Hall and improve its appearance. (Future Step after obtaining quotes)
3. Something Else

Lease

1. Direct Staff to enter into exclusive negotiations with Small Town Boutique. (EDA Recommendation)
2. Direct Staff to complete the renovation and to put on lease market after renovation is complete
3. Something else.

Funding Source:

The EDA recommends $50,000 in funding for the renovation could be provided by the City EDA Fund Balance. Alternatively, the City could potentially explore the Anoka County Housing and Redevelopment Authority (HRA) Fund, although the City has already committed other projects to this fund.

Recommendation:

The EDA met on June 10 to discuss this request and unanimously approved the following recommendation.

EDA recommendation to the City Council to obtain quotes to complete the full renovation and to utilize EDA / HRA funds to complete the renovation and to enter into exclusive lease negotiations with Small Town Girl Boutique.

It is recommended that the Council adopt the attached Resolution #21-171 directing Staff to obtain quotes for the renovation and enter into negotiations for the lease of Old Town Hall. Both the contract for renovation and the lease agreement will come back to the council for final approval.

Action:

Motion to adopt Resolution #21-171 directing Staff to obtain quotes for the renovation and enter into negotiations for the lease of Old Town Hall.

Attachments

ACTION - Resolution #21-171
Estimated Renovation Costs and Breakeven Point
STB Proposal and Questions
RCP Historical Town Hall Report 17A
RCP Town Hall Future Use Report 17B
Site Location Map
Draft EDA Minutes 6.10.21 Excerpt Town Hall

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	06/15/2021 05:34 PM
Tim Gladhill	Tim Gladhill	06/16/2021 08:27 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:56 AM
Form Started By: Sean Sullivan		Started On: 06/10/2021 09:23 AM
Final Approval Date: 06/17/2021		

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

RESOLUTION #21-171

APPROVING OBTAINING QUOTES FOR RENOVATION AND LEASE OF OLD TOWN HALL

WHEREAS, the Old Ramsey Town Hall is a historic building on the Historic Registry that is in need of repairs and renovation; and

WHEREAS, the City worked with the U of M and the Resilient Communities Project (RCP) in 2017-2018 (the "RCP Reports") to assess the condition, potential use and restoration of this historic building; and

WHEREAS, the RCP Reports recommended not moving the structure and to 1) Climatize and 2) Perform a Pre Occupancy Upgrade and to put the building back into service; and

WHEREAS, Based upon review of the RCP Reports the costs to fully renovate the Old Ramsey Town Hall and to prepare it for occupancy are under $50,000; and

WHEREAS, the City has been approached by Small Town Girl Boutique and has been presented an offer to lease the Old Town Hall once repairs/renovations are completed; and

WHEREAS, the EDA met on June 10, 2021 and made a recommendation to obtain quotes, complete the renovation and to enter into exclusive negotiations with Small Town Girl Boutique.

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

1) That the City of Ramsey authorize staff to obtain bids for the 1) Climatization and 2) Pre-Occupancy Upgrade outlined in the RCP Reports and to bring back quotes for City Council consideration
2) That the City enter into exclusive lease negotiation with Small Town Girl Boutique for lease of the Old Ramsey Town Hall.

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 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Old Town Hall - Renovation and Breakeven Point 6.2.21

Restoration Costs (Details in 2018 RCP Report)
Markup / Inflation factor **20%**

PHASE 1 Climatation	**2018 Cost**	**2021 Cost**	
Seal Envelope	$ 600	$ 720	
Replace Roof & Repair Eaves (Original)	$ 20,000	$ -	Work done in 2018
Repair Eaves / Soffits	$ -	$ 1,000	
Replace Entry Door and Stairs	$ 6,100	$ 7,320	
Total Phase 1	$ 26,700	$ 9,040	

Phase 2 Pre-Occupancy Upgrade	**Cost**	**Cost**
Repair and Restore Windows	$ 1,350	$ 1,620
Repoint Chimney	$ 1,000	$ 1,200
Install ADA Ramp, Sidewalk	$ 4,850	$ 5,820
Install Doors, Plumbing, Hvac	$ 2,600	$ 3,120
Restore Wood Floor, Install Tile	$ 4,500	$ 5,400
Finish Interior	$ 3,940	$ 4,728
Total Phase 2	$ 18,240	$ 21,888
Total Phase 1 and Phase 2	**$ 44,940**	**$ 30,928**
Miscellaneous Costs		$ 15,000
Total Project Cost Estimate		**$ 45,928**

Lease Revenue (Proposal)	**Month**	**Annual**	**Less Taxes**	**Maintenance**	**Net**
Year 1	$ 850	$ 10,200	$ -	$ 1,020	$ 9,180
Year 2	$ 1,250	$ 15,000	$ 3,200	$ 1,500	$ 10,300
Year 3	$ 1,250	$ 15,000	$ 3,296	$ 1,500	$ 10,204
Year 4 (hypothetical)	$ 1,288	$ 15,450	$ 3,395	$ 1,545	$ 10,510
Year 5 (hypothetical)	$ 1,326	$ 15,914	$ 3,497	$ 1,591	$ 10,825
		$ 71,564	**$ 13,388**	**$ 7,156**	**$ 51,020**

*Breakeven point sometime in Year 5

Property Taxes (Commercial / 3A)	
Land Value	95,400
Building Value (778 SF * $70/sf)	54,460
Taxable Market Value	149,860
Estimated Taxes / Annual	$ 3,200
*City Portion	$ 1,120

Good Afternoon Sean-
Thanks so much for your patience with my crazy schedule. I don't think I told you but I am also a realtor part-time too- jack of all trades ;)

Here is my proposal :)
Being that it is my first year in the business, I would LOVE the opportunity to put my boutique in the Old Ramsey Town Hall. The amount of space is perfect for what I am looking for and I absolutely love the history behind the building. This is what I am hoping would work for you and whomever needs to make the decision to move forward. I would feel comfortable renting the space with a one year contract to begin with to get a feel for business. Here is my thoughts on pricing to start since I will be paying for electricity, heat, A/C, WiFi, and business insurance, etc on top of rent;

$850 per month for the first year
$1250 for the second year
$1250 for the third year

I am pretty confident I will be signing for a longer contract after the first year but I want to be certain that business will take off, the only way I will know is finding an opportunity like this where I can find affordable rent space and be in a great location. I would love to keep this business in Ramsey to grow with the local businesses and be more involved in the community!!

I plan to be open as of right now Thursdays and Fridays 5:00-7:30 and Saturdays 10-3. I do work a full time job as well, so this is a side business for me so employees will be down the road option for me if all goes well. The schedule may change as well but will only be nights or weekends for the first year, unless the demand changes. I will still offer my online store, so there will be another avenue to generate sales as well.

My questions are as follows:

1. Who will be responsible for repairs if something breaks such as the furnace, a window, or plumbing issues? Landlord Responsibility
2. I will need to find out about an easement for parking as I really think I am going to be busy so the extra space will be needed. Can I get assistance with the next steps on this? City would assist you with this. I am more than happy to have a conversation with the building owners on each side if needed.
3.Can I decorate, paint, and make it my own by doing what I want on the inside as long as I put it back to normal if I were to leave the space? If the City decided to Lease the building it will be restoring this to historical colors and such. Will likely hang chalkboards back up as well. Can I choose the colors before it gets painted? We might have a pallet of colors to choose from and if we can come to an agreement on a lease we could involve you in this process.
4. Lawn maintenance- I have a teenage boy who can handle this if needed ;) but I am assuming since the city owns it that the city will continue to take care of it? We can negotiate this item.
5. Can I put up cameras on the property inside? I don't think this would be an issue as long as they can be removed without damage to the restored space

Once people hear about my business going in- I am certain you will start to have a line of businesses wanting to get in there too if I were to leave. So as far as the monthly rent goes and recouping your costs of repairs to get it operable will definitely be recuperated most from my first year and whatever else after. But they will have to get through me first to get it :) I really love the space and hope that we can come to an agreement!

Thanks so much :)

-Jen Lindberg
Small Town Girl Boutique

Historic Ramsey Town Hall:
Ramsey, MN



Prepared by
Corinne Deger, Morgan Kuehn, Kate Stanger, and
Vanessa Walton

Students in ARCH 5672: Historic Building Conservation
Instructor: Todd Grover
College of Design

Prepared in Collaboration with
Kurt Ulrich
City Administrator, City of Ramsey

City of RAMSEY

Resilient Communities Project
University of Minnesota
Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota's Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.

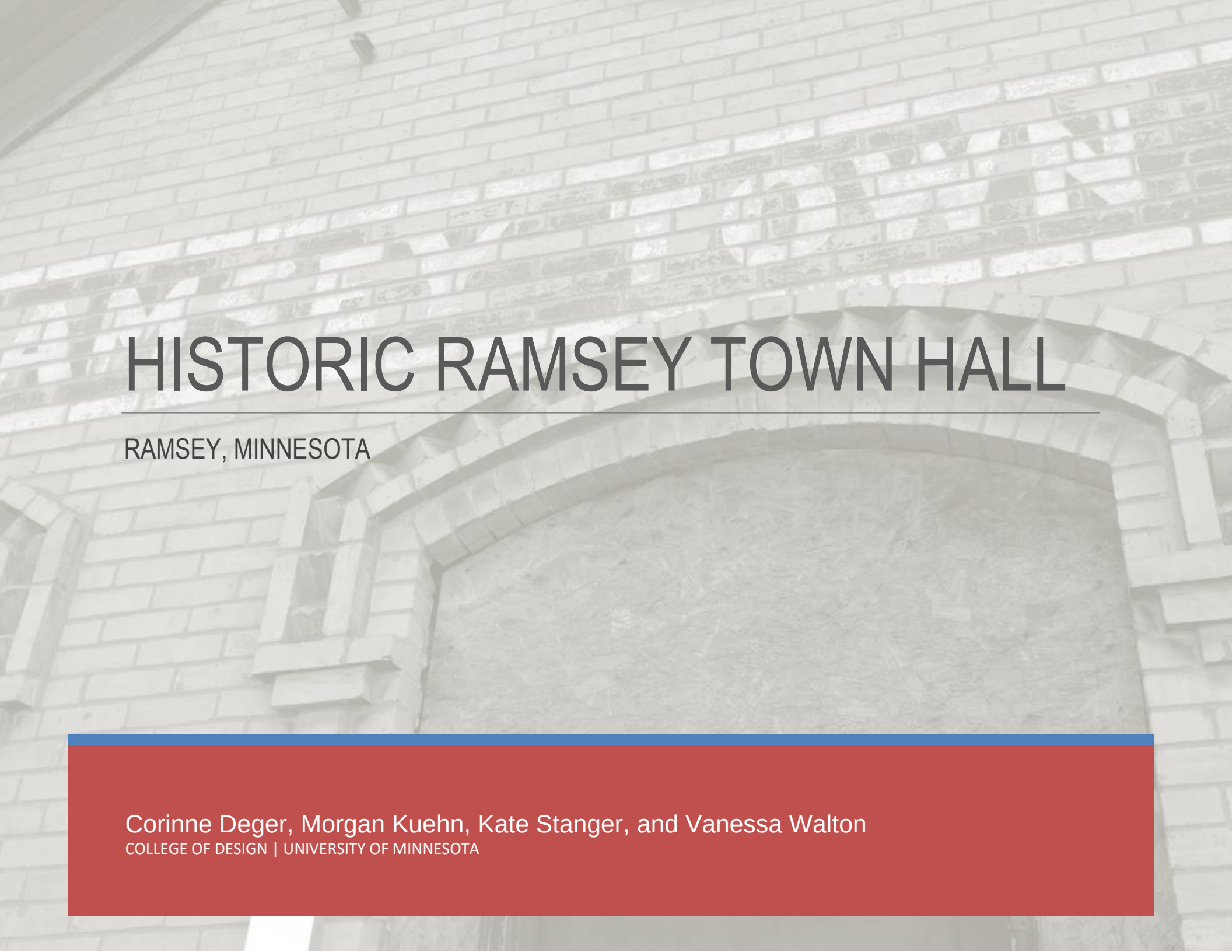
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Resilient Communities Project
University of Minnesota
330 HHHSPA
301—19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-7501
E-mail: rcp@umn.edu
Web site: http://www.rcp.umn.edu

Resilient Communities Project

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HISTORIC RAMSEY TOWN HALL

RAMSEY, MINNESOTA

Corinne Deger, Morgan Kuehn, Kate Stanger, and Vanessa Walton
COLLEGE OF DESIGN | UNIVERSITY OF MINNESOTA

RAMSEY TOWN HALL, Ramsey, Minnesota

1. Introduction

The Ramsey Old Town Hall is located in Ramsey, Minnesota. The primary façade faces roughly East.

It is a small wood framed building with a rectangular footprint. The building is cladded in Chaska brick, and the roof has asphalt shingles. The building has a first floor composed of a handful of rooms supported by wood floor joists. There is a basement that has a small landing and crawl space under the remainder of the first floor.

There have already been some preservation efforts on the building. There is gypsum board on the wood studs throughout the first level. Many of the probable future occupants of the Ramsey Town hall are small businesses. While the city of Ramsey may add a small homage inside the building to its historic significance, it will not be a focus of the reuse.

Considering these factors, we have decided to make recommendations based upon the Secretary of the Interior's Standards for Rehabilitation.



Figure 1 – Ramsey Town Hall Primary Façade

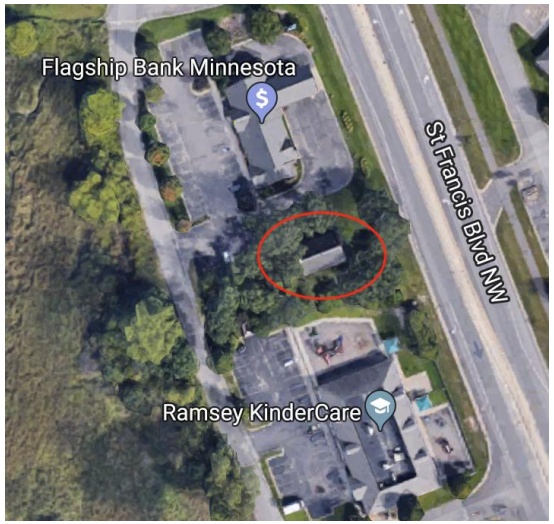


Figure 2 – North Oriented Map

2. History

The Ramsey Town Hall was built in 1892 as a one room school house referred to as the District No. 28 School. The brick school was built to replace a smaller wood frame school house. It is currently located at 14100 St. Francis Boulevard NW in Ramsey, Minnesota.

From 1892 until 1946, the building served as a modest rural schoolhouse for students from first to eighth grade. The building was constructed of buff colored bricks that were manufactured at the nearby Kelsey Brickyard. It had decorative segmental arches over the doors and windows, and a wood shingled roof. It had a pair of front doors that opened vertically at the center and were topped by a bell for calling students. Upon entering, there was a coat closet for the girls on the right, a water station and entrance to the basement in the center, and a coat closet for the boys and the archway into the classroom on the left. In the classroom, the teacher's desk was to the right, along the east wall. There was a small closet behind the teacher's desk. Rows of student desks faced the center of the room, chalkboards were on the back, west wall, and a wood burning stove sat in the back northwest corner. The building had plaster walls with wainscoting, a pressed tin ceiling, arched windows, and no electricity or running water.

Today, the building sits between a bank on its north side, a day care center on its south side, and paved roads on the east and west sides. Originally, the schoolhouse sat on a large lot with a swamp and open land in the back, and an ample front yard with two large oak trees. The students used to play with the toads at the swamp, swing from a swing on the oak trees, and get water from the water pump in front of the building.

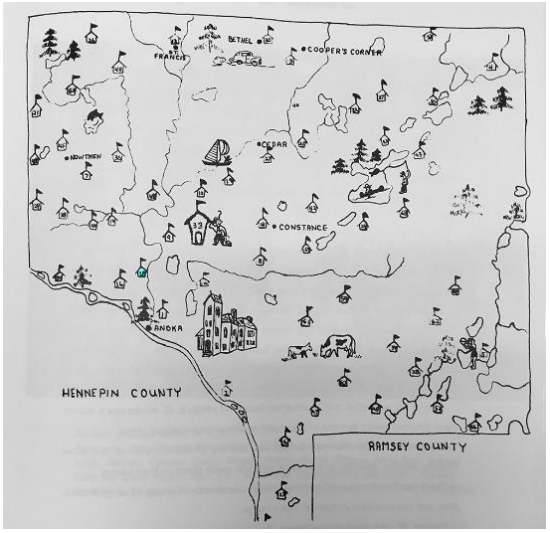


Figure 3 – Anoka Co Schools, No. 28 in Blue

Between 1943 and 1944, a local school father, Mr. Pearson, oversaw what is believed to be the first renovations. At this time, the original plaster above the wainscoting was removed from the walls and replaced with a form of paper board that had vertical strips of wood over the seams.

In 1946, the school closed and was converted into a town hall. Until this time, it was common that schools were used as meeting places for the town board. Additionally, as enrollment decreased, many one room school houses in the area were closing and larger schools were being built. In fact, when District No. 28 School closed, it had an enrollment of roughly nine students.[1]

The conversion to a town hall brought many changes to the building. On the exterior, the front door was replaced, the east, north, and south wall windows were replaced with rectangular windows, the west wall windows were bricked in with asphalt brick, asphalt shingles replaced the wood shingles on the roof, and a concrete belt course was added around the building. On the interior, the girl's coat room was turned into a small kitchen, the small teacher's closet was removed, the chalk boards were painted yellow, the wood floor was covered with a vinyl flooring, and the paper board was replaced with fiber board. The building served as the Ramsey Town Hall until around 1974 when a new town hall was built.[2]



Figure 4 – Ramsey Town Hall 1978

After being listed in the National Register of Historic Places, rehabilitation of the building began. Currently, the building sits vacant and unfinished with several modern updates throughout.

[1] Alan Pearson and Betty Pearson, "Ramsey Town Hall / District No. 28 School," interview by Kate Stanger, November 29, 2017.

[2] Lynne VanBrocklin Spaeth, "School District No. 28," National Register of Historic Places Inventory/Nomination Form, St. Paul, November 6, 1979.

3. Exterior

The rectangular building is cladded in brick. There is a main entrance with windows on the eastern facade, and windows of various sizes scattered on all other sides.

Front Entrance

The entrance of the building is fitted with particleboard, which has allowed the use of a standard size door in place of what was likely a door and curved transom window.

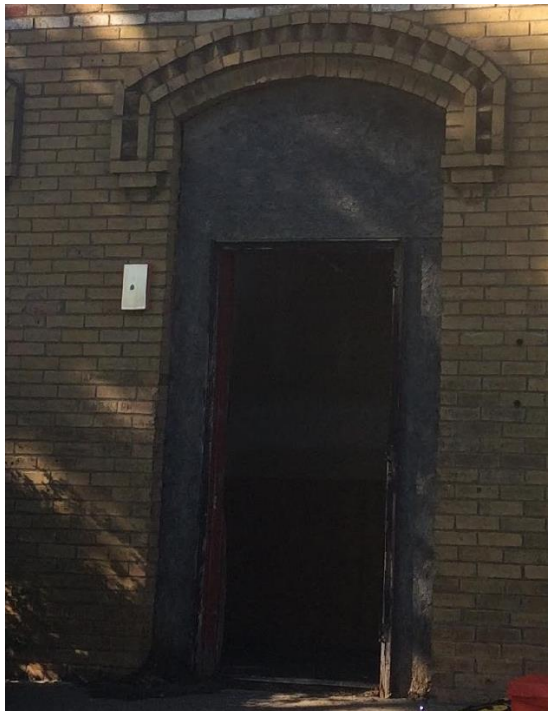


Figure 5 – Front Entrance with Particleboard

By the looks of the paint that is left on the brick near top and sides of the particleboard insert, the original wood door and framing was red. The door that is currently present, while functioning, is in poor condition.



Figure 6 – Red Paint on Overhead Framing



Figure 7 – Red Paint on Side Framing

Organic matter from bats is piled on the left side of the front door.

There is damage to the threshold of the front door and beyond the entrance exposing what looks to be part of the wood subfloor of the building.



Figure 8 – Organic Matter near Front Door



Figure 9 – Front Door Threshold

The concrete stoop and steps that lead up to the building have several cracks and are uneven. It appears as if there has been some patching between the steps and the building. There are no hand railings. The building entrance is not currently ADA accessible and the steps are at the wrong rise and run for an entrance.

Recommendations

Primarily, the pile of organic matter at the entrance of the door should be removed. It poses a health hazard.

The building should be outfitted with the proper door and frame. In our research, we learned that the original door was a French door likely topped with a transom window. We'd suggest that a similar door be installed and painted in the same red that is used in other areas on the exterior of the building.

The current concrete steps should be removed and replaced with a system that is ADA compliant. All steps should have uniform riser heights and uniform tread depths. Risers should be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Open risers are not allowed. Treads shall be 11 inches (280 mm) deep minimum. The radius of curvature at the leading edge of the tread shall be ½ inch (13 mm) maximum. Handrails shall be provided on both sides of stairs and ramps.

Additionally, slopes on the wheelchair ramp should be at a 1:12 ratio which equals 4.8 degrees slope (one foot of wheelchair ramp for each inch of rise). A minimum of 5' x 5' flat areas unobstructed should be at the top and bottom of the wheelchair ramp with a minimum width of 36 inches of clear space across the ramp.

Brick

The façade is covered in a yellow Chaska brick veneer. While there have been some repairs to several sections of the facade; there are still a few problem areas. On the front facade, the use of plywood around the door caused gaps in between the plywood and the brick. These gaps gave us an opportunity to get a better look at the wood structure without taking out any bricks.

The North and South brick facades are warping leading us to speculate that the metal ties or other material attaching the veneer to the wood has deteriorated, most likely due to rusting from water exposure. Additionally, because of the accessible gaps, there were leaves and debris in between the wood frame and brick façade.

There is some deterioration of the brick caused by humans. Many of the bricks have carvings and etchings.



Figure 10 – Accessible Gap Behind Brick



Figure 11 – Carvings and Etchings in Brick

Additionally, there are a series of chips in the brick on the South facade that appear to be in a gunshot pattern.



Figure 12 – Gunshot Pattern in Brick

There are multiple areas where there is broken brick. This is most evident on the window sills on the North and South elevations, around the front entrance, and on the chimney on the West elevation. This damage could have been caused by humans, objects hitting the brick, or water damage.



Figure 13 – Broken Brick at Corner

There is also deterioration of the brick that was caused by the environment. There are bricks on all four facades that are experiencing spalling, especially near the entrance of the building. Spalling is caused by water being absorbed into the brick and cracking the front face of the brick when the water freezes, therefore, it is evidence that water is not able to drain properly behind the veneer. The freezing and thawing of water can also crack large parts of the brick off in the locations noted previously.



Figure 14 – Environmental Degradation

Figure 15 shows several small holes where a sign may have been hung in the past.



Figure 15 – Holes in Brick from Sign

There are also some metal brackets in the façade; these were where electric lines and some services were connected.



Figure 16 – Metal Brackets in Brick



Figure 17 – Metal Brackets in Brick

There are several sections of the primary façade where it looks like some repointing has taken place, specifically under the window on the right-hand side, where the mortar is a different color, and to the top of the circular window at the top of the structure. Figures 18, 19 and 20 show other areas where repointing was done, including the chimney. The mortar joints where the repointing was done are much more prominent due to the following characteristics: over-grinding during repointing process damaged the brick around the repointed areas, a different color of mortar was used, possibly a different strength of mortar was used, and the size of the mortar joints are larger. The mortar is supposed to be weaker than the brick so that it cracks before the brick can.



Figure 18 – Attempted Repointing

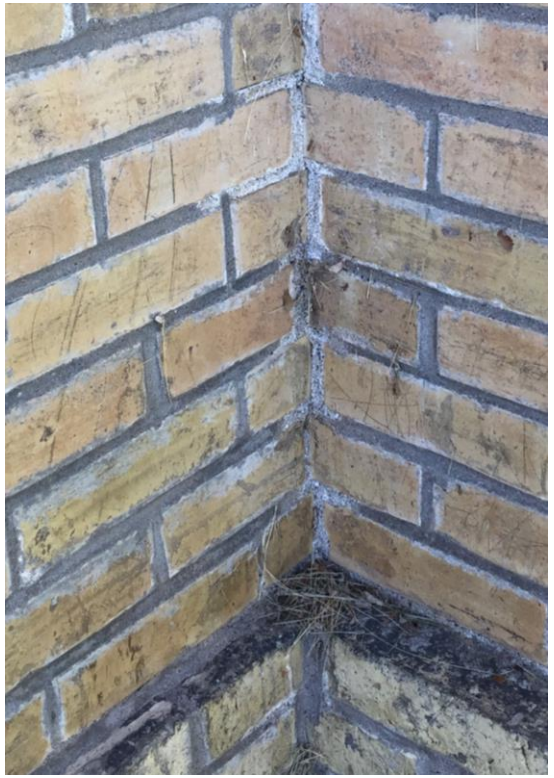


Figure 19 – Attempted Repointing



Figure 20 – Attempted Repointing

There have been some attempts to repair some of the damaged brick in several places. Several of the repairs are closer to the concrete foundation on the Southern elevation. However, rather than replacing the brick that was broken off, concrete or mortar was used to fill in the broken pieces.



Figure 21 – Mortar Replacement to Fill Voids



Figure 22 – Mortar Replacement to Fill Voids

In one location, area of brick that was smeared with mortar on the rear elevation. The concrete curb that is located around the base of the North, South, and West elevations is most likely covering up deteriorated brick.



Figure 23 – Deteriorated Brick with Mortar

There are a couple of bricks that look like they were replaced with a different type of brick. The new bricks don't have the same coloring as the Chaska brick; they have more hints of red than yellow. These replacement bricks look like they have been damaged, which implies that they aren't as strong as the original Chaska brick.

There is a pipe that runs from the basement to the exterior on the North elevation. The area around the pipe was not filled in, so there is currently a hole in the wall that exposes the wood structure.



Figure 23 – Replacement Bricks



Figure 23 – Exterior Pipe Penetration

In addition to cracked brick and mismatched mortar, the chimney is missing a cap.

Recommendations

Any repointing done going forward must be done in a manner so as not to not grind into the bricks while removing the mortar. The mortar and brick used for any replacements must be of quality strength and grades as the original. [3]

If possible, use Chaska brick when replacing damaged bricks. Bricks could potentially be found at a salvage site, new Chaska bricks could be special ordered and produced, or bricks from the basement that are no longer visible could be used. If Chaska bricks are not available, find a brick of a similar strength, size, porosity, and color. A chimney cap matching the brick should be added.

Carvings in the brick are not currently a problem. Some would argue that leaving them provides a specific aesthetic that is worth keeping. However, spalling and holes should be repaired. The large penetration in the brick around the pipe should be repaired, and sealant should be applied.

The ties holding the brick veneer against the wood structure underneath should be reinforced. This project is priority.

The mortar that is covering the brick should be removed if possible. This process must be done by hand without damaging the brick. Replace the bricks as needed.

Exterior Windows

There are eleven windows on this building. There are three double hung wood windows on the side elevations with a two-over-two dividing lite orientation, four wood windows on the rear elevation with a single vertical division, and one circular window on the front elevation. The windows have a wood frame and a vinyl side jamb.

The painting around the frame is patchy, and there is caulk missing around the window frames.



Figure 24 – Rear Window



Figure 25 – Side Elevation Window



Figure 26 – Circular Front Window



Figure 27 – Paint Chipping on Window Frame

[3] Robert C. Mack, and John P. Speweik. "Preservation Briefs 2: Repointing Mortar Joints in Historic Masonry Buildings," (Technical Preservation Services, NPS, 1998), https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm.

A pane is broken on one of the windows on the rear elevation. It is our understanding that the windows were replaced in 1946, but we do not have any confirmation about other replacements. We have been assuming that the windows were replaced again around 1990 because the existing windows appear to be newer since they are in decent condition. The paint has worn around the frame, which exposes the wood. If the windows were older than 1990, then there would be significant deterioration from the lack of maintenance. We found a tag in that states Marvin Windows is the manufacturer.

The brick around the top of the windows is arched which means that the tops of the windows were potentially curved as well. We could not find a photograph that would confirm this, so further research would be needed. We also could not confirm what kind of glass was in the front circular window. In general, there does not seem to be any major deterioration from mold or insects.

Recommendations

If replacement of the windows is possible, replacements should have a curved upper sash, and the window divisions should be preserved. The following recommendations should be considered if replacement of the entire window is not possible.

The sashes and other portions of window showing mold should be replaced. The window frames should be painted to match the fascia/soffit. Broken and missing glass, like on the rear elevation, should be replaced with clear glass. The window frames should be secured to the wooden structure, and caulking should be installed around the interior and exterior frame to create a seal. [4]

For the front circular window, the plywood should be removed, and glass should be installed. If another style/pattern of glass is found when doing more research, then replace with what is historically appropriate.

The interior and exterior portions of the window should be cleaned. Harsh chemical cleaners should be avoided. Consult Marvin Windows for a proper cleaning method.

Roof

The existing roof has asphalt shingles, and the soffit and fascia are solid wood. The original roof has wood shingles. We could not access the roof to determine the condition, but the shingles appear to be in poor condition. Many of the shingles are not flat, meaning water is being shedding improperly.



Figure 28 – Asphalt Shingles

The apex of the roof appears to be split. This could be due to the walls not providing enough support to the roof, so the roof is slowing failing. It could be due to the wood shrinking over time as well. There are pieces of the soffit and fascia that have fallen off, and there are holes in the soffit on the West elevation.

[4] John H. Myers. “Preservation Briefs 9: The Repair of Historic Wooden Windows,” (Technical Preservation Services, NPS, 1981), https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm.



Figure 29 – Wooden Soffit and Fascia

Moss and other vegetation is growing on the roof, especially on the west side near the chimney. This observation supports our assumption that the roof is not shedding water properly. There are not any gutters on the building.

Recommendations

The roof ridge should be sealed, and a professional should be consulted to determine the cause of the split roof. We believe this could be from a lack of support from the walls since the brick veneer and wood frame are not properly secured to one another, but a professional would confirm.

The soffit and fascia should be repaired with wood similar to the existing. They should then be painted.[5]

Additionally, the roof should be re-shingled, and any holes should be repaired. The new roof material can be asphalt shingles, but wooden shingles would be more appropriate. The roof and chimney must be properly flashed.

Concrete

There is a concrete curb that runs from the side elevations to the rear elevation. It is not original or historic. It was most likely installed to cover up deteriorated brick in addition to providing structural support to the wall. The settling of the concrete could be cracking the brick behind. There is no sealant between the concrete and the brick. The concrete has major cracks that is allowing water to penetrate the structure.

The concrete is covering up two garden level windows on the North and South elevations. These windows can be seen while standing in the basement.



Figure 30 – Concrete Curb Crack



Figure 31 – North Elevation Window

[5] Sarah M. Sweetser. “Roofing for Historic Buildings,” (Technical Preservation Services, NPS, 1978), https://www.nps.gov/tps/how-to-preserve/briefs/ 4-roofing.htm



Figure 30 – South Elevation Window

Recommendations

The cracks in the concrete should be sealed. Additionally, the joint where the bricks meet the concrete should be sealed.

If there are future plans to remove the concrete, the following is recommended. The concrete should be removed carefully as to not damage the garden level window lintels. The brick veneer should be reattached to the wood stud wall, and damaged bricks should be replaced.

We recognize that the use of the concrete was a solution to an issue. However, we strongly recommend that no new concrete is installed, and other solutions are pursued in the future.

3. Entry Hall & Main Room

The entry hall is the first room inside the Ramsey Town Hall. It is a small room that contains the stairwell to the basement and leads to the main room. The main room is a large open space just off the entry hall that was formerly the classroom of the original school house. In both room, the conditions of the walls and floors are similar and, therefore, will be addressed together.

Walls

The original walls were removed and replaced with fiber boards during a previous renovation. The fiber boards have since been replaced with modern gypsum board on the top two thirds of the wall and particle board on the bottom third, presumably to recreate the original wainscoting. There is also a large rectangular hole cut in the gypsum board above the front door. On the interior, the walls appear structurally sound and have no apparent water damage. The gypsum board has been tapped and mudded, but not been treated with a primer.

As evidenced by rodents and loose insulation, the exposed gas line on the west wall of the main room is not sealed or insulated correctly.



Figure 31 – Entry Hall



Figure 32 – Opening Above Entry



Figure 33 – Main Room, East Wall



Figure 34 – Main Room, Northwest Corner

Recommendations

Much of the interior integrity has been compromised, since none of the current wall material is original. Therefore, further alterations are not strictly discouraged.

However, effort should be taken to match the original wall design including matching the bottom paneling and applying a paint color that matches the original.

All walls and window interiors should be cleaned of debris and primed before applying paint to ensure a more even application. Preservation Brief 28: Painting Historic Interiors should be consulted when choosing a paint color. Following the brief, it will be best to match the new paint color to the historic wall color, if possible. If the original paint color cannot be determined, a color that is historically appropriate for both the time period and function of the building is recommended.[6]

In the entry hall, the hole above the front door may be exposed as a transom window once a new door has been added. If not, the hole must be patched to match the rest of the wall.

In the main room, the original chalk boards, which are still present on site, should be incorporated in the adaptive reuse and restored to their original location on the west wall. An expert should be consulted to inspect the gas line.

Floors

Approximately half of the original wood floor is intact in the entry hall. A section of the original flooring has been removed immediately upon entry. The subfloor that remains has significant damage from exposure to the weather.



Figure 34 – Entry Hall Flooring at Threshold

Throughout the main room, the original wood flooring is intact. Unfortunately, redesign of the interior walls has left holes in the floor. There are holes along the north and south walls for venting to the basement. There is a small amount of water damage on the boards in the doorway to the bathroom.

[6] Sara B. Chase, "Preservation Briefs 28: Painting Historic Interiors," (Technical Preservation Services, NPS, 1992), https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm.

Overall, the original flooring in both rooms is very dirty, there are some holes along the wood grain caused by wear and previous renovations, and there is remnant of adhesive from the vinyl flooring.



Figure 35 – Main Room, Holes in Floor



Figure 35 – Bathroom Water Damage



Figure 36 – Holes Along Wood Grain

Recommendations

Restoration of the existing floor should be based on the Secretary of the Interior's Standards for Rehabilitation. Overall, the floors need to be cleaned and sanded to remove debris and adhesive. According to SOIS, both chemical and physical treatments may be undertaken in the gentlest means possible. If necessary, complementary wood flooring which matches in design, color, texture, and possibly material, should be used to fill in any spaces of missing flooring.[7] Finally, a protective coating should be applied.

In the entry hall, replacement of the front door should help protect the floor from further deterioration due to weather exposure. If not, a more durable flooring choice may appropriate around the threshold, since the original flooring is no longer intact.

In the main room, the minimal water damage should be examined to determine its full extent, otherwise, it is not enough to make the flooring structurally unsound.

Stairwell

The stairwell is located in the entry hall. The walls and ceiling of the stairwell have been covered in modern gypsum board, however the joints have not been taped or mudded and are starting to pull from the frame. In current condition, the stairs appear sturdy but have no railing.

Recommendations

The gypsum board should be removed to determine the cause of it pulling from the wall. If no distinguishable cause can be determined, the boards may just need to be taped, mudded, and primed for painting.

The treads of the steps need further examination to determine wear. A railing should be added that meets the building code height of 36 inches above the tread.

[7] W. Brown Morton, Anne E. Grimmer, and Kay D. Weeks, *The Secretary of the Interior's standards for rehabilitation & illustrated guidelines for rehabilitating historic buildings*, Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992.



Figure 37 – Stairway Ceiling

4. Bathroom

The bathroom is situated off the main room and was originally a coat closet, and then was used as a small kitchen.

Walls

The original walls were removed and replaced with fiber boards during a previous renovation. The fiber boards have since been replaced with modern gypsum board on the east and south walls. Behind the plumbing fixtures on the north wall are moisture resistant gypsum boards. Moisture resistant boards are also located on the bottom section of the west wall.

On the interior, the walls appear structurally sound and have no apparent water damage. The gypsum board has been tapped and mudded, but not been treated with a primer.

Recommendations

Much of the interior integrity has been compromised, since none of the current wall material is original. Therefore, further alterations are not strictly discouraged. However, effort should be taken to match the original wall design when applying paint.

As with the wall in the entry hall and main room, the walls should be cleaned of debris and primed before applying paint to ensure a more even application. Preservation Brief 28: Painting Historic Interiors should be consulted when choosing a paint color. Following the brief, it will be best to match the new paint color to the historic wall color, if possible. If the original paint color cannot be determined, a color that is historically appropriate for both the time period and function of the building is recommended.[8]

Additionally, since a water-resistant material such as tile is suggested for spaces with water such as bathrooms, tile that is historically appropriate for both the time period and the function of the building is recommended.

Floors

There are no original floors in the bathroom, there is only a subfloor.

Recommendations

As with the walls, a water-resistant material is suggested for the floors of bathrooms. Tile that historically appropriate for both the time period and the function of the building is recommended.

Plumbing

The bathroom is currently fitted with a toilet stack, and hot and cold taps and a drain pipe for a sink.

Recommendations

The exposed plumbing does not appear to be connected to a running water supply and is therefore not likely to cause water damage. If the plumbing is to be used, an expert should inspect them to ensure they are in working order and that none have burst or are leaking.



Figure 38 – Bathroom Plumbing

[8] Sara B. Chase, "Preservation Briefs 28: Painting Historic Interiors," (Technical Preservation Services, NPS, 1992), https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm.

5. General Interior

There are three elements present in each of the three rooms. They are ceiling, electrical outlets, and baseboards and trim.

Ceiling

As of late 1970s, the original pressed tin ceiling was still present throughout the building. Currently, however, the ceiling is a drop ceiling covered with modern gypsum board with four open electrical boxes.

Recommendations

In order to determine whether or not the original tin ceiling still remains, it is necessary to remove a portion of the current drop ceiling to examine what is above.

If the original ceilings are still intact, they should be cleaned and restored with the gentlest methods as per the Secretary of the Interior's Standards for Rehabilitation.

If any of the original ceiling has been damaged throughout renovation, or if the original ceiling is missing and a replica is desired, the replacement should match in design, color, texture, and material as per the Secretary of the Interior's standards for Rehabilitation.

Electric Boxes

There are approximately 16 open electrical boxes throughout the first floor of the building. These include electrical outlets, light switches, wall lights, and ceiling lights.

Recommendations

A licensed electrician should be consulted to inspect the existing electrical boxes. Before work can begin, it is necessary to ensure that the electrical has been installed correctly and to code. After inspection, all boxes should be fitted with plates or light fixtures.

Baseboards and Trim

Currently, there are no baseboards or trim throughout the building.



Figure 39 – Main Room, West Wall

Recommendations

Unfortunately, historical research did not identify the existence or type of the original baseboards and trim. However, historically, such decorative elements would likely have been present, especially in connection with the wainscoting. Because the original design is not known, one that is historically appropriate for both the time period and function of the building is recommended.

Additionally, following the Secretary of the Interior's Standards for Rehabilitation, any new materials should be documented and distinguished from historical elements. [9]

[9] Sara B. Chase, "Preservation Briefs 28: Painting Historic Interiors," (Technical Preservation Services, NPS, 1992), https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm.

6. Basement

The basement is one level below ground. However, the first-floor joists are a few feet above grade. The stairs to the basement are positioned near the middle of the structure, between the entry hall and main room. The stairs lead down to a small landing. A shallow crawl space is under the remaining rectangular footprint of the building.

Stairs

The staircase down to the basement is made of sawn timber, which is painted yellow. There are two stringers underneath the walking treads. These members are attached with nails. The stair does not appear to be from the original construction.

Recommendations

The stairs should be investigated by an engineer. When on the stairs, they feel less than stable. If recommended, follow replacement or stabilization guidelines made by the engineer.

The stairs are not historically significant. However, the wood construction retains the character of the building as recommended in Standard 2. If replacement is necessary, a dissimilar assembly should be avoided if possible.

Masonry Wall

At the base of the stairs, a masonry wall surrounds the landing. A portion of the wall is rounded and is composed of clay masonry. The other portion is composed of concrete masonry. They are connected with a thick grouted joint.

The clay masonry appears to be part of original construction; however, it may have served a different purpose. The wall appears to be stable, and a majority of the masonry units are in excellent condition.

The concrete masonry, which is painted cream, was installed after initial construction. There are a number of vertical cracks in the wall, but the units appear fairly intact.

Recommendations

The clay masonry portion of the wall is in good condition. The units should be examined with better lighting conditions; however, no major issues were initially discovered that require remediation.

The concrete masonry wall should be examined. Cracks in below-grade structures can cause complications with soil pressures and ground water flow. Sealing and stabilizing the cracks may be the best option.



Figure 40 – Clay Masonry Wall



Figure 41 – Concrete Masonry Wall

Exterior Wall

There are clay masonry walls defining the exterior bounds of the basement. It is the same Chaska brick that covers the exterior façade of the building.

Directly under the upper floor, there appears to be a wooden lath covered with a type of cementitious material. It extends down for about one foot. The extent the cementitious material covers the lath varies throughout.

A window in the wall is visible across the crawl space on the West façade. It appears to be original and is covered from the outside. The original construction may have included a similar window mirrored on the North façade.

Recommendations

The brick and lath system, which appears to be original, is performing well. There does not appear to be holes or cracks to the exterior elements.

Standard 5 states property characterizing elements should be preserved, making the original window is of interest. Even if reinstallation is not desired, the window should be inspected and removed intact if possible. The hole after window removal can be filled with brick to match the historic.



Figure 42 – Exterior Basement Window



Figure 43 – Wall with Cementitious Material

Floor Joists

The structure of the upper floor is wooden floor joists supported on the side exterior faces of the building. A large beam that runs down the center of the structure also supports them. The joists appear to be largely original; however, there are some places where replacement sawn lumber has been installed

There is wooden cross bracing between each of the joists. They are attached with nails; however, the cross bracing appears to be disconnected.

Recommendations

The joists appear to be structurally stable; however, an engineer should conduct an analysis on their capacity in order to provide more insight. Reinforcements may need to be added.

The current lumber floor joist reinforcements and replacements are acceptable. If possible, any future replacements should resemble the historic joists as per Standard 6.

The necessity for the cross bracing should be determined by an engineer. If they are unnecessary, it may be appropriate to remove the bracing from the system as it does not add historic significance.

A few of the floor joists appear to not rest on the intermediate beam. Their natural lower elevation is about one centimeter above the beam. The joists may need to be realigned to provide the intended load path.



Figure 44 – Replacement Floor Joist



Figure 45 – Joist Cross Bracing

Beams and Supports

The transfer beam supporting the floor joists in the middle of the structure is not original as it is engineered lumber. It is unclear if the initial construction had any beam.

The beam has multiple supports along its length to the soil and masonry below. The supports range in stability from a large post to multiple stalked 2x4s. The supports are not securely attached to the transfer beam or soil below.

Recommendations

The beam appears to be in good condition. While it is not original, it appears to serve an important structural related function. An engineer should verify the capacity of the transfer beam is sufficient for its demand.

The structural supports of the beam are extremely unsafe. They are not code compliant, and they offer very little stability. Large posts should be used for all of the supports. Additionally, the beam should be securely connected to the support, and the support should be securely connected to the soil or masonry base.

Shoring will be needed to provide temporary support during reinforcement or installation. An engineer should be consulted to create a safe plan.



Figure 46 – Intermediate Beam



Figure 47 – Beam Support

Utilities

There are a variety of utility lines and conduits scattered across the small landing in the basement. It is not clear if they are dormant or active. Some PVC pipes and conduits are draping from the ceiling.

There is also a hole in the exterior wall of the structure that appears to be for plumbing. However, nothing is attached on the inside or outside of the building.

Recommendations

All of the wires and conduits must be organized and secured. It poses a safety risk to have them in their current configuration.

The hole is not original to the structure. It should either be used to provide modern amenities or taken out. The discontinuity can be easily patched with cementitious material.



Figure 48 – Utilities Hole in Exterior Wall



Figure 49 – Utilities Hole in Exterior Wall

Crawl Space

More than seventy percent of the basement is composed of crawl space. There is about three to four feet of space between the bottom of the floor joists and the soil. It is filled with what appears to be construction and renovation debris.

Recommendations

This entire area must be cleared out. The debris, in conjunction with improper utility grounding, poses a fire risk.

Additionally, the building's stability cannot be determined until all structural element are examined individually. The debris makes this analysis impossible. Once it is cleared, an engineer should evaluate the floor joists and exterior walls in the crawl space.



Figure 50 – Crawl Space with Debris



Figure 51 – Crawl Space with Debris

7. High Priority List

Exterior

1. Reinforce the ties that hold the brick veneer to the wood frame structure underneath. A professional should be brought in to confirm.
2. Remove the organic matter and plywood door. Replace with red French door and transom window.
3. Repour steps to code and make the entrance ADA accessible.
4. Re-shingle the roof.
5. Paint all wood surfaces (i.e. window frames/trim, soffit, fascia)
6. Replace broken glass with clear glass.

First Floor

1. Replace the door to stop further destruction to the subfloor at the threshold
2. Add baseboards and trim
3. Finish walls: patch holes, prime, paint
4. Add railing to the basement steps

Basement

1. Clean crawl space and landing area
2. Hire an engineer to investigate all areas discussed above. Follow their structural suggestions
3. Replace and stabilize beam supports
4. Add stair railing for code compliance.
5. Professionals should be consulted to fix the plumbing, gas, electrical, etc.

8. Moving the Building

We recommend that the building is not moved to another location. Moving the building will remove both the historic context and the current context. If the building was moved, then the bank located next to the Town Hall would lose its architectural context. The bank's roof, siding, and overall design are very similar to the Town Hall. Also, the building may not survive the move. The building's walls and structure would need to be repaired before it is moved, and the bricks would need to be handled very carefully so they aren't damaged.

The process of moving a building can be very expensive, so we recommend that the money budgeted towards such an endeavor be used to repair/restore other historic buildings in Ramsey, MN.

9. Authors

The authors of this report are Corinne Deger, Morgan Kuehn, Kate Stanger, and Vanessa Walton. Guidance was provided from the Historic Building Conservation course instructor, Todd Grover.

The report was prepared in conjunction with the Resilient Communities Project and City of Ramsey on December 15th, 2017.

Sustaining Our Legacy:
The Future of Ramsey Town Hall



Prepared by
Mary Cutrufello, Katriona Molasky, and Amy Van Gessel

Students in PA 5211 Land Use Planning
Instructor: Dr. Fernando Burga
Hubert H. Humphrey School of Public Affairs

Prepared in Collaboration with
Kurt Ulrich
City Administrator
City of Ramsey

City of RAMSEY

Resilient Communities Project
University of Minnesota
Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota's Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.

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Resilient Communities Project
University of Minnesota
330 HHHSPA
301—19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-7501
E-mail: rcp@umn.edu
Web site: http://www.rcp.umn.edu

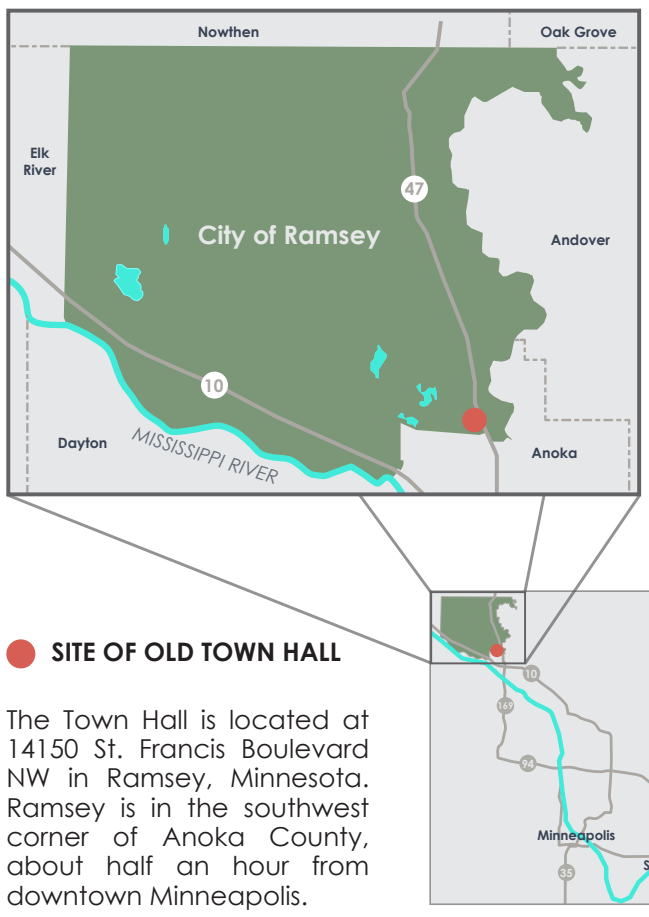
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Sustaining Our Legacy

The Future of Ramsey Town Hall

INTRODUCTION

The **Old Ramsey Town Hall/District No. 28 Schoolhouse** (OTH) is the most historically significant structure of the few surviving 19th-century structures in Ramsey. The schoolhouse is located in the far southeastern corner of the city. It currently sits empty, surrounded by modern development and with no plan for its future use. **This project explores the historical and current context of both the building and the site, and presents two alternatives for the future: redevelopment *in situ*, or relocation to The COR (Center of Ramsey).**



SITE OF OLD TOWN HALL

The Town Hall is located at 14150 St. Francis Boulevard NW in Ramsey, Minnesota. Ramsey is in the southwest corner of Anoka County, about half an hour from downtown Minneapolis.



The Old Town Hall, looking northwest, Ramsey, Minnesota (circa 2017)

In the following posters we will explore the **Old Town Hall's place in Ramsey,** evaluate its **context within the city**, and project **future plans for the building.** Our goal is to provide a vision for the Old Town Hall that **promotes a sense of place** in Ramsey while also developing a plan for it to once again **benefit the community**. We will carry out this project in three parts:

STATUS QUO

Part I: EXPLORATION

POSTER NUMBER

2 ***History of the Area***
We explore the historical significance of the OTH in the Anoka County area and specifically, in the development of the City of Ramsey.

2 ***History of the Building***
We investigate the timeline of the building and its past uses.

3 ***Historic Preservation Context***
We recognize prior preservation efforts of the community and their current engagement with and use of the area's existing historical resources.

Part II: EVALUATION

3 ***Historical Significance***
We assess and determine the building's historical significance.

4 ***Future Preservation Outreach***
We recommend city policies that can encourage good stewardship of Ramsey's historic resources.

5 ***Context and Constraints***
We evaluate the site and surrounding land use over time. We evaluate issues & opportunities that exist with neighbors.

6 & 7 ***Building Condition***
We evaluate the current condition of the OTH and recommend changes.

Part III: PROJECTION

8 & 9 ***Retrofit: Redevelopment In Situ***
We provide possible uses consistent with the building's location, some of which may involve collaborations with surrounding businesses.

10 & 11 ***Relocation: Move to New Site***
We propose sites for relocation. We recommend possible uses that may benefit The COR and acknowledge consequences of relocation.

11 ***Conclusion***
We provide recommendations based on our evaluation of the building, the site, and potential future uses.

ALTERNATIVE

The Old Town Hall building is **one of the few remaining links to Ramsey's rural past**. The following posters present an **overview** of its significance, an **investigation** into its current state, and **proposals** for its future use. Our story begins near the banks of the Rum River in 1892.

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

Resilient Communities Project
University of Minnesota
Driven to Discover
City of Ramsey

Sustaining Our Legacy

The Future of Ramsey Town Hall

2
HISTORY

THE HISTORY OF RAMSEY

Ramsey traces its roots to the middle of the nineteenth century. As a **trading post,** the city enjoyed river- and rail-driven importance for a few decades, after which it settled into a quiet century as a **farming community**. Since suburban development began in the 1970s, the town has emerged as an **outer-ring commuter suburb**.

Ramsey Old Town Hall

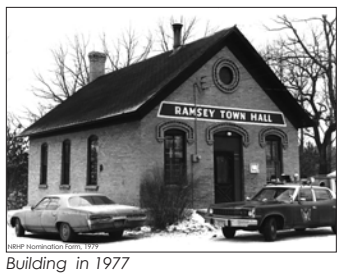


Plot of undeveloped Oak Savanna, the dominant landscape for the area



1874 Map of Anoka County


Typical one-room schoolhouse scene New York State, early 1900s



Building in 1977



Building in 2017

1892
Schoolhouse building built on land owned by Ara E. Pitman.

1912
A furnace is installed for heating.



1914 Map showing local schoolhouse and church locations

1914
The school applies for $150 in state aid for its 26 students.

1937
The school is deeded to the township by Edith Patch, a member of the Pitman family.

1945
Last year of classes at the school.

1947

1979
The building is listed on the National Register of Historic Places.

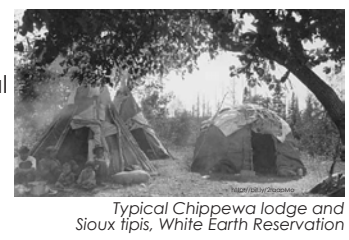
1996
The Minnesota Historical Society (MHS) awards Ramsey a grant for restoration of the building.

2004
The MHS grant is closed out.

2012
The city explores relocation options for the building in the context of the COR development and the Northstar Commuter Rail project.

City of Ramsey

pre-1840
The confluence of the Mississippi and Rum Rivers is a well-established neutral zone for the Sioux and Chippewa.

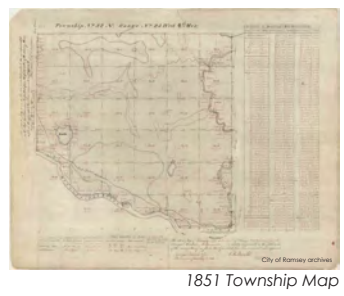


Typical Chippewa lodge and Sioux tipis, White Earth Reservation

1846
Peter and Francis Patoille establish a trading post at this location.

1851
First permanent European settlement.

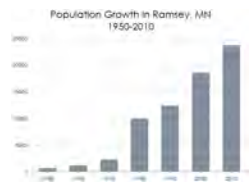
1852
The town of Itasca is laid out on sections 19 and 30 in Ramsey, near the trading post.



1851 Township Map

1857
Watertown Township established. Renamed Ramsey after Territorial Governor Alexander Ramsey a year later.

1864
The St. Paul & Pacific (StP&P) Railroad reaches Ramsey. In 1890, the StP&P becomes part of James J. Hill's Great Northern Railway.





The William Crooks, Minnesota's first locomotive, on the StP&P mainline in 1864

1970
The Census shows 2,360 people live in Ramsey Township.

1974
The City of Ramsey is incorporated.

1980
The Census shows 10,093 people live in the City of Ramsey, a 327% increase from 1970.

2012
Northstar Commuter Rail opens a station in Ramsey, connecting the city to downtown Minneapolis.



Commercial development along US 10, the main thoroughfare in Ramsey



Northstar Commuter Rail in Ramsey

More than a century and a half has passed since Europeans first settled in what is now Ramsey, MN. The Old Town Hall is a **unique asset that brings that long history into the present**. The following posters will closely examine how Ramsey has tried to preserve the Old Town Hall for the future.

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

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3
PRESERVATION HISTORY

PREVIOUS PRESERVATION IN RAMSEY

In 1977, the newly incorporated City of Ramsey moved its municipal offices to a new building on Nowthen Boulevard. At that time, there was some interest in **restoring the Old Town Hall to its schoolhouse glory**. Based on our archival research, however, it appears that this preservation effort has produced very little success.

TIMELINE OF PRESERVATION WORK: What went wrong?

MINNESOTA HISTORICAL SOCIETY

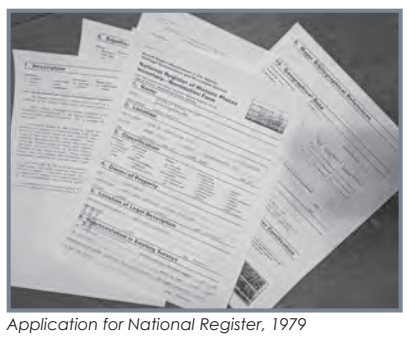
CITY of RAMSEY • 1974 • TOWNSHIP • 1884 •

THE COR AT RAMSEY

INACTION

The Old Town Hall was placed on the National Register of Historic Places in 1980. Fifteen years later, **the city secured a grant** from the Minnesota Historical Society (MHS) for restoration, which it matched with local funds. Work got underway in 1996, but was halted soon after. The matching funds were reallocated and some of the grant money was returned to MHS.

- *The City was not interested in spending grant money.*



Application for National Register, 1979

INERTIA

During the 1980s and 1990s, **historically minded residents regularly had their say** in City Council meetings and letters to city hall. Despite this, there does not seem to have been much political interest in doing anything significant with the old building.

- *The City was not interested in working with its citizens.*

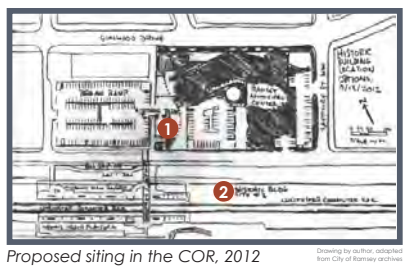


Work sign for most recent restoration, 1996 Photo by author

INDIFFERENCE

The arrival of the Northstar Commuter Rail and the COR initiative in 2012 saw plans to **move the building to this exciting transit-oriented development**. This was more problematic than it appeared, as posters 10 and 11 will show.

- *The City was not interested in including the building in its flagship development.*



Proposed siting in the COR, 2012 Drawing by author, adapted from City of Ramsey archives

All of which leads us to the obvious, unasked question: **WHY NOT JUST KNOCK IT DOWN?**

Over the years, as tepid preservation efforts have come and gone, the obvious question keeps coming back: **Why not demolish the building and be done with it?** Well...

- The building is an irreplaceable **historical asset** in a community that has precious few of them.
- This is perhaps the most **iconic symbol** of Ramsey's **rural heritage**, a heritage of which the city is very proud and protective.
- Although no preservation project is cheap, **demolition costs money**, too, and in the process destroys an asset that could be turned into a **revenue generator** as well as a **source of local pride**.



Enthusiasm for restoring the Old Town Hall has been **intermittent at best over the past forty years**. How could things have gone differently? In the next poster, we look at one way to ensure that historic buildings are respected and preserved.

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

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Sustaining Our Legacy

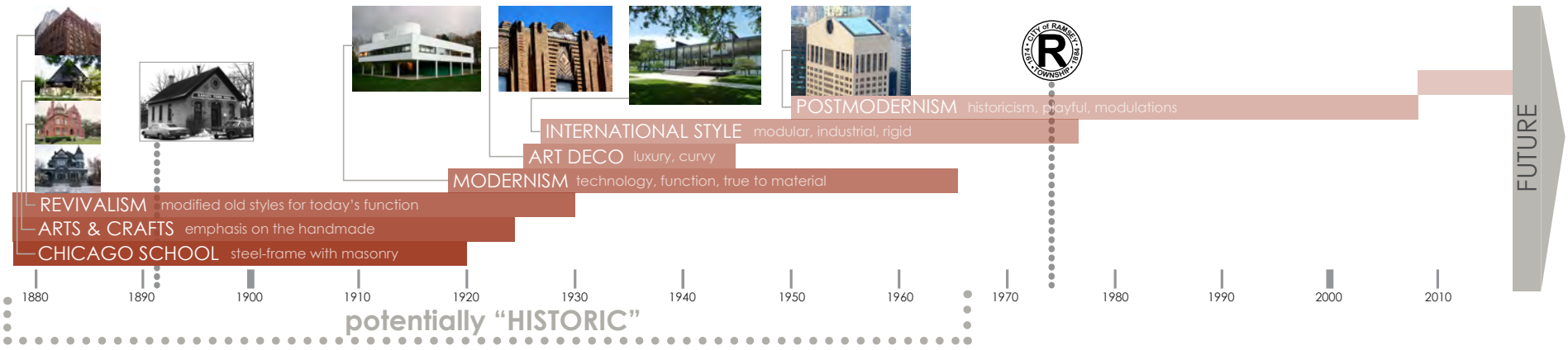
The Future of Ramsey Town Hall

4
PRESERVATION'S FUTURE

FUTURE CITY PRESERVATION POLICIES: Local Outreach

Development in Ramsey has primarily taken place since the 1960s. Therefore, many buildings, structures, and landscapes in the city will soon reach **potential "historic" status** as defined by the National Park Service (NPS). We present **steps and recommendations** for the City to make **informed and responsible decisions** about their historic resources. We begin by identifying the ever-changing definition of "historic."

WHAT IS HISTORIC?



Many people associate "historic" buildings and places with long-ago times, perhaps the nineteenth century or earlier. In reality, though, **the threshold is only fifty years.** Although the Ramsey Schoolhouse is clearly an historic building, within ten years, structures from Ramsey's first wave of development will be historic as well. As Ramsey ages, more and more of the structures from the city's early suburban development will potentially become historic, and it will become important to think about **preserving structures from the more recent past**. Using Ramsey's oldest buildings as a guide, we propose the following first steps.

THE NATIONAL REGISTER



What is the NRHP?
The National Register is a database of over **80,000 properties of national, regional, and local historical significance**. Nomination is usually done through a state's Historic Preservation Office. The Ramsey Town Hall's application was submitted by the Minnesota Historical Society.

What does this designation mean?
Listing on the Register makes buildings eligible for **federal rehabilitation grants and tax credits**, as well as easements and fire and health safety code alternatives. In addition, the State of Minnesota offers a 20% tax credit that parallels the federal one.

Criteria for Evaluation
The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and four more elaborate criteria found in the NRHP guidelines.
https://www.nps.gov/nr/

HISTORIC PRESERVATION 101:
Establishing a City Historic Preservation Commission (HPC)

STEP 1
Survey of Existing Resources

Identify buildings, landscapes, districts, etc. that may ***qualify for NRHP*** according to the NPS. Those that are deemed worthy can apply for placement on the NRHP.

Local historic designation may be useful for those that do not qualify for significance nationally.

STEP 2
Establish Guidelines

Prepare ***design guidelines*** for nationally and locally designated historic structures. These will help the city of Ramsey ***monitor and provide a standard for any building improvements or alterations, including demolition.***

STEP 3
Engage with Community

Creating resources that connect residents to the area's ***history*** is vital in creating a ***sense of place***. The City HPC could advocate for participation in a ***Historical Society,*** which may be better equipped to host ***community events.***

Examples of Local HPCs

	Anoka Heritage Preservation Commission	***Mankato Historic Preservation Commission***
Number of people on HPC	7 people on commission	7 people on commission, including a Blue Earth County Historical Society officer, and a staff liaison from the Mankato Planning Department (not an official member)
Number of meetings	Once a month	Once a month
Guidelines/ design manual	Set of design guidelines for their historic district that serves as reference materials. The guidelines also establish general standards for preservation and rehabilitation projects.	Neighborhood design guidelines created the Urban Planning department at a local college. Design manuals are created for different designated historic districts in the city.
How much control do they have?	Any change to City register items comes to the committee for recommendation. The committee makes its recommendation to the City Council, which has the final say.	Proposals for changes to City-designated structures or structures within the historic districts come to the commission for review, even if the building is not historic. The committee makes its recommendation to the City Council, which has the final say.

A citywide framework for preservation is an investment in preventing deterioration of the community's architecture. This approach also preserves Ramsey's aesthetic and cultural heritage, while enhancing the community's vitality and encouraging economic growth for the future. As a case in point, the lack of such a framework has contributed to the **deterioration of the schoolhouse and the degradation of its site**. How bad is it? Let's take a look.

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The Future of Ramsey Town Hall

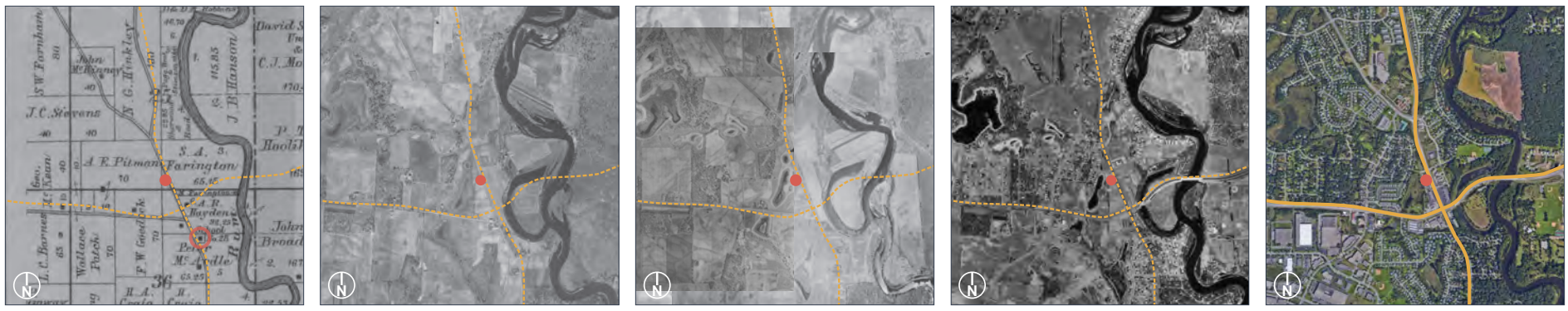
5
CURRENT STATUS

SITE HISTORY & EXISTING ISSUES

The Old Town Hall building has served Ramsey in multiple ways during its lifetime. As the city has grown, commercial development has sprouted up around the building, **severely limiting redevelopment options**. As one of the last remnants of a predominantly rural beginning, the City looks to **take advantage of its oldest asset**.

SITE DEVELOPMENT OVER TIME: From Farmland to Suburban Development

● SITE OF OLD TOWN HALL ---------- MAJOR HIGHWAYS



1887
The first District School No. 28 is indicated (empty dot) on the map south of the current Town Hall site. Much of the area is platted for farmland and few structures exist.
https://www.loc.gov/item/2012593067/

1938
In one of the earliest aerials of the region, what would become the city of Ramsey is predominantly farmland. Prior to World War II, the area remained largely undeveloped.
http://geo.lib.umn.edu/Anoka/yr1938/BIM-5-20.jpg

1961
The area remains farmland, with small pockets of development along the major roadways. The City of Ramsey would be incorporated 13 years later.
http://geo.lib.umn.edu/Hennepin_County/yr1960/MCY-3-92.jpg

1991
Residential development has grown to the west and along the Highway 47 corridor. The Old Town Hall was retired as Ramsey's City Hall in 1977, and now sits vacant among new development.
Google Earth, 1991

2017
New development to the north and south of the Old Town Hall site has encroached upon the historical landscape, making it unrecognizable from its historic form.
Google Earth, 2017

ISSUES & CONCERNS

Site Specifics

Building Height Context—Surrounding buildings are one story with gable and hip roofs.

Zoning—The site and neighboring buildings are zoned B-1 Business District, with Planned Unit Development across the highway.

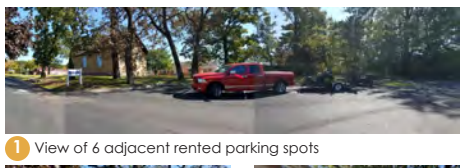
Future Land Use—The area is planned for commercial use.

Tree Canopy

In the immediate vicinity of the Old Town Hall are multiple **mature hardwood trees**. The 1970s NRHP nomination notes what are now 100-year-old trees on the site. Not only do they provide valuable shading for the Old Town Hall and surrounding buildings, but the trees also contribute greatly to the historic setting.

Parking

The lot the building is located on is surrounded on all sides, with businesses to the north and south, a high-traffic roadway to the east, and an expansive wetland to the west. **There is no room for expansion.** The building sits on an incline from the surrounding properties and there is no parking associated with the building.



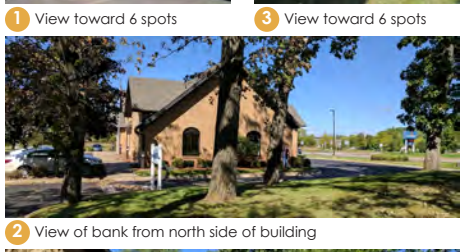
1 View of 6 adjacent rented parking spots





1 View toward 6 spots

3 View toward 6 spots



2 View of bank from north side of building



4 View of south side looking east toward Highway 47

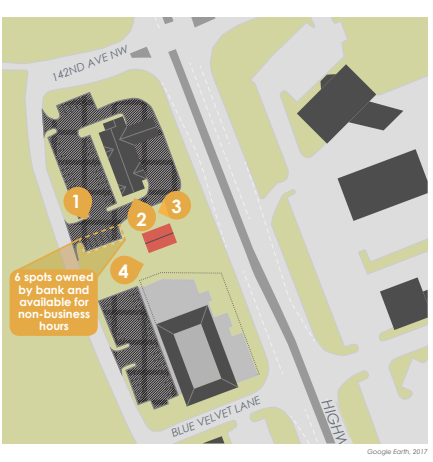
Photos by authors, 2017



Google Earth, 2017
http://www.ci.ramsey.mn.us/sites/default/files/site/Official%20zoning%20Map.pdf



Google Earth, 2017



Google Earth, 2017

While the Old Town Hall site has few remnants of its rural past, reusing the building will still be a challenge for any business needing moderate amounts of parking. The **structural and architectural integrity of the building** should be addressed first.

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

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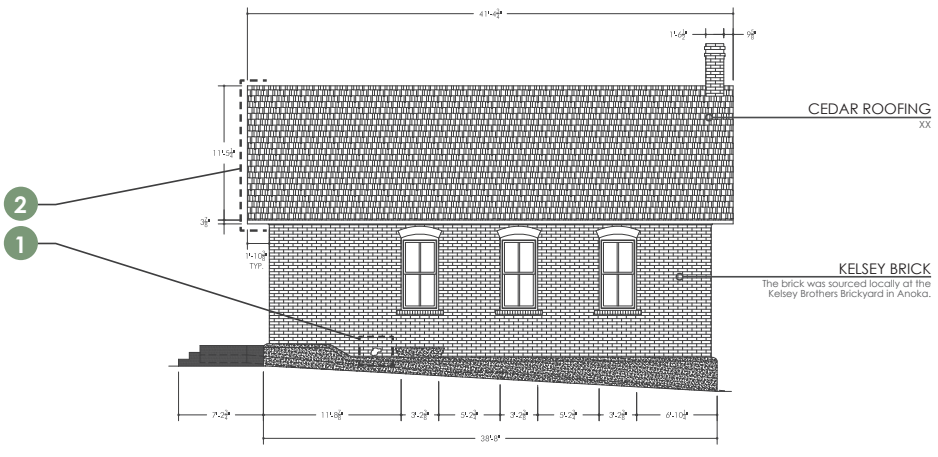
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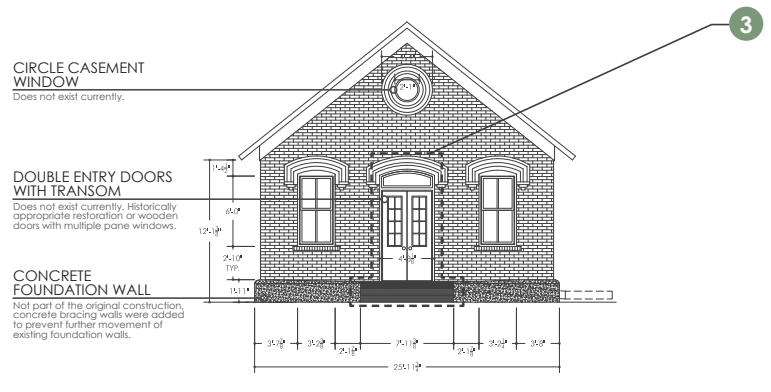
6
BUILDING IMPROVEMENTS

BUILDING DRAWINGS

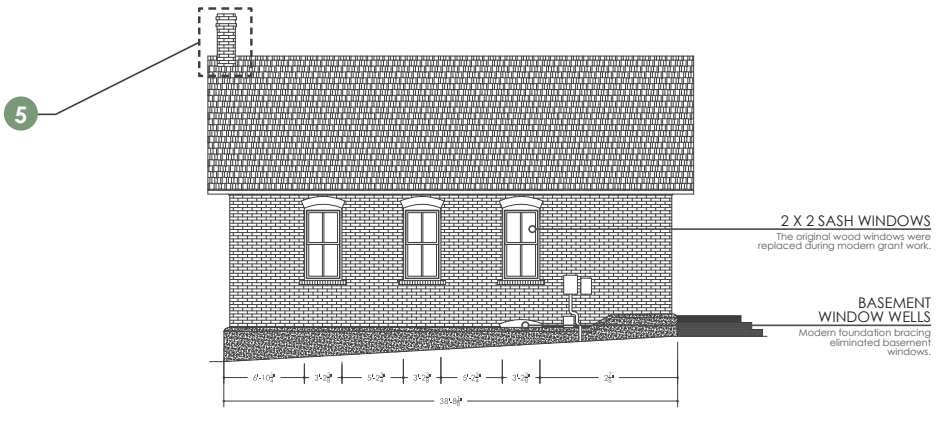
Architectural drawings—such as the ones shown below, which are based on previous renderings—are not only necessary in the construction process, but are also invaluable for **historical documentation of early construction methods** in Minnesota. The Old Ramsey Town Hall is a unique resource in Ramsey, as well as in the larger architectural landscape of Minnesota.



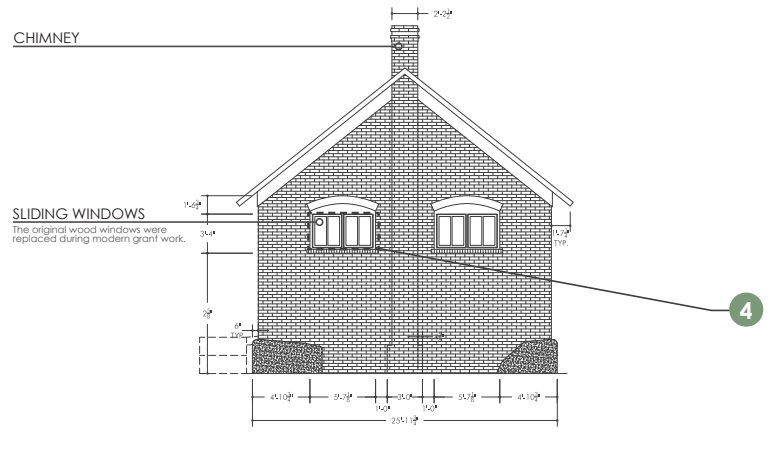
A NORTH ELEVATION



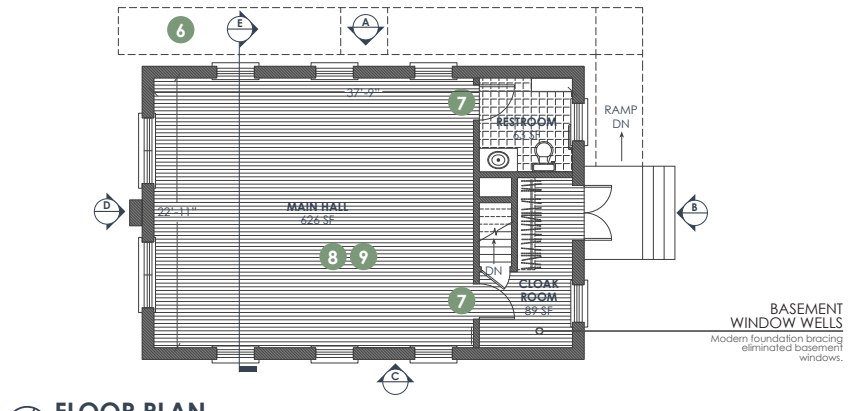
B EAST ELEVATION



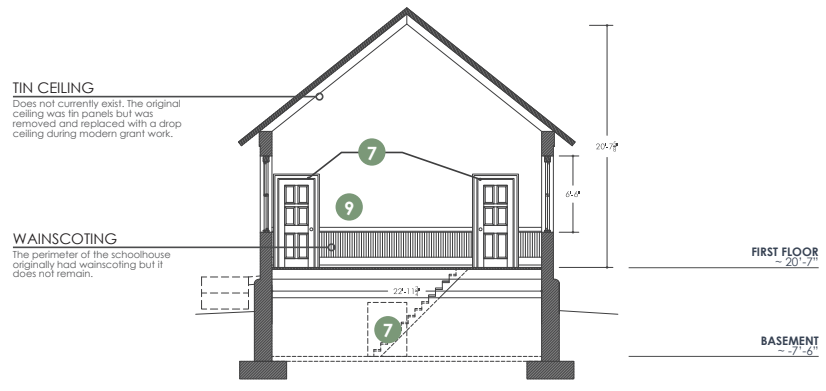
C SOUTH ELEVATION



D WEST ELEVATION



FLOOR PLAN



E SECTION

NOTE: NOT FOR CONSTRUCTION, VERIFY ALL DIMENSIONS.

The Old Ramsey Town Hall retains much of its historic character. The brick and timbers used to construct it would have been obtained from the surrounding area, making the building a representation of late 19th century local industry. In the next poster, we propose improvements and restoration work that can strengthen not only the integrity of the structure, but also its future potential.

PA5211: Land Use Planning / Instructor: Fernando Burga PhD.

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

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7 BUILDING IMPROVEMENTS

BUILDING ASSESSMENT & RECOMMENDATIONS

A variety of both **structural and cosmetic work** must be completed to render the Old Ramsey Town Hall building **stable** and **suitable for occupation**. Here we outline the necessary steps for improving the century-old structure to meet modern **building code requirements** and **Americans with Disabilities Act (ADA) standards**. All work must align with the guidelines set by the **Secretary of the Interior's Standards for Rehabilitation**.

PHASE I: Climatization

First and foremost, the Old Town Hall needs to be stabilized to **prevent further damage** to the structure. The repairs outlined here are in need of **immediate attention** to prevent further water infiltration, insect or rodent infestation, and deterioration of historic material.

1 Seal Envelope

Repair brick around basement ventilation stack and **replace brick in-kind**. Install proper ventilation stack in preparation for installation of heating and cooling equipment.

ESTIMATED COST: $600

https://www.homeadvisor.com/cost/walls-and-ceilings/repair-brick-work/

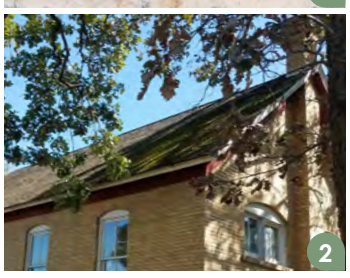


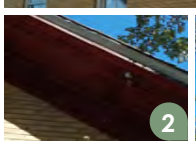
2 Replace Roof & Repair Eaves

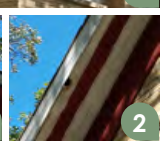
Replacing the roof will **prevent any future water infiltration**. The roof should be replaced with wood shingles or shakes. More research could determine the historical profile typical of the time of construction. More insulation could be added to **improve energy efficiency** at the same time.

ESTIMATED COST: $20,000

https://www.homewyse.com/services/cost_to_install_shingle_roof.html





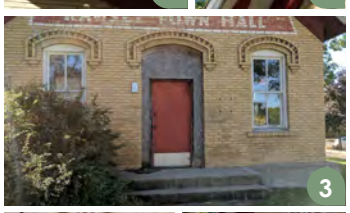


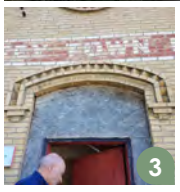
3 Replace Entry Door & Stairs

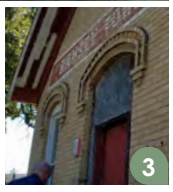
The existing entry door is water-damaged. and the door surround does not properly join the brick veneer, leaving room for vermin infestation and water infiltration. The door should be replaced with **double swinging doors with a glass transom above**, which is the appropriate historical replacement.

ESTIMATED COST: $3,700 (doors & transom), $2,400 (stairs)

https://www.homewyse.com/services/cost_to_install_exterior_door.html
https://www.thespruce.com/building-landscape-steps-for-easy-access-outdoors-2132014







TOTAL COST: $26,700

All work on the OTH will follow **The Secretary of the Interior's Standards for Rehabilitation,** *which pertain to all historic properties listed on or eligible for listing on the NRHP. The Standards are to be "applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."*

PHASE II: Pre-Occupancy Upgrade

We recommend that the interior remain as **one large space**, adhering to the historical spatial experience of the building. If partitions within the space must be installed, any alterations or additions should be **reversible** and installed in-kind.

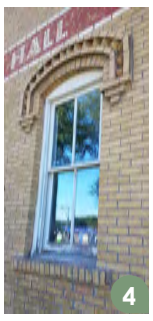
4 Repair & Restore Windows

The windows were replaced during an earlier grant project but could benefit from **new paint and caulk** where brick meets wood. A rear window needs to be replaced.

ESTIMATED COST: $450 (recaulking), $900 (window)

https://www.homewyse.com/services/cost_to_caulk_perimeter_of_home.html
https://www.homewyse.com/services/cost_to_install_wood_window.html





5 Repoint Chimney

The mortar on the chimney is deteriorated and needs to be **repointed**. This will prevent any brick movement and possible spalling.

ESTIMATED COST: $1,000

https://www.diyarnot.com/Project.aspx?indx2=5&Rcd=49

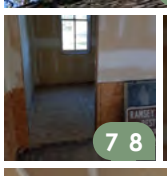


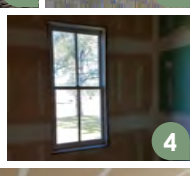
6 Install ADA Ramp, Sidewalk

Increasing access to the building for future tenants is a top priority. The ramp addition will be removable.

ESTIMATED COST: $4,400 (ramp), $450 (45' sidewalk)

https://howmuch.net/costs/sidewalk-concrete-install-build
https://www.homeadvisor.com/cost/environmental-safety/build-a-disability-ramp/





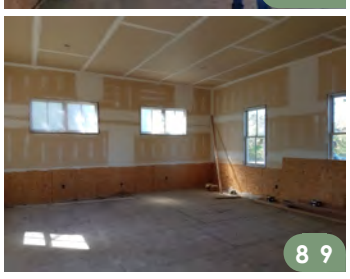
7 Install doors, plumbing, HVAC

Previous grants were used to purchase **doors and a furnace**. Neither was installed completely. New **plumbing fixtures** need to be purchased and installed.

ESTIMATED COST: $300 (doors), $600 (plumbing), $1,700 (HVAC)

https://www.homewyse.com/services/cost_to_install_toilet.html





8 Restore Wood Floor, Install Tile

The original hardwood floor needs an **extensive restoration**. Historically compatible tile should be installed in the restroom.

ESTIMATED COST: $3,300 (hardwood), $1,200 (tile)

https://www.homeadvisor.com/cost/flooring/refinish-wood-flooring/
https://www.homewyse.com/services/cost_to_install_tile_floor.html



9 Finish Interior

New **wainscoting** (historically appropriate) needs to be installed and the new **sheetrock** needs to be painted.

ESTIMATED COST: $3,940

https://www.homewyse.com/services/cost_to_paint_rooms.html

TOTAL COST: $18,240

TOTAL PROJECT COST: $44,940

The renovation and restoration tasks are formidable, but **not insurmountable**. The result of these rehabilitation efforts would be a **valuable community asset,** one that reinforces a **connection** to Ramsey's rural roots as embodied in one of the earliest brick buildings in the area. Does Ramsey have the will to do right by the Old Town Hall?

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

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8

RETROFIT

RETROFIT: OTH REMAINS AT CURRENT LOCATION

Keeping the Old Ramsey Town Hall in its current location has benefits and drawbacks. By remaining where it is, the OTH can **remain on the National Register**, connect Ramsey to its **rural past**, and potentially contribute to a **thriving business community**. However, the location is developed on all sides, leaving no room for expansion or parking.



"Old ideas can sometimes use new buildings. New ideas must use old buildings."
—Jane Jacobs,
author of *The Death and Life of Great American Cities*



"I drive by the Old Town Hall every day, and I think that building is so awesome and I want to see life."
—Shannon Potter



"The historical significance of the property is something that we would like to display. History is always something that should be remembered."
—Tara Gattner

PRECEDENTS

Weaver Schoolhouse

Weaver, MN – Residential



Formerly a one-room schoolhouse serving Weaver and the surrounding area, the building was renovated in 2008 and turned into a **private residence**. *The adaptive reuse of the building won a Stewardship Award at the Minnesota Preservation Awards for its efforts.*

Emy Frentz Arts Guild

Mankato, MN – Community



A historic local church was renovated and turned into the Emy Frentz Arts Guild. The building serves as the home of a **local arts nonprofit**, *Twin Rivers Council for the Arts, and provides gallery and rental space for community events.*

Anoka State Hospital

Anoka, MN – Public Housing



Formerly a state mental health campus, the old buildings have been abandoned for years. A plan to begin renovation of the property for adaptive reuse as **housing for homeless veterans** *began this fall and will continue over a ten-year period.*

BENEFITS

Stays on the National Register of Historic Places (NRHP)

By remaining where it is, the building stays on the National Register. This means that the building is eligible for **state and federal grant funding** and **tax benefits** that it would lose access to if moved.

The following resources are available for buildings on the NRHP. Most stipulated work has to follow the Secretary of the Interior's Standards.

- MN Historic Structure Rehabilitation Tax Credit
- Preservation Alliance of MN Heritage Partnership Program
- MN Historical and Cultural Heritage Grants
- Certified Local Government Grants through the Historic Preservation Fund

Location

St. Francis Boulevard is a busy arterial road. The building will have **prime access to clients** when the building is re-purposed. The area is zoned for small business developments, keeping the surrounding businesses on a similar scale.

Connection to Ramsey's rural roots

The current location is near Ramsey's border with Anoka; the school served families from both communities. Keeping the building here helps explain how early-twentieth-century **rural communities depended on each other**.

Save money

With **no relocation costs** to consider, the city will only need to cover the costs of renovation and maintenance.

Foster a thriving local business community

Old spaces are key to fostering new creative endeavors in communities. **Nonprofits, startup businesses, and arts communities** all create spaces where creative ideas can grow and flourish. Ramsey has the ability to capitalize on that.

VS

DRAWBACKS

Lack of parking

The site has **no space for added parking**. It is surrounded by businesses on either side and a busy highway to which it has only indirect access. A private driveway and a large wetland further constrain parking options. The lack of parking makes finding a business that would be able to thrive more difficult.

Funding constraints

Being on the National Register means there are **constraints on what may be done to the building**. For example, changing the outward appearance of the building would not be permitted. Signage added to the building for business purposes would have to be freestanding and not affect the façade of the building.

No room for expansion

The site constraints mean there is **no possibility of expansion or growth**. Any future occupant would be locked into using the building as is.

Taking into account these considerations, there are still **many opportunities for the property to be put to good use**. With a few business proposals **already received by the City**, we will explore possibilities for the property in its current location.

Sustaining Our Legacy

The Future of Ramsey Town Hall

9
RETROFIT

RETROFIT: OTH REMAINS AT CURRENT LOCATION (continued)

Over the years, there has been interest in **putting the Old Town Hall to use.** Since it was left mid-remodel, it has been sitting there, **lifeless**. We will explore two **business proposals** for **adaptive reuse** of the Old Town Hall, as well as potential use of the space as a **business incubator**. By looking at the proposed **floor plans** for the building, we will evaluate the reuse options and their **effects on the space**.

School of the Arts



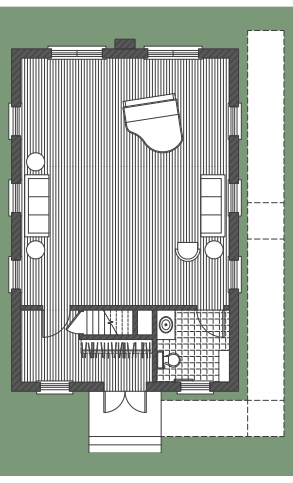
"It's not really about me. I just want to see that space used again and I want to bring more artists to Ramsey."

Shannon Potter's proposal for reusing the Old Town Hall focuses on bringing a community use back to the building. The location is a main draw for potential **arts instruction programming** and Shannon's experience as a property manager gives her an ability to manage the building while utilizing the space. Proposed program components include:

- **Teaching:**
  - **Classes for youth**
  - **Classes for adults**
  - **Voice lessons**
  - **Other art classes as possible**
- **Flexible teaching artist model**
- **Expanding classes offered as new teachers join**
- **Building reservations for community events**

Community Growth
A new business with a focus on bringing artists to the community will help Ramsey's community and business grow.

Property Management
Having the historic property used by a business owner who is also a property manager adds extra understanding to the nature of running a historic property.



+ VS −

Unestablished
As a new business, it may be difficult for the School of the Arts to establish itself. The building could end up being empty again if the programming is unable to take off.

Unpredictable
The flexibility of the business plan leaves the space utilized during unpredictable hours and by an unpredictable amount of people creating possible complications related to negotiating parking easements.

Braven Music Anoka



"We love history and a good story; we think that it is great that the building started out as a school and could again be one!"

Tara Gattner's proposal for the building is based on expanding the **established music school**. Having reached maximum capacity operating out of their home and limited rental space, the stand-alone Old Town Hall building seemed like the perfect location. Program components include:

- **Teaching:**
  - **Music**
  - **Fine motor skill optimization**
  - **Personal discipline**
  - **People skills**
  - **Team building**
- **Currently over 50 students**
- **Music lessons for youth**
- **Experience working with children with disabilities**
- **Giving back to the community**

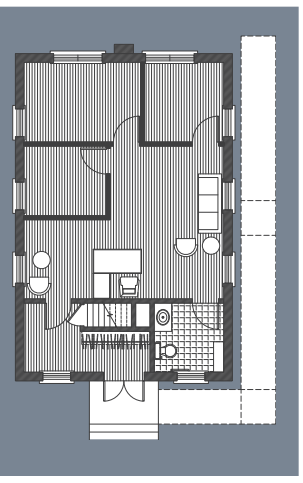
Established Business
Braven has already established a client base and is not a new business just trying to get on its feet.

Community Involvement
Braven is an active participant in the community of Anoka, regularly attending community events in order to give back. Bringing that into Ramsey would be a boon to the community.

+ VS −

Dividing Space
The school needs the building to be divided up into at least 3 private practice rooms. This will involve a great deal of construction. If Braven outgrows this space, these divided rooms may make finding a new use for the property difficult.

Sound Proofing
The separate rooms in the music school will need to be soundproof and set for acoustics. This will also add an extra layer of complication to the construction process.



Business Incubator



"An incubator would catalyze entrepreneurship in the city of Ramsey and be the cornerstone for creating local goods and services."
—Matthew Goodwin, Talent and Tenacity

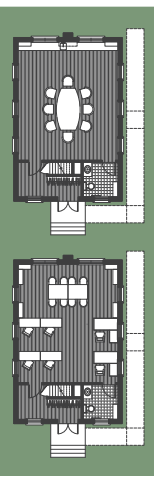
The city's economic development team and the Resilient Communities Project have been working to create places and services provided by the city of Ramsey aimed to help startup businesses get off the ground. The Old Town Hall building would diversify this by creating a smaller scale space that appeals to new businesses. Components include:

- **Business possibilities:**
  - **Small scale start-ups**
  - **Nonprofits**
  - **Arts organizations**
- **Flexible business model**
- **Discretion of Ramsey**
- **Building can be used for community events**

(To further explore the business incubator option, see the "Talent & Tenacity" posters)

Diversification
Brings a new scale option, encouraging development of different types of businesses not already served by the Ramsey Business Incubator.

Existing program
Ramsey already has an established business incubator program. This addition simply expands the program.



+ VS −

Control
Ramsey will retain control of the building, requiring management and oversight on the part of the City.

Turnover
There can be a high turnover rate in any business incubator, leaving the possibility of the space being left empty and underutilized.

There is local interest in putting the Old Town Hall building to use on its **current site** and bringing new life to the area through **adaptive reuse of the building**. However, the City of Ramsey has also considered **moving the building to the Center of Ramsey** (The COR), the city's new mixed-use downtown area. In the next set of posters we will explore the relocation of the Old Town Hall.

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

Resilient Communities Project
University of Minnesota
Driven to Discover
City of RAMSEY

Sustaining Our Legacy

The Future of Ramsey Town Hall

10
RELOCATION

RELOCATION: OTH MOVES TO THE CENTER OF RAMSEY

Moving the Old Town Hall to the new Center of Ramsey (COR) also has benefits and drawbacks. The move would showcase Ramsey's **history**, create a **new context** for the building, and provide **flexibility** in placement. However, it would **lose its status on the Historic Register**, **risk reduced structural integrity**, and be **out of scale with its surroundings**.



"Its value lies not in the land it sits on but, rather, in the remembrance of the people of the land it served."
—Mike Auspos



"[The house] would have been left to decay in its current plot, but it moved to a gorgeous piece of land where it truly served as the anchor for the site. The move brought new life to the house."
—Terry Plyant on *How Histoic Homes Are Moved*

PRECEDENTS

Hubbard House Carriage House

Mankato, MN – Museum



Built in 1880, the carriage house was originally located across the Glenwood Creek from the main house. In 1977, the building was moved to the garden area next to the house to keep its historical context to the building. **The carriage house serves as a supporting structure for the Hubbard House, which is now used as a museum.** *Programming is run by the Blue Earth County Historical Society.*

Pierre Bottineau House

Maple Grove, MN – Interactive Learning



Built in 1854, the home has been moved at least four times. In 2009, it was moved to its current location in the Elm Creek Park Reserve to replicate its natural historical setting. **The house is used as an interpretive space run by the Three Rivers Park District.** *The park resources benefit the historic home by extending the learning landscape and highlighting the possibilities for adventure.*

Longfellow House

Minneapolis, MN – Museum



Built in 1907, the house was originally connected to Minnehaha Park. In 1994, during the expansion of the roadway, the building was moved across the highway and reconnected with the park it had been separated from. **The house is currently used as an interpretive center run by the Minneapolis Park Board.**

BENEFITS

New Context

By moving the building into the COR district, Ramsey will be able to create a "then and now" relationship between the Old Town Hall and the new town hall. It will **bring Ramsey's history into context with its present**.

History in the Forefront

As the COR develops, it will become the destination in the city for people to eat, shop, and play. By bringing the building into this exciting new development, Ramsey has the opportunity to put its **history on full display.**

Flexibility

The COR location offers **several potential sites** for the OTH to be relocated, allowing the City to **choose the ideal context** for the building in the new development.

VS

DRAWBACKS

Removal from the National Register

If the building is moved, it will lose its status on the National Register and Ramsey will **lose access to funding opportunities** that come with it.

Structural Integrity

The Old Town Hall structure is comprised of a **timber frame structure with a brick veneer**. The brick was only secured to the structure with nails in the mortar. These nails have now rusted and **no longer support the one-brick wythe veneer**. Therefore, moving the Old Town Hall is a risky endeavor.

Scale

The scale of the COR is much larger than that of the Old Town Hall building. The one-room schoolhouse building could **easily lose prominence**, either standing alone in a large expanse or being surrounded by large developments.

Cost

Moving the building will **add extra cost to the process of renovation** and to general maintenance. The building improvements needed in preparation for the move and the distance the building is being moved will both affect the cost. A reliable and reputable firm will be able to do the work in the range of $50K.

www.wolfehousemovers.com

Historic buildings are generally moved to keep them in a setting that **maintains historical context,** either because the new location closely **resembles the original surroundings** or **reunites the buildings with some other historic element**. Considering this and the structural integrity issues involved with relocation, Ramsey has several other options to consider.

Sustaining Our Legacy

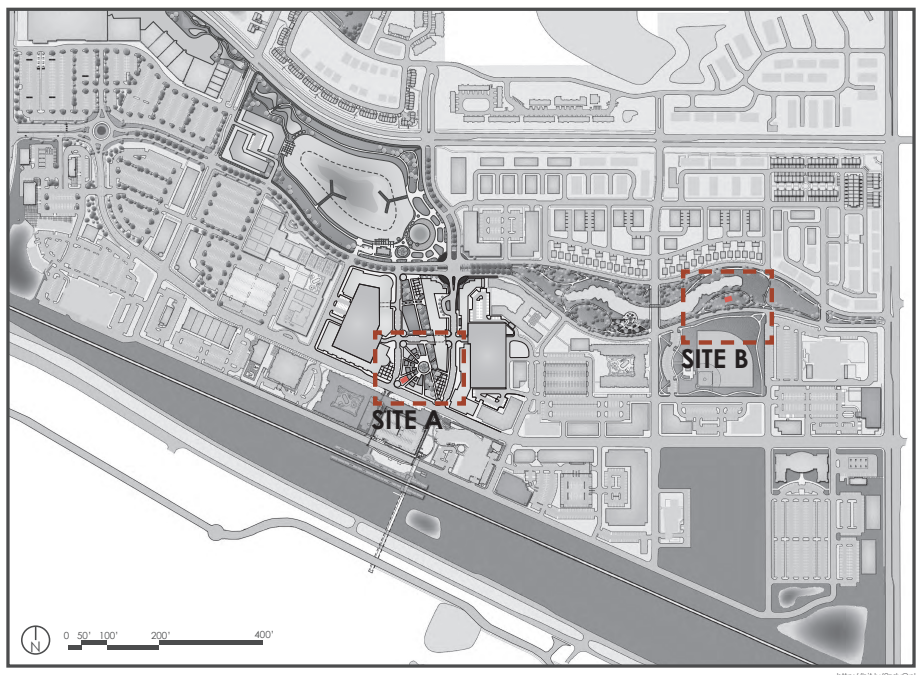
The Future of Ramsey Town Hall

11
RELOCATION & CONCLUSION

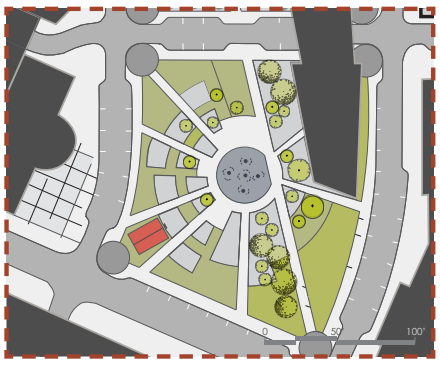
RELOCATION: OTH MOVES TO CENTER OF RAMSEY (cont'd)

Moving the Old Town Hall to The COR would give the City options for several potential relocations sites. It can be placed in a **"then and now" context in proximity to the current City Hall** or be moved to a **pastoral context to closely mimic its historic surroundings.** There are various options for programming in both contexts: an **entrepreneurial space** like a cafe or retail establishment, or a **museum or interpretive learning center**.

PROPOSED SITE LOCATIONS



http://bit.ly/2zdyOnl



SITE A: "Then and Now"

The schoolhouse will be placed in a "then and now" context with the City Hall, driving home the notion of historical progress.

+ The COR is slated for increased large-scale development in the coming years.

– This scale mismatch will diminish the visibility of the schoolhouse.



SITE B: Pastoral

The schoolhouse will be sited on its own, which is important to give the building a proper historical context.

+ Existing in a setting more like its original one, the building will become more of a destination.

– This may make it harder for the public to engage with the building.

PROPOSED PROGRAMMATIC USES

Cafe

+ Adapts well to space restrictions. Provides a destination for social gathering. Serves the COR and surrounding businesses.

VS

– Produces high traffic in a historic building. Hard on interior of the building. Loses connection to original use of the space. Limits growth.



http://bit.ly/2AJ3UOP, http://bit.ly/2GUiYlS, http://bit.ly/2zYqpGn

Retail

+ Adapts well to space restrictions. Brings new generation and use to old building. Provides economic draw in the COR.

VS

– High turn-over in new, unestablished retail. Loses connection to original use of building. Limited space limits store options and growth.



http://bit.ly/2AMikoL, http://bit.ly/2zYpjqc, http://bit.ly/2QYYWSI

Interpretive Learning/Museum

+ Fits within the building's original context. Capitalizes on local history. Ties into Ramsey's rural roots. Historical Society involvement.

VS

– Ramsey's historic tourism market may be lacking. The extent of their historic tourism resources is limited.



http://bit.ly/2yY7r3i, http://bit.ly/2zkAnL, http://bit.ly/2zY9gyz

CONCLUSION

The Old Town Hall building serves as a **window into Ramsey's history**. It keeps the city connected to its **rural roots** and creates a **sense of place** anchored in the building's historical context and connection to its surroundings. **Keeping the building in its current location** is important to keeping that **context** and **program history**, and **remaining on the National Register**. Beyond that, the structural integrity of the building is such that the possible damage to the building during a move is not worth the **risk**. In its current location the Old Town Hall building can serve as a starting point for Ramsey to create a **local Historic Preservation Commission or Historical Society**. Remaining in place and on the National Register, the Old Town Hall can serve as a **true showpiece** for Ramsey.



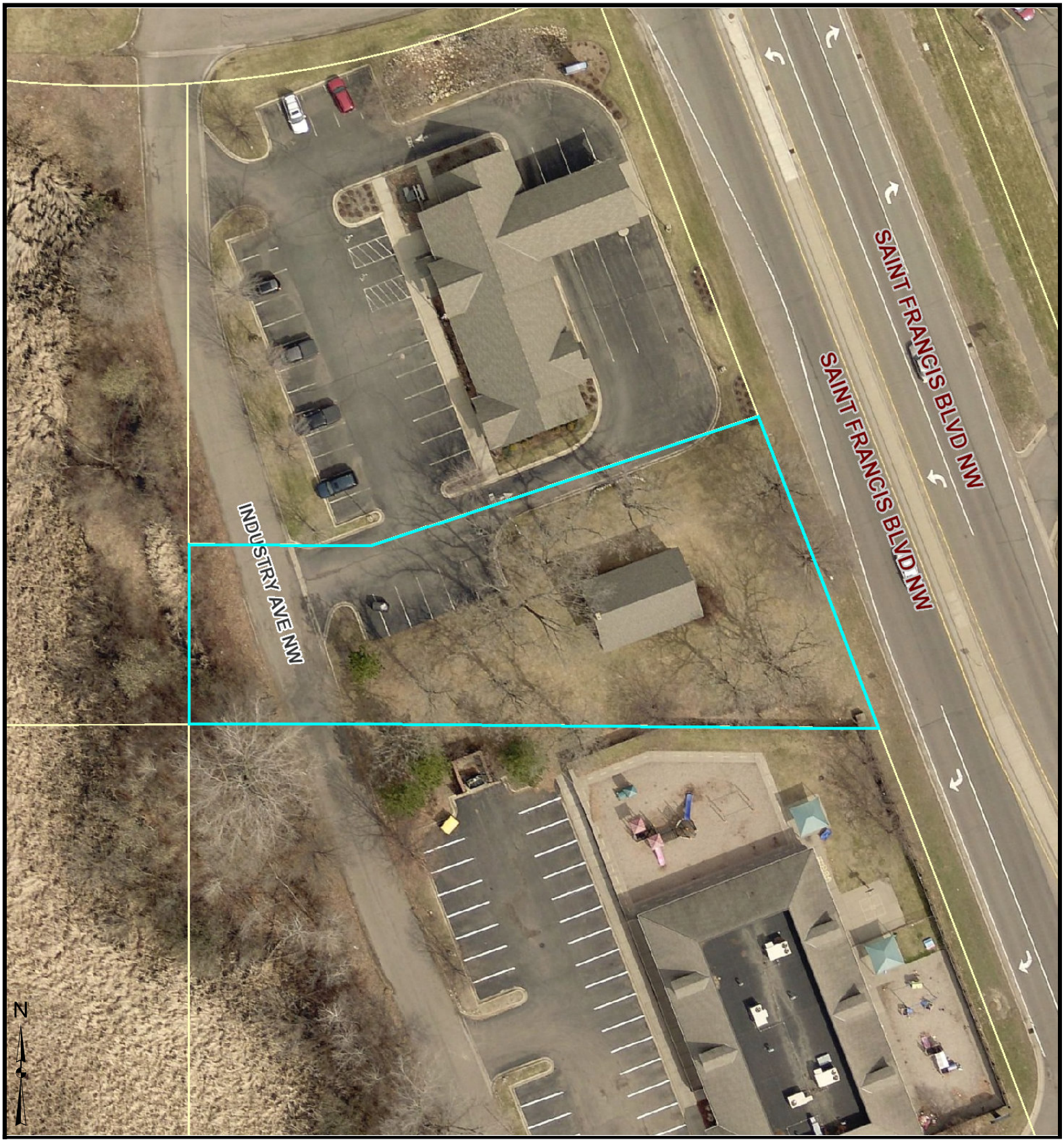
https://commons.wikimedia.org/wiki/File:District_28_School_3.jpg#/media/File:District_28_School_3.jpg

Mary Cutrufello, Katriona Molasky, Amy Van Gessel

Resilient Communities Project
University of Minnesota
Driven to Discover℠

City of RAMSEY

OLD TOWN HALL



Parcel Information: Approx. Acres: 0.49

25-32-25-43-0063 Commissioner: MATT LOOK

14120 SAINT FRANCIS BLVD NW

RAMSEY

MN 55303

Plat: OLD SCHOOL HOUSE NO. 28 ADDITION

Owner Information:

RAMSEY CITY OF

7550 SUNWOOD DRIVE

RAMSEY

MN

55303

Anoka County GIS | 1:600 | Date: 3/25/2021

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, June 10, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
Member Scott Cords
Member Chelsee Howell
Rachal Johnson (remote)
William MacLennan
Michael Olson
Member Chris Riley

Members Absent: None

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.

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated May 13, 2021

Motion by Member Riley, seconded by Member Olson, to approve the May 13, 2021, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Renovation and Lease of Old Town Hall

DRAFT

Economic Development Manager Sullivan presented the staff report.

Member Cords asked the last time the building was used for commercial or other official purposes.

Economic Development Manager Sullivan commented that he was unsure but believes perhaps the 1980s.

Member Riley asked for information on parking and signage.

Economic Development Manager Sullivan replied that there are some parking spaces on site and cross easement agreements likely would be used for shared parking. He noted that the business would start with night and weekend hours, which would be generally different than the hours of the bank and daycare. He stated that a sign could not be hung on the building but there is great visibility from Highway 47 and a standing monument sign could be placed out front to advertise the business.

Member Cords asked if there would be rules as to how the building could be used/restored because it is a historical site.

Economic Development Manager Sullivan commented that the building could be used for any purpose but confirmed that there are some regulations that would apply to renovations as outlined in the RCP report.

Chairperson Steffen commented that he did not recall an EDA case in 2018 to repair the roof and asked why that was done, and why only that was done.

Economic Development Manager Sullivan commented that case did not come before the EDA and only went to the City Council. He stated that the roof repairs were identified in the RCP report and if it were not repaired, the building would not have made it because of the poor condition.

Member Olson asked the estimated length of the renovation.

Economic Development Manager Sullivan was unsure of the length of time, noting that the repairs are not that significant. He stated that the length would be dependent on contractor availability. He stated that staff would need to do some research in terms of paint color palette acceptable for renovation standards.

Chairperson Steffen asked if the business owner is aware of the timeline and is okay with that.

Economic Development Manager Sullivan confirmed that the business owner is aware it will take time to make the improvements. He noted that the business is currently online, and the owner likes this location and building and is willing to follow the timeline of the City.

DRAFT

Member Olson asked if there is a specific type of contractor that would be used to complete the renovation that specializes in historical buildings.

Economic Development Manager Sullivan replied that is not required. He noted that the RCP report would be shared with a contractor to identify the things that would need to be followed.

Member Riley commented that if this is leased to a for profit entity, this would become a taxable property and this would also provide an opportunity for a local business owner. He referenced the miscellaneous cost budgeted and noted that while that is a healthy amount he would wonder if that should be increased because of the unknown items that could arise.

Economic Development Manager Sullivan replied that if the EDA decides to move forward, staff would go to out get quotes with a not to exceed cost of $50,000. He stated that the City Council could choose to increase the contingency.

Member MacLennan referenced the lease proposal and asked if this would be a three-year lease.

Economic Development Manager Sullivan confirmed that the proposal would be for a three-year lease at this time.

Member MacLennan asked if that length could be extended to five years to ensure the City receives a return on the investment.

Economic Development Manager Sullivan commented that while that is a good discussion, that would be a big ask for a start up business that is moving from an online format to a brick and mortar location. He reviewed some of the offers the City has received in the past to lease the building. He commented that if the condition of the building is improved to support a business, the City would most likely not have a problem leasing the space to another use.

Member MacLennan asked if the monument sign would be the cost of the business, or whether that would remain in place to be used by a future user as well.

Economic Development Manager Sullivan replied that it would depend upon the type of sign the business chooses. He stated that it would be wonderful to have an interchangeable sign, but that would be discussed as this moves forward.

Chairperson Steffen asked if this was on the City's radar regardless of whether this is being brought forward because of the interest of the tenant.

Economic Development Manager Sullivan replied that this was on the radar of the City, but perhaps not at the top of the list. He stated that the City does continue to receive interest in the site, but it does not move forward because of the condition of the building.

Member Olson asked if the web address for the business is available.

DRAFT

Economic Development Manager Sullivan replied that he did not have the website, but staff could get that information.

Chairperson Steffen commented that he loves this idea. He noted that the roof has been repaired and it would make sense to complete the necessary renovations in order to support use.

Motion by Chairperson Steffen, seconded by Member MacLennan, to recommend to City Council to obtain quotes to complete the full renovation and to utilize EDA/HRA funds to complete the renovation and recommend that the City Council authorize staff to enter into negotiations with Small Town Girl Boutique.

Further discussion: Chairperson Steffen asked if the EDA would need to designate whether EDA or HRA funds should be used. Economic Development Manager Sullivan commented that if there is a preference, that should be specified. He reviewed the available EDA balance and noted that there could be a stipulation that if EDA funds are used, the lease revenue come back to the EDA fund. Chairperson Steffen asked if the EDA should recommend that HRA funds be used prior to suggesting the EDA fund. Economic Development Manager Sullivan noted that he would suggest using EDA funds, but either fund would be appropriate. Deputy City Administrator Gladhill explained that the HRA account is actually the Anoka County HRA fund and noted that fund is probably overprescribed for use with other projects. He stated that this would seem to be a good use of EDA funds, especially if the lease revenue were going to come back to the EDA fund. Chairperson Steffen confirmed that he would leave the motion as stated and allow staff to make the choice on the fund to be used, with the stipulation that the revenue come back to the EDA fund.

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Chairperson Steffen	aye
Member Cords	aye
Member Johnson	aye
Member MacLennan	aye
Member Olson	aye

Motion carried.

6. ADJOURNMENT

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

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Chairperson Steffen	aye
Member Cords	aye

DRAFT

Member Johnson aye
Member MacLennan aye
Member Olson aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:02 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. 15.**

Meeting Date: 06/22/2021

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #21-172 Authorizing Partial Payment #9 to RJM Construction for Improvement Project 20-07 New Public Works Facility

Purpose/Background:

Resolution and Pay Estimate #9 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 #21-172.

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 #9 in the amount of $1,664,242.86 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Action:

Motion to adopt Resolution #21-172 authorizing partial payment #9 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/15/2021 03:35 PM
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:02 PM
Form Started By: MaryJo Warner		Started On: 06/15/2021 01:56 PM
Final Approval Date: 06/17/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-172

RESOLUTION AUTHORIZING PARTIAL PAYMENT #9 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 June 22, 2021 $9,411,406.25 has been paid to date; and

WHEREAS, the Public Works Superintendent has inspected the completed work and recommends authorizing partial payment #9 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	$2,427.25
Northland Concrete and Masonry	$392,260.70
Molin Concrete	$66,687.49
Thornberg Steel	$6,859.85
Met-Con Construction	$21,633.72
Ebert Construction	$12,598.00
Herzog Coatings	$4,750.00
Atomic Arch Sheet Metal	$27,835.00
Granite City Roofing	$45,388.15
Top Lite Contract Glazing	$51,376.00
RTL Construction	$27,142.45
Pump & Meter	$128,693.10

Brothers Fire Protection	$51,771.68
Klamm Mechanical Contractors	$87,316.87
Architect Mechanical	$266,619.01
Wolf River Electric	$202,818.63
Minnesota Utilities & Excavating	$152,538.90
RJM Construction	$115,526.07
Total	$1,664,242.86

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 #9 to RJM Construction for disbursement for Improvement Project #20-07, New Public Works Facility, in the amount of $1,664,242.86.

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 June 22, 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 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

DocuSign Envelope ID: 3C403090-3CED-48BC-8826-E202AC411D80

C/C 6-22-2021

PAYMENT SUMMARY
FOR PERIOD ENDING 05-31-2021
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	9	2,427.25
Northland Concrete & Masonry	9	392,260.70
Molin Concrete	9	66,687.49
Thornberg Steel	9	6,859.85
Met-Con Construction	9	21,633.72
Ebert Construction	9	12,598.00
Herzog Coatings	9	4,750.00
Atomic Arch Sheet Metal	9	27,835.00
Granite City Roofing	9	45,388.15
Top Lite Contract Glazing	9	51,376.00
RTL Construction	9	27,142.45
Pump & Meter	9	128,693.10
Brothers Fire Protection	9	51,771.68
Klamm Mechanical Contractors	9	87,316.87
Architect Mechanical	9	266,619.01
Wolf River Electric	9	202,818.63
Minnesota Utilities & Excavating	9	152,538.90
RJM Construction	9	115,526.07
	Totals	1,664,242.86

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Please Remit Payment to: RJM Construction, LLC

RJM CONSTRUCTION

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 #: 0180-09
Application No. : 9
Application Date: 5/31/2021
Period From: 5/1/2021
To: 5/31/2021

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			$9,411,406.25
5. Retainage:			
a. 5.00%	of Completed Work	$470,570.35	
b. 0.00%	of Stored Material	$0.00	
Total Retainage			$470,570.35
6. Total Earned Less Retainage			$8,940,835.90
7. Less Previous Certificates For Payments			$7,276,593.04
8. Current Payment Due			$1,664,242.86
9. Balance To Finish, Plus Retainage			$7,420,788.10

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 Date: 6/7/2021

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

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 **$ 1,664,242.86**

(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: 06/07/2021

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. : 9
Application Date : 05/31/21
To: 05/31/21
Architect's Project No.:

Invoice # : 0180-09 **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	16,164.75	2,555.00	0.00	18,719.75	84.48%	3,440.25	
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	676,606.50	412,906.00	0.00	1,089,512.50	80.33%	266,726.00	
3B	Architectural Precast Concrete	1,534,950.00	1,438,401.65	70,197.35	0.00	1,508,599.00	98.28%	26,351.00	
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	845,680.90	837,473.00	7,220.90	0.00	844,693.90	99.88%	987.00	
5B	Structural Steel/Misc. Metals - Erection	306,920.90	283,248.56	22,772.34	0.00	306,020.90	99.71%	900.00	
6A	Carpentry Materials and Install	154,400.00	6,854.50	13,261.05	0.00	20,115.55	13.03%	134,284.45	
7A	Waterproofing & Weatherproofing	44,000.00	34,000.00	5,000.00	0.00	39,000.00	88.64%	5,000.00	
7B	Architectural Metal Panels	221,121.72	163,161.72	29,300.00	0.00	192,461.72	87.04%	28,660.00	
7C	EPDM Roofing	874,000.00	810,204.00	47,777.00	0.00	857,981.00	98.17%	16,019.00	
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	54,080.00	0.00	64,680.00	45.37%	77,877.00	
8F	Translucent Wall Panels	84,602.00	647.00	0.00	0.00	647.00	0.76%	83,955.00	
9A	Gypsum Board Assemblies	254,588.40	93,769.51	28,571.00	0.00	122,340.51	48.05%	132,247.89	
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. : 9
Application Date : 05/31/21
To: 05/31/21
Architect's Project No.:

Invoice # : 0180-09 **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)			
11B	Vehicle Fueling System	292,572.00	28,908.10	135,466.43	0.00	164,374.53	56.18%	128,197.47	
11C	Loading Dock Equipment	11,695.00	0.00	0.00	0.00	0.00	0.00%	11,695.00	
12A	Window Treatments	20,531.22	0.00	0.00	0.00	0.00	0.00%	20,531.22	
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	54,496.50	0.00	70,996.50	44.85%	87,303.50	
22A	Plumbing Systems	1,036,900.73	488,180.40	91,912.50	0.00	580,092.90	55.94%	456,807.83	
23A	HVAC Systems	1,284,759.08	468,598.39	280,651.59	0.00	749,249.98	58.32%	535,509.10	
26A	Electrical Systems	870,803.09	243,070.50	213,493.30	0.00	456,563.80	52.43%	414,239.29	
31A	Earthwork	648,804.48	340,348.90	160,567.26	0.00	500,916.16	77.21%	147,888.32	
32A	Asphalt Paving	637,840.00	131,100.00	0.00	0.00	131,100.00	20.55%	506,740.00	
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	479,412.00	0.00	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	538,434.18	99,496.14	0.00	637,930.32	59.62%	432,104.17	
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	1,380,084.90	0.00	0.00	0.00	0.00	0.00%	1,380,084.90	
99-99	Contractors Fee	268,441.00	152,376.40	22,110.25	0.00	174,486.65	65.00%	93,954.35	
	Grand Totals	**16,361,624.00**	**7,659,571.64**	**1,751,834.61**	**0.00**	**9,411,406.25**	**57.52%**	**6,950,217.75**	**470,570.35**

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INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-09**
	830 Boone Avenue North	*Invoice Date:*	**05/31/21**
	Golden Valley, MN 55427	*Due Date:*	**06/30/21**
		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#	19520-01805	2,555.00
	Total SUBCONTRACTS			**2,555.00**
	Survey Sub-Total:			**2,555.00**

Concrete

SUBCONTRACTS

Northland Concrete & Masonry Co, Ll	Concrete	Inv#	19520-01807	412,906.00
	Total SUBCONTRACTS			**412,906.00**
	Concrete Sub-Total:			**412,906.00**

Architectural Precast Concrete

SUBCONTRACTS

Molin Concrete Products Co.	Architectural Precast Concrete	Inv#	19520-01804	70,197.35
	Total SUBCONTRACTS			**70,197.35**
	Architectural Precast Concrete Sub-Total:			**70,197.35**

Structural Steel/Misc. Metals - Material

SUBCONTRACTS

Thornberg Steel	Structural Steel	Inv#	19520-01808	7,220.90
	Total SUBCONTRACTS			**7,220.90**
	Structural Steel/Misc. Metals - Material Sub-Total:			**7,220.90**

Structural Steel/Misc. Metals - Erection

SUBCONTRACTS

Met-Con Construction, Inc.	Structural Steel Erection	Inv#	19520-01805	22,772.34
	Total SUBCONTRACTS			**22,772.34**
	Structural Steel/Misc. Metals - Erection Sub-Total:			**22,772.34**

Carpentry Materials and Install

SUBCONTRACTS

Ebert Construction	Rough Carpentry	Inv#	19520-01803	13,261.05
	Total SUBCONTRACTS			**13,261.05**
	Carpentry Materials and Install Sub-Total:			**13,261.05**

Waterproofing & Weatherproofing

SUBCONTRACTS

Herzog Coatings	Waterproofing	Inv#	19520-01804	5,000.00
	Total SUBCONTRACTS			**5,000.00**
	Waterproofing & Weatherproofing Sub-Total:			**5,000.00**

Architectural Metal Panels

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INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-09**
	830 Boone Avenue North	*Invoice Date:*	**05/31/21**
	Golden Valley, MN 55427	*Due Date:*	**06/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

Architectural Metal Panels					
SUBCONTRACTS					
Atomic Arch. Sheet Metal Inc.	Metal Wall Panels		Inv#	19520-01805	29,300.00
		Total SUBCONTRACTS			**29,300.00**
		Architectural Metal Panels Sub-Total:			**29,300.00**
EPDM Roofing					
SUBCONTRACTS					
Granite City Roofing, Inc	Roofing		Inv#	19520-01803	47,777.00
		Total SUBCONTRACTS			**47,777.00**
		EPDM Roofing Sub-Total:			**47,777.00**
Aluminum Framed Storefronts & Entrances					
SUBCONTRACTS					
Top Lite Contract Glazing Inc.	Glass		Inv#	19520-01803	54,080.00
		Total SUBCONTRACTS			**54,080.00**
		ıminum Framed Storefronts & Entrances Sub-Total:			**54,080.00**
Gypsum Board Assemblies					
SUBCONTRACTS					
RTL Construction, Inc.	Drywall		Inv#	19520-01805	28,571.00
		Total SUBCONTRACTS			**28,571.00**
		Gypsum Board Assemblies Sub-Total:			**28,571.00**
Vehicle Fueling System					
SUBCONTRACTS					
Pump & Meter Service, Inc	Vehicle Fueling System		Inv#	19520-01802	135,466.43
		Total SUBCONTRACTS			**135,466.43**
		Vehicle Fueling System Sub-Total:			**135,466.43**
Fire Supression Systems					
SUBCONTRACTS					
Brothers Fire Protection	Fire Protection		Inv#	19520-01802	54,496.50
		Total SUBCONTRACTS			**54,496.50**
		Fire Supression Systems Sub-Total:			**54,496.50**
Plumbing Systems					
SUBCONTRACTS					
Klamm Mechanical Contractors	Plumbing		Inv#	19520-01805	91,912.50
		Total SUBCONTRACTS			**91,912.50**
		Plumbing Systems Sub-Total:			**91,912.50**
HVAC Systems					

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INVOICE

From: **RJM Construction, LLC**		*Invoice:*	**0180-09**
830 Boone Avenue North		*Invoice Date:*	**05/31/21**
Golden Valley, MN 55427		*Due Date:*	**06/30/21**
		Disc Date:	
To: **City of Ramsey**			
7550 Sunwood Drive NW			
Ramsey, MN 55303			
Contract : 19520-0180 City of Ramsey Public Works			

HVAC Systems

SUBCONTRACTS

Architect Mechanical Inc.	HVAC	Inv#	19520-01805	280,651.59
	Total SUBCONTRACTS			**280,651.59**
	HVAC Systems Sub-Total:			**280,651.59**

Electrical Systems

SUBCONTRACTS

Wolf River Electric	Electrical	Inv#	19520-01805	213,493.30
	Total SUBCONTRACTS			**213,493.30**
	Electrical Systems Sub-Total:			**213,493.30**

Earthwork

SUBCONTRACTS

Minnesota Utilities & Excavating, LLC	Earthwork	Inv#	19520-01808	160,567.26
	Total SUBCONTRACTS			**160,567.26**
	Earthwork Sub-Total:			**160,567.26**

General Conditions & Requirements

SUBCONTRACTS

RJM Construction, LLC	General Requirements	Inv#	9520018009	99,496.14
	Total SUBCONTRACTS			**99,496.14**
	General Conditions & Requirements Sub-Total:			**99,496.14**

Contractors Fee

SUBCONTRACTS

RJM Construction, LLC	Contractors Fee	Inv#	9520018009	22,110.25
	Total SUBCONTRACTS			**22,110.25**
	Contractors Fee Sub-Total:			**22,110.25**

DocuSign Envelope ID: 3C403090-3CED-48BC-8826-E202AC411D80

INVOICE

Summary

INVOICE TOTAL:			**1,751,834.61**
1A Special Inspections			
Retainage	1,751,834.61 @	5.00%	**0.00**
1B Survey			**2,555.00**
Retainage	1,751,834.61 @	5.00%	**(127.75)**
3A Concrete			**412,906.00**
Retainage	1,751,834.61 @	5.00%	**(20,645.30)**
3B Architectural Precast Concrete			**70,197.35**
Retainage	1,751,834.61 @	5.00%	**(3,509.87)**
5A Structural Steel/Misc. Metals - Material			**7,220.90**
Retainage	1,751,834.61 @	5.00%	**(361.05)**
5B Structural Steel/Misc. Metals - Erection			**22,772.34**
Retainage	1,751,834.61 @	5.00%	**(1,138.62)**
6A Carpentry Materials and Install			**13,261.05**
Retainage	1,751,834.61 @	5.00%	**(663.05)**
7A Waterproofing & Weatherproofing			**5,000.00**
Retainage	1,751,834.61 @	5.00%	**(250.00)**
7B Architectural Metal Panels			**29,300.00**
Retainage	1,751,834.61 @	5.00%	**(1,465.00)**
7C EPDM Roofing			**47,777.00**
Retainage	1,751,834.61 @	5.00%	**(2,388.85)**
8E Aluminum Framed Storefronts & Entrances			**54,080.00**
Retainage	1,751,834.61 @	5.00%	**(2,704.00)**
9A Gypsum Board Assemblies			**28,571.00**
Retainage	1,751,834.61 @	5.00%	**(1,428.55)**
11B Vehicle Fueling System			**135,466.43**
Retainage	1,751,834.61 @	5.00%	**(6,773.32)**
21A Fire Supression Systems			**54,496.50**
Retainage	1,751,834.61 @	5.00%	**(2,724.83)**
22A Plumbing Systems			**91,912.50**
Retainage	1,751,834.61 @	5.00%	**(4,595.63)**
23A HVAC Systems			**280,651.59**
Retainage	1,751,834.61 @	5.00%	**(14,032.58)**
26A Electrical Systems			**213,493.30**
Retainage	1,751,834.61 @	5.00%	**(10,674.67)**
31A Earthwork			**160,567.26**
Retainage	1,751,834.61 @	5.00%	**(8,028.36)**
01-00 General Conditions & Requirements			**99,496.14**

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INVOICE

Retainage	1,751,834.61@	5.00%	**(4,974.81)**
99-99 Contractors Fee			**22,110.25**
Retainage	1,751,834.61@	5.00%	**(1,105.51)**
CURRENT DUE :			**1,664,242.86**

CC Regular Session **5. 16.**

Meeting Date: 06/22/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Brian McCann, Community Development

Information

Title

Adopt Resolution #21-173 Adopt Resolution #21-173 Authorizing an Environmental Assessment Worksheet (EAW) for the Trott Brook North Development; Case of Trott Brook North - The Excelsior Group (Project #20-103)

Purpose/Background:

The purpose of this case is to authorize a Mandatory Environmental Assessment Worksheet (EAW) for a proposed 270 lot detached single-family subdivision. A project of this size requires an EAW under State Statute.

Notification:

Notification of the Public Comment Period will be made consistent with Minnesota Rules. Staff has attempted to notify all Property Owners within 700 feet of the Subject Property as part of the Sketch Plan Review with the Planning Commission on March 4, 2021. The same notification will be provided for the Preliminary Plat submittal. No notification is required to allow an EAW to take place onsite.

Observations/Alternatives:

Please note that this does not give approval to the plat/project itself, but is a step required by Minnesota Rules prior to approval of a Preliminary Plat due to the size of the project. The Preliminary Plat (entitlement) will be in front of the City Council at a future meeting. Staff will have their consultants review the EAW, at cost to the developer/applicant, when the EAW is completed per guidance from State Statute, and will bring it back to City Council for formal approval.

Further note: this action does not give final approval of the EAW; it simply authorizes an EAW to be completed for applicable agencies and general public.

Funding Source:

All costs associated with the EAW and Application are the responsibility of the Developer.

Recommendation:

Staff recommends the authorization of an EAW for the Trott Brook North development.

Action:

Motion to adopt Resolution #21-173 authorizing an EAW of the Trott Brook North development.

Attachments

Site Location Map

Concept Plan

Resolution #21-173

Form Review

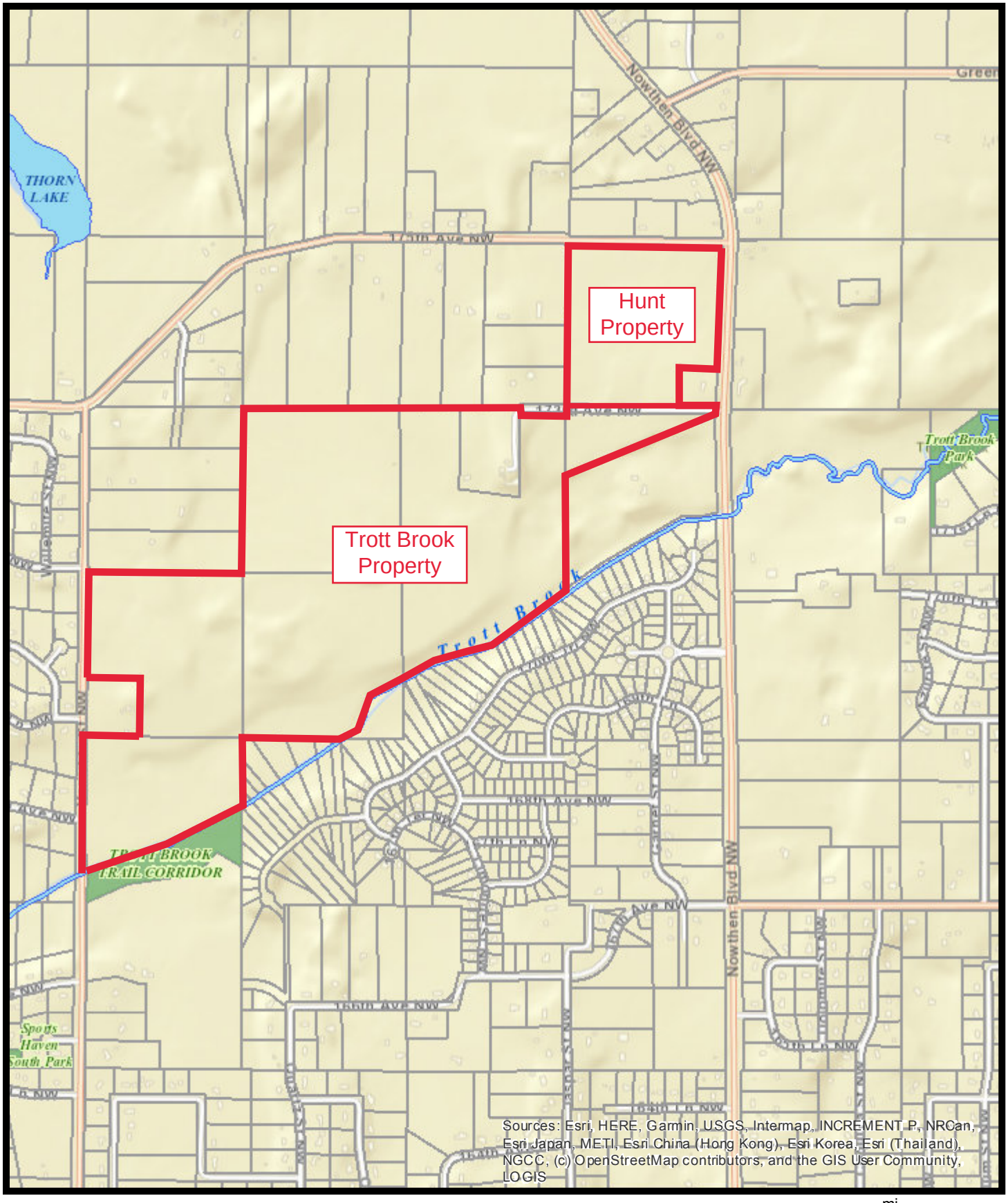
Inbox	Reviewed By	Date
Brian McCann (Originator)	Brian McCann	06/16/2021 09:35 AM
Tim Gladhill	Tim Gladhill	06/16/2021 11:15 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:50 AM

Form Started By: Brian McCann Started On: 06/14/2021 10:25 AM

Final Approval Date: 06/17/2021

Subject Properties

Trott Brook and Hunt Properties



March 18, 2020

SITE DATA:

GROSS AREA: ±200 ACRES
DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
VARIOLITE STREET ROW: 1.4 ACRES
DEDICATED PARK (UPLAND): ±13.4 ACRES
NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
PROPOSED ZONING: PUD

PROPOSED 80' LOTS: 270

NET DENSITY: ±2.2 UNITS/ACRE

PROPOSED TRAIL CONNECTION
EXISTING TRAIL
DEDICATED PARK AREA
SHORELAND OVERLAY
FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

N

0 100 200 400
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions

Date 10-19-2020
Designed JLT
Drawn JLT

CONCEPT PLAN 9

EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
RAMSEY, MINNESOTA

1 OF 3

© 2019 Pioneer Engineering, P.A.

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

RESOLUTION #21-173

RESOLUTION AUTHORIZING AN ENVIRONMENTAL ASSESSMENT WORKSHEET OF THE TROTT BROOK NORTH DEVELOPMENT

WHEREAS, on February 4, 2021, The Excelsior Group submitted an Application for Sketch Plan Review for a 270 lot residential subdivision; and

WHEREAS, Minnesota Rules Chapter 4410 requires projects of this size to complete a Mandatory Environmental Assessment Worksheet (EAW); and

WHEREAS, the City Council of the City of Ramsey has considered and directed the Applicant to prepare an EAW at their regular meeting on June 22, 2021.

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 an EAW for the Trott Brook North Development EAW.

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 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 17.**

Meeting Date: 06/22/2021

By: Bria Raines, Community Development

Information

Title

Adopt Resolution #21-177 Approving an Abatement of 7820 151st Lane NW

Purpose/Background:

Staff is seeking authorization to abate a vehicle in violation of City Code at 7820 151st Lane NW. The Subject Property has a history of City Code violations regarding off-street parking. The Property Owner has not paid the citation issued for the repeated violation. The vehicle is parked in the front yard on grass. It is unknown if the vehicle is inoperable, but it has not moved in over a year.

Notification:

No notification is required for this case; however, the Property Owner has received a notice for their code enforcement case most recently on May 28, 2021.

Observations/Alternatives:

There is a current code enforcement case on the Subject Property for off-street parking and noxious growth. The Subject Property is owner-occupied. There is photo evidence of the violations. A first notice of violation was sent to the property on May 28, 2021 with the previous cases in 2019 and 2020 handled by the Community Service Officer. No contact has been received from Property Owner since.

A notice of abatement was sent by Planning Staff on June 15, 2021, notifying the Property Owner that the repeat violation will be brought to the June 22, 2021 City Council meeting. Citations are outstanding at this time.

Funding Source:

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

Recommendation:

Staff recommends motion to adopt Resolution #21-177 approving an abatement of 7820 151st Lane NW to remove vehicle in violation of City Code Section 117-355 regarding off-street parking. The City's towing contractor does not charge the City for towing of vehicles, but instead charges the owner at time of vehicle pickup. If the vehicle is not picked up within a certain time period as set forth by State Statute, the towing contractor, Northstar, can sell the vehicle.

Action:

Motion to adopt Resolution #21-177 approving an abatement of 7820 151st Lane NW.

Attachments

First Notice of Violation

Photo Evidence

Notice of Abatement

Resolution #21-177

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/17/2021 08:57 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:59 AM
Form Started By: Bria Raines		Started On: 06/15/2021 09:58 AM
Final Approval Date: 06/17/2021		

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

May 28, 2021

Daniel Batters
Or Current Owner
7820 151st Lane NW
Ramsey, MN 55303

-FIRST NOTICE OF VIOLATION -

RE: Violations on Anoka County PID # 21-32-25-32-0023 (7820 151st Lane NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff received a complaint for public nuisances on the above premises. An inspection revealed the following violations of the Ramsey City Code as listed below:

- City Code Section 30-3. – Property conditions constituting a public nuisance.
  - (10) All grass, weeds, or noxious growths of vegetation upon public or private property exceeding eight inches in height, or whatever height specified in the appropriate zoning district, excluding acceptable prairie restoration plant materials.
  - (27) Any violation of section 117-355, relating to off-street parking regulations.
- City Code Section 117-355. – Residential development off-street parking.
  - Six items allowed for outdoor storage and parking on parcels less than two acres.
  - Only one unlicensed, inoperable motor vehicle that may be stored outdoors. This motor vehicle shall not be permitted to be stored in the front yard or driveway. This motor vehicle must be **stored in the side or rear yard on a prepared surface.**
  - Vehicles may not be parked on grass
    - If you are planning to modify parking areas, a zoning permit is required.

Since this is a repeated violation within the last year, you are receiving an administrative citation for $75. You have 14 days from the date of this letter to address the following (or you will receive another administrative citation of $250 – if you have unpaid citations, they will be assessed to your property taxes):

- City Code Section 30-3. – Property conditions constituting a public nuisance.
  - **Maintain vegetation on property by mowing.**
  - **No vehicles may be parked on grass.**
- City Code Section 117-351. – Residential development off-street parking.
  - **Move inoperable vehicle to side or rear property on approved surface**

Please contact me at (763) 433-9840 to schedule a follow up inspection when the violations have been corrected, or to answer any questions you may have.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityoframsey.com

Exhibit 1: Evidence of refuse violation on the Property



STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

PLEASE CONTACT THE PLANNING DIVISION 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.

Exhibit 1-2: Evidence of Violation (5.28.21)



Aerial April 2020 from LOGIS Map



STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

June 15, 2021

Mike Rouse
Or Current Owner
7820 151st Lane NW
Ramsey, MN 55303

-NOTICE OF ABATEMENT -

RE: Violations on Anoka County PID # 21-32-25-32-0023 (7820 151st Lane NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff received a complaint for public nuisances on the above premises. An inspection revealed the following violations of the Ramsey City Code as listed below:

- City Code Section 30-3. – Property conditions constituting a public nuisance.
  - (10) All grass, weeds, or noxious growths of vegetation upon public or private property exceeding eight inches in height, or whatever height specified in the appropriate zoning district, excluding acceptable prairie restoration plant materials.
  - (27) Any violation of section 117-355, relating to off-street parking regulations.
- City Code Section 117-355. – Residential development off-street parking.
  - Six items allowed for outdoor storage and parking on parcels less than two acres.
  - Only one unlicensed, inoperable motor vehicle that may be stored outdoors. This motor vehicle shall not be permitted to be stored in the front yard or driveway. This motor vehicle must be **stored in the side or rear yard on a prepared surface.**
  - Vehicles may not be parked on grass
    - If you are planning to modify parking areas, a zoning permit is required.

This case will be brought to the June 22, 2021 City Council meeting for abatement (removal) of the vehicle in violation of City Code. You have 14 days from the date of this letter to address the following (or the Abatement will take place on the week of June 28th):

- City Code Section 30-3. – Property conditions constituting a public nuisance.
  - **Maintain vegetation on property by mowing.**
  - **No vehicles may be parked on grass.**
- City Code Section 117-351. – Residential development off-street parking.
  - **Move inoperable vehicle to side or rear property on approved surface**

Please contact me at (763) 433-9840 to schedule a follow up inspection when the violations have been corrected, or to answer any questions you may have.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityoframsey.com

Exhibit 1: Evidence of violation on the Property



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

RESOLUTION #21-177

A RESOLUTION APPROVING HIRING CONTRACTORS TO ABATE OFF-STREET PARKING ITEM FROM 7820 151st LANE NW

WHEREAS, the property owner Mike Krouse (the "Property Owner") has an open code enforcement case on the property generally known as 7820 151st Lane NW and legally described as follows:

GREENLAND HILLS PLAT 2 LOT 8 BLK 3 GREENLAND HILLS PLAT 2(SUBJ TO EASE AS SHOWN ON PLAT), Anoka County, Minnesota

(the "Subject Property"); and

WHEREAS, the Subject Property is an owner occupied 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 2019 with notices of violation regarding noxious growth, and off-street parking; and

WHEREAS, the City has most recently opened a case on the Subject Property for violations related to noxious growth and off-street parking; and

WHEREAS, the City sent a most recent formal first notice of violation on May 28, 2021 for noxious growth and off-street parking; and

WHEREAS, the City of Ramsey City Code would allow the Subject Property to properly store all items in accordance with Section 117-355 regarding residential off-street parking; and

WHEREAS, the residential off-street parking in the City Code prohibits the storing of vehicles on grass in the R-1 Rural Developing zoning district; and

WHEREAS, the residential off-street parking in the City Code prohibits the storing of an inoperable, unlicensed vehicle in the front driveway in the R-1 Rural Developing zoning district; and

WHEREAS, the Property Owner has not responded to attempts to contact Staff concerning violations; and

WHEREAS, the Property Owner has not paid for the administrative citation; and

WHEREAS, the Subject Property has had four (4) off-street violations in three years, since August 2018; and

WHEREAS, the Property Owner was sent a Notice of Abatement on June 15, notifying the Property Owner the violation will be brought to the June 22, 2021 City Council meeting for potential abatement.

FINDINGS OF FACT

1. The City recently inspected the property from the road on:

    a. October 10, 2020;
    b. November 19, 2020;
    c. May 28, 2021; and
    d. June 15, 2021.

2. Property Owner has not responded since initial first notice of violation sent on May 28, 2021.

3. The City sent formal notices via US Mail on:

    a. May 28, 2021 for a first notice of violation requesting the proper storage or removal of the vehicle being stored on grass. The notice cited City Code requesting off-street parking violation items to be removed or properly stored, and included a citation for $75 for a repeated offense.
    b. June 15, 2021 for a notice of abatement requesting the proper storage or removal of the vehicle being stored on grass. The notice cited City Code requesting off-street parking violation items to be removed or properly stored.

4. The City has not received payment from the Property Owner for the administrative citation, or correspondence since first letter of violation was issued by Planning Staff on May 28, 2021.

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 28, 2021, the City of Ramsey will work with the abatement contractors listed above to remove:

    a. Silver Sedan

3. That future violations within twelve (12) months of the same type will result in financial penalties and quicker escalation of violation notices.

4. That the City Council reserves the right to escalate future violations directly to District Court for Temporary Restraining Order.

5. 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 22nd day of June, 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. 18.**

Meeting Date: 06/22/2021

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #21-180 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2021 Additional Pavement Overlay Improvements, Improvement Project #21-12

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-180 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2021 Additional Pavement Overlay Improvements, Improvement Project #21-12.

Background:

The 2021 – 2030 Capital Improvement Program (CIP) included an estimated $1,878,700 in 2021 Pavement Management Program (PMP) projects, which include street reconstruction and pavement overlay improvements. These projects were proposed to be funded through the Pavement Management (PM) fund. After the City Council accepted bids and awarded contracts for all 2021 PMP projects included in the 2021 – 2030 CIP, a total of $1,313,831.08 is anticipated to be spent from PM funds. This means $564,868.92 of PM funds that were designated for 2021 PMP projects will remain unspent.

In past years, the City Council has directed Staff to fully utilize funds annually budgeted for necessary PMP projects. Staff therefore proposes to expend additional funds on needed pavement overlay improvements in 2021 to ensure all PM funds designated for 2021 PMP projects will be spent in 2021. Staff proposes to overlay an additional 2.58 miles of street segments in 2021 which are proposed as 2022 pavement overlay improvements in the 2021 – 2030 CIP. These street segments, which are shown on the attached project title sheet and are further outlined in the attached street segment summary, were specifically selected since they are exhibiting pavement stripping issues. This will allow the City to address stripping concerns on these streets one year sooner than anticipated in the current CIP, reducing potential impacts to the underlying pavement structure.

Street segments proposed to receive additional bituminous pavement overlay improvements in 2021 are located in the following developments:

- Reilley Estates
- Reilley Estates 2nd
- Reilley Estates 3rd
- Sunfish Gateway Business Park
- Traprock Commons
- Wildlife Sanctuary 2nd
- Wildlife Sanctuary 3rd

On June 8, 2021 the Ramsey City Council adopted resolution #21-159, ordering Staff to prepare plans and specifications for Improvement Project #21-12, 2021 Additional Pavement Overlay Improvements. Staff has prepared plans and specifications in-house, as part of their normal duties.

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures that all bidders are bidding off the same set of plans, and that all bidders

are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet from the plans showing the scope of the improvements. Plans are available upon request from the City Engineer.

The proposed improvements are designated as City Improvement Project #21-12, 2021 Additional Pavement Overlay Improvements.

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday June 25, and again on Friday July 2, both in the City's official newspaper, the Anoka Union Herald, and in Finance & Commerce.

Observations/Alternatives:

Motion to adopt Resolution #21-180 approving plans and specifications and authorizing advertisement for bids for 2021 Additional Pavement Overlay Improvements, Improvement Project #21-12.

Funding Source:

Funding for this improvement is proposed to come from the Pavement Management Fund, and Stormwater Utility Fund.

Staff has completed an estimate based on the final plans and anticipated 2021 construction costs, with a total estimated project cost of $694,000, which includes 14-percent indirect costs for administrative engineering, finance, and legal costs.

- Street Project Costs (Pavement Management Funds) $671,000
- Storm Sewer Project Costs (Stormwater Funds) $23,000
- Total Estimated Project Costs $694,000

Recommendation:

Staff recommends adopting Resolution #21-180 approving plans and specifications and authorizing advertisements for bids for 2021 Additional Pavement Overlay Improvements, Improvement Project #21-12.

Action:

Adopt Resolution #21-180 approving plans and specifications and authorizing advertisements for bids for 2021 Additional Pavement Overlay Improvements, Improvement Project #21-12.

Attachments

Res #21-180
21-12 Map
21-12 Title Sheet
21-12 Street Segment Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/17/2021 02:00 PM
Kurt Ulrich	Kurt Ulrich	06/17/2021 02:19 PM
Form Started By: Joe Feriancek		Started On: 06/15/2021 02:07 PM
Final Approval Date: 06/17/2021		

Councilmember ____introduced the following resolution and moved for its adoption:

RESOLUTION 21-180

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR IMPROVEMENT PROJECT #21-12, 2021 ADDITIONAL PAVEMENT OVERLAY IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous street segments in 2021 as identified within the 2021 – 2030 Capital Improvement Program; and.

WHEREAS, the City of Ramsey 2021 – 2030 Capital Improvement Program budgeted $1,878,700 Pavement Management Funds for 2021 street improvement projects including Improvement Projects 21-02, 21-03, 21-04, and 21-05; and

WHEREAS, the awarded bids for the 2021 street improvement projects will draw $1,313,831.08 from the Pavement Management Fund; and

WHEREAS, Staff proposes to expend an additional estimated $671,000 on pavement overlay improvements in 2021 to utilize the entire 2021 Pavement Management Fund budget; and

WHEREAS, Staff proposes to overlay an additional 2.58 miles of street segments in 2021 as identified within the 2021 – 2030 Capital Improvement Program for 2022 pavement overlay improvements; and

WHEREAS, funding for this improvement is proposed to come from the Pavement Management Fund and Stormwater Utility Fund with a total estimated project cost of $694,000; and

WHEREAS, pursuant to Ramsey City Council resolution #21-159 adopted June 8, 2021, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for the same improvements.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer for the making of such improvements and authorizes the advertisement of bids for the same improvements as City Improvement Project #21-12, 2021 Additional Pavement Overlay Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

I.P. 21-12
2021 ADDITIONAL PAVEMENT OVERLAYS
TRAPROCK COMMONS

I.P. 21-12
2021 ADDITIONAL PAVEMENT OVERLAYS
WILDLIFE SANCTUARY 2ND & 3RD

I.P. 21-12
2021 ADDITIONAL PAVEMENT OVERLAYS
REILLEY ESTATES 1ST, 2ND & 3RD

I.P. 21-12
2021 ADDITIONAL PAVEMENT OVERLAYS
SUNFISH GATEWAY BUSINESS PARK

ALPINE DR
BUNKER LAKE BLVD
CO RD 116
SUNWOOD DR
US HWY 10
STATE HWY 47
CSAH 5
NOWTHEN BLVD
RAMSEY BLVD
SUNFISH LAKE BLVD
ST FRANCIS BLVD

Elmcrest Park
Titterud Park
Rum River Boy Scout Camp
Keilly West Park
Woodland Green Park
Bear Park
Stanhope River Hills
Greenland Hills East Park
Beaudry's Park
Alpine Park
Peltzer Park
Cottonwood Park
Sunfish Lake
Solstice Park
Emerald Pond
Ramsey Terrace Park
Flintwood Terrace Park
Rivers Bend Park
Mississippi West Regional Park
Riverdale Park

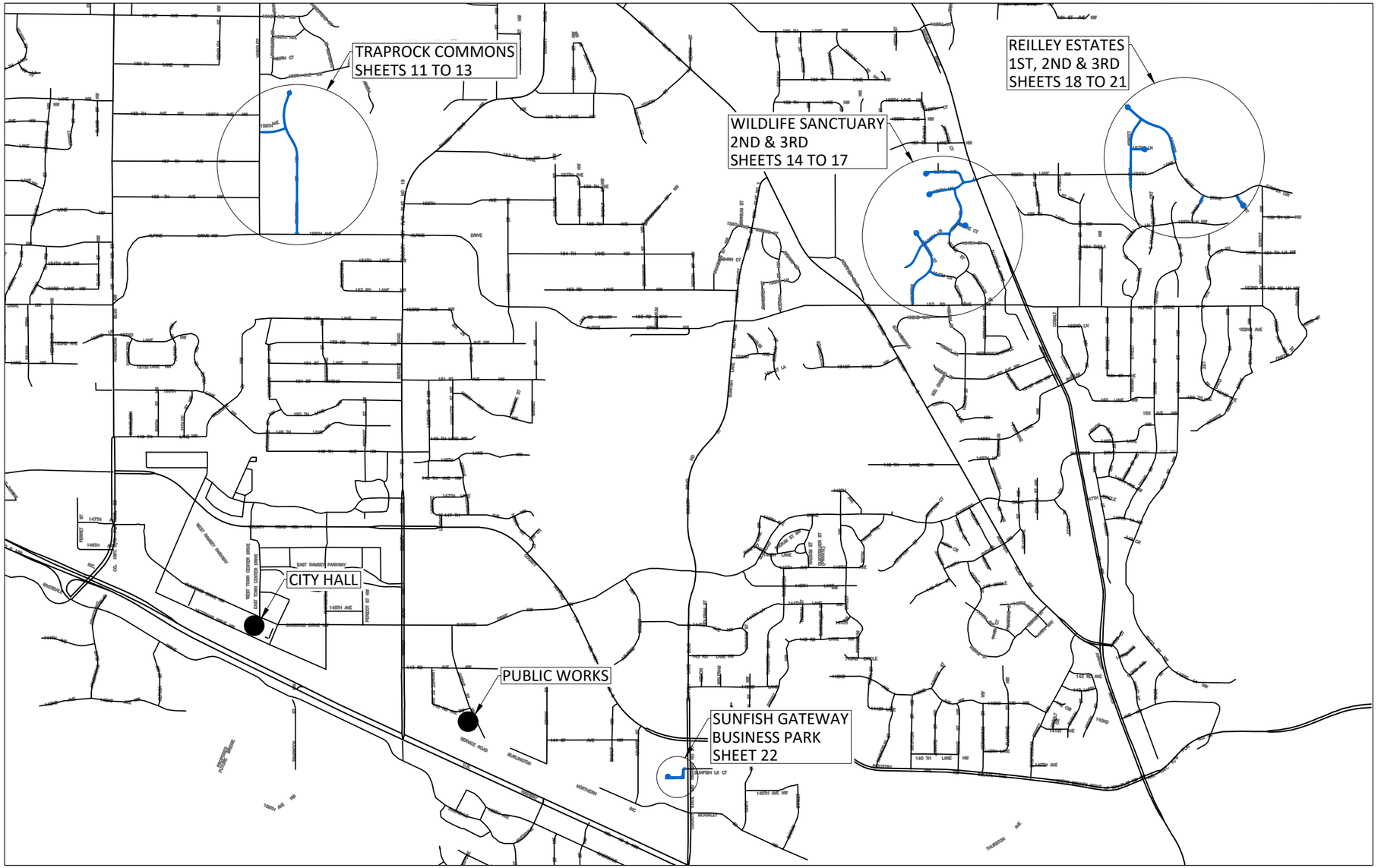
Legend

- 2021 Additional Overlay
- Street Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

0 0.15 0.3 0.6 Miles

2021 Additional Pavement Overlay Improvements Map

CITY OF RAMSEY
2021 ADDITIONAL PAVEMENT OVERLAY IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 21-12



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 22 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03 - 04	CITY DETAILS
05 - 10	MNDOT PED RAMP DETAILS
11 - 13	BITUMINOUS MILL & OVERLAY - TRAPROCK COMMONS
14 - 17	BITUMINOUS MILL & OVERLAY - WILDLIFE SANCTUARY 2ND & 3RD
18 - 21	BITUMINOUS MILL & OVERLAY - REILLEY ESTATES 1ST, 2ND & 3RD
22	BITUMINOUS MILL & OVERLAY - SUNFISH GATEWAY BP

LEGEND

	LIGHT POLE		EASEMENT
	TREE		RIGHT OF WAY
	TREE	E	ELECTRIC
	SHRUB	OE	OVERHEAD ELECTRIC
	SIGN	G	GAS
	VALVE	T	TELECOMMUNICATIONS
PCB	UTILITY PEDESTAL		STORM SEWER
HH	HAND HOLE		SANITARY SEWER
	REMOVE TREE		WATERMAIN
	3'X2' CATCH BASIN		SAWCUT PAVEMENT
	MANHOLE		TREE LINE
	INLET PROTECTION	0	FENCE
	HYDRANT		LANDSCAPING
	VALVE		RETAINING WALL
			5' CONTOUR LINE
			1' CONTOUR LINE
			SILT FENCE
			REMOVE BITUMINOUS PAVEMENT
			SODDING TYPE LAWN
			CONCRETE PAVEMENT
			BITUMINOUS PAVEMENT
			GRAVEL SURFACE
			MILL BITUMINOUS PAVEMENT

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.

DRAFT _____ DATE --/--/--

JOE FERIANCEK, P.E. LIC. NO. -----
CIVIL ENGINEER II

DATE	REVISION

SHEET 01 OF 22 SHEETS

0 1/5 2/5 3/5
SCALE (MILE)

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

Jun 14, 2021 - 9:46am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\21-12 2021 Additional Overlay Improvements\Plan Drawings\21-12 Title & SEQ.dwg

IP 21-12 2021 Additional Pavement Overlay Improvements
Street Segment Summary

Street Description						Street History							GPR Summary		
Subdivision	**Street**	**Segment Description**	**Length (feet)**	**Section (Urban / Rural)**	**Curb (Bit / Conc.)**	**2020 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Maint. 4**	**Maint. 5**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
Reilley Estates	Juniper Ridge Drive	156th Lane / N EOP	486	Urban	Bit	6	1976	SC 1981	SC 1991	OL 2002	SC 2009	SC 2017	4.0	4.1	8.1
	Salish Street	Juniper Ridge Drive / CDS	288	Urban	Bit	7	1976	SC 1981	SC 1991	OL 2002	SC 2009	SC 2017	4.7	3.1	7.8
	Waco Street	S EOP / Juniper Ridge Dirve	182	Urban	Bit	7	1976	SC 1981	SC 1991	OL 2002	SC 2009	SC 2017	3.5	7.3	10.8
	Reilley Estates Total Length		*956*	*0.18 mi.*											
Reilley Estates 2nd	Juniper Ridge Drive	CDS / S EOP	1020	Urban	Bit	7	1978	SC 1984	SC 1991	OL 2002	SC 2009	SC 2017	4.0	4.1	8.1
	Yakima Street	SW EOP / Juniper Ridge Drive	335	Urban	Bit	6	1978	SC 1984	SC 1991	OL 2002	SC 2009	SC 2017	3.9	2.9	6.8
	Reilley Estates 2nd Total Length		*1355*	*0.26 mi.*											
Reilley Estates 3rd	157th Lane	Yakima Street / CDS	317	Urban	Bit	6	1978	SC 1984	SC 1991	OL 2002	SC 2009	SC 2017	4.2	4.7	8.9
	Yakima Street	S EOP / N EOP	983	Urban	Bit	6	1978	SC 1984	SC 1991	OL 2002	SC 2009	SC 2017	3.9	2.9	6.8
	Reilley Estates 3rd Total Length		*1300*	*0.25 mi.*											
Sunfish Gateway Business Park	140th Court	Sunfish Lake Boulevard / CDS	552	Urban	Conc.	6	2002	SC 2009	SC 2016				3.6	n/a**	n/a**
	Sunfish Gateway Business Park Total Length		*552*	*0.1 mi.*											
Traprock Commons	158th Avenue	Traprock Street / Variolite Street	485	Urban	Bit	6	1978	SC 1984	SC 1992	OL 1999	SC 2004	SC 2013	3.6	n/a**	n/a**
	Traprock Street	155th Avenue / 158th Avenue	2006	Urban	Bit	6	1978	SC 1984	SC 1992	OL 1999	SC 2004	SC 2013	3.8	4.4	8.2
	Traprock Street	158th Avenue / N EOP	871	Urban	Bit	6	1978	SC 1984	SC 1992	OL 1999	SC 2004	SC 2013	3.8	4.4	8.2
	Traprock Commons Total Length		*3362*	*0.64 mi.*											

IP 21-12 2021 Additional Pavement Overlay Improvements
Street Segment Summary

Street Description						Street History							GPR Summary		
Subdivision	**Street**	**Segment Description**	**Length (feet)**	**Section (Urban / Rural)**	**Curb (Bit / Conc.)**	**2020 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Maint. 4**	**Maint. 5**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
Wildlife Sanctuary 2nd	156th Lane	Iodine Street / CDS	540	Urban	Conc.	6	2003	SC 2008	SC 2017				n/a*	n/a*	n/a*
	156th Lane	TH 47 / Iodine Street	464	Urban	Conc.	5	2003	SC 2008	SC 2017				n/a*	n/a*	n/a*
	157th Avenue	156th Avenue / Krypton Street	586	Urban	Conc.	7	2003	SC 2008	SC 2017				n/a*	n/a*	n/a*
	157th Avenue	Krypton Street / CDS	289	Urban	Conc.	7	2003	SC 2008	SC 2017				n/a*	n/a*	n/a*
	Iodine Court	Iodine Street / CDS	217	Urban	Conc.	8	2003	SC 2008	SC 2017				n/a*	n/a*	n/a*
	Iodine Street	156th Lane / S EOP	905	Urban	Conc.	8	2003	SC 2008	SC 2017				n/a*	n/a*	n/a*
	Krypton Street	157th Avenue / N EOP	179	Urban	Conc.	8	2003	SC 2008	SC 2017				n/a*	n/a*	n/a*
	Wildlife Sanctuary 2nd Total Length		*3180*	*0.6 mi.*											
Wildlife Sanctuary 3rd	154th Avenue	Krypton Street / E EOP	227	Urban	Conc.	6	2003	SC 2008					n/a*	n/a*	n/a*
	155th Lane	Krypton Street / Iodine Street	543	Urban	Conc.	6	2003	SC 2009					n/a*	n/a*	n/a*
	155th Lane	Krypton Street / W EOP	555	Urban	Conc.	6	2003	SC 2010					n/a*	n/a*	n/a*
	Krypton Street	155th Lane / CDS	307	Urban	Conc.	6	2003	SC 2011					n/a*	n/a*	n/a*
	Krypton Street	Alpine Drive / 155th Lane	1296	Urban	Conc.	6	2003	SC 2012					n/a*	n/a*	n/a*
	Wildlife Sanctuary 3rd Total Length		*2928*	*0.55 mi.*											
													**GPR not available, built with current City Standards*		
2021 Additional Pavement Overlay Improvement Total Length			**13,633**	**2.58 mi.**									*** Aggregate Base not visable*		

CC Regular Session **5. 19.**

Meeting Date: 06/22/2021

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #21-181 Approving Maintenance Agreement and Development Agreement for O'Reilly Auto Parts, Case of Java Properties

Purpose/Background:

The purpose of this case is to approve a maintenance agreement for an architectural wall and the development agreement for O'Reilly Auto Parts, being proposed by Java Properties, LLC (the "Applicant").

Notification:

No notification is required for this step.

Observations/Alternatives:

The approval of the standard development agreement is a typical step in the development process, which outlines development fees and takes a financial surety for the work onsite to ensure that it is completed to City standards. The maintenance agreement for the architectural wall is not a typical step, but has been required for other projects, most recently, River Walk Village. The Council directed Staff to prepare a maintenance agreement for the architectural wall, since it is a first for the City and different from the standard process. Both agreements are subject to City Attorney review.

Funding Source:

The Applicant is responsible for all costs associated with project review and approvals.

Recommendation:

Staff recommends the City Council adopt Resolution #21-181

Action:

Motion to adopt Resolution #21-181 approving the maintenance agreement and Development Agreement for O'Reilly Auto Parts.

Attachments

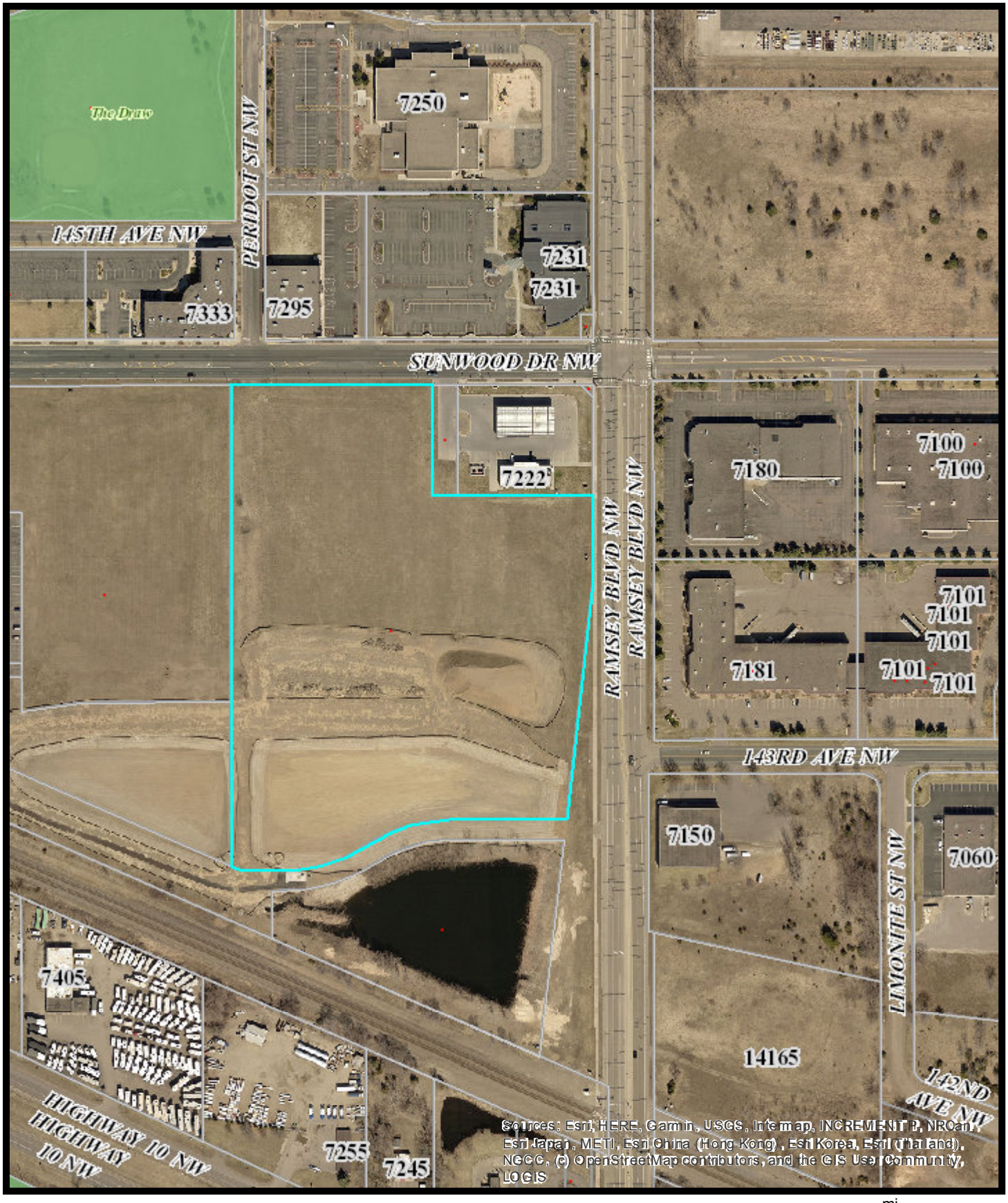
Site Location Map
Maintenance Agreement
Development Agreement
Resolution #21-181

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/16/2021 11:13 AM
Tim Gladhill	Tim Gladhill	06/17/2021 08:57 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:13 PM

Form Started By: Chloe McGuire Brigl Started On: 06/16/2021 09:17 AM
Final Approval Date: 06/17/2021

Site Location



Print Date: August 24, 2020

(Reserved for Recording Data)

PRIVATE ARCHITECTURAL WALL MAINTENANCE AGREEMENT

THIS AGREEMENT (this "Agreement") made this _____ day of _____, 2021, by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (hereinafter referred to as the "City") and **JAVA PROPERTIES, LLC**, a Minnesota limited liability company (hereinafter referred to as the "Owner").

Recitals

1. The **OWNER** is the fee owner of certain real property situated in the City of Ramsey, County of Anoka, State of Minnesota legally described as:

   Lot ___ and ___, Block _____, subject to easements of record, Anoka County, Minnesota (the "Property").

2. The **OWNER** received final plat approval from the City to subdivide the Property to be known as _____ (the "Plat") on _____, 2021

3. The **OWNER** will construct a private architectural wall benefitting Lot 1, Block 1 of the Plat within the boundaries of the Plat to meet the requirements of the City's COR Design Guidelines.

4. The **CITY** approved the architectural wall (the "Wall") conditioned on the requirement that the Owner enter into an agreement for the maintenance of the Wall.

5. The **CITY** and **OWNER** desire to set forth their understanding with respect to the construction, repair and maintenance of the Wall and the responsibility relating to the costs of the repair and maintenance of the Wall.

NOW THEREFORE, in consideration of the foregoing facts and circumstances, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Recitals Incorporated. Recitals above are hereby incorporated into this Agreement.

2. Construction of the Wall. The **OWNER** shall construct the Wall according to the Plans at its sole cost and expense.

3. Maintenance of the Wall The **OWNER** shall be responsible for maintenance of the Wall to include, but not be limited to:

(i) Restoration if, as a result of any inspection by the **OWNER** or **CITY** staff, it is reasonably determined that the Wall (i) has not been maintained; or (ii) is not functioning as originally designed and intended; or (iii) is in need of repair. The **OWNER** agrees to restore the Wall so that it functions as it was originally designed and intended pursuant to the original approved plans. **OWNER'S** restoration is subject to the review and approval of the City, which approval shall not be unreasonably withheld or delayed, within thirty (30) days.

(ii) Removal within 24 hours if any portion of the wall falls or impacts the public right-of-way or adjacent sidewalk.

4. Assessment. The **OWNER**, for itself and respective successors and assigns, hereby waives any statutory right to contest any assessment by the **CITY** for its costs of maintenance/repair as permitted herein, on the basis of the benefit to portions of the Property.

5. Terms and Conditions. The terms and conditions of this Agreement shall be binding upon, and shall insure to the benefit of, the parties hereto and their respective successors and assigns.

6. Recording. This Agreement shall be recorded in the Anoka County, Minnesota Recorder's Office. It shall be the Developer's responsibility to pay the applicable recording fees.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

[Signature Page Follows]

CITY OF RAMSEY:

By:_____
Its Mayor

By:_____
Its City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Mark E Kuzma and by Kurt Ulrich, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

Java Properties, LLC

By:_____
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of Java Properties, LLC.

_____
Notary Public

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR JAVA PROPERTIES

This Agreement (hereinafter the "Agreement") is dated as of this)_____day of _____, 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Java Properties, LLC, a limited liability corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as Java Auto Parts (the "Plat").

Agreement

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

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

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

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

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

3. The Plans. The term "Plans" as used in this Agreement means the Site Plan and Final Plat Plans prepared by Lampert Architects and CivilSite Group, dated March 5, 2021 and March 12, 2021. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

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

~~a. Trunk and lateral sanitary sewer.~~
~~b. Trunk and lateral water main.~~
~~c. Storm drainage facilities (when specified).~~
~~d. Stormwater maintenance through 90 percent buildout.~~
e. Streets.
f. Concrete curb and gutter (urban).
~~g. Street traffic control signals.~~
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guarantee noted in paragraph #6 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

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

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

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guarantee to lapse, expire or otherwise terminate.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

10. Stage II **CITY** Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street lights per agreement with Connexus Energy
    b. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

    PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 above until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Required Private Improvements. The private improvements the PERMITTEE will construct or install are as follows:

a. Sanitary sewer
b. Water
c. Storm drainage facilities
d. Stormwater maintenance
e. Parking lot
f. Concrete curb and gutter
g. Lot grading
h. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, Required Private Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($375,000.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($15,000.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$75,000.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of $_____. [# plantings (____ trees) x cost/planting ($300/tree x 30% average non-survival rate, (__ shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the **PERMITTEE**. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the

CITY. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

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

17. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

18. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

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

    a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the

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

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

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

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

20. Miscellaneous.

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

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

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

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

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

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the

entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

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

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

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

TO PERMITTEE:
Java Properties, LLC
Attn: Mark Krogh
879 Scheffer Ave
St Paul MN 55102

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

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

THE PERMITTEE:

Java Properties, LLC

By:_____, Mark Krogh
Its: Owner

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Mark Krogh, owner of Java Properties, LLC, a limited liability corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2021, by Mark E Kuzma and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

Legal Description of the Subject Property

Part of 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

EXHIBIT B

Fees Payable to the City

2021 Commercial/Industrial Development Fee Calculator

	Units		Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development						
Park Dedication						
Commercial	0.75		per acre	*$5,100*	$3,825	
Trail Development	0.75		per acre	*$1,300*	$975	
Subtotal Park and Trail Development					***$4,800***	
Water and Sewer Fees						
Water Trunk (Connection)	0.75		per acre	*$6,766*	$5,075	
Sanitary Sewer Trunk (Connection)	0.75		per acre	*$3,837*	$2,878	
Subtotal Water and Sewer Fees					***$7,952***	
Stormwater Management Fees						
Stormwater Management	0.75		per acre	*$5,001*	$3,751	
Wellhead Protection Zone (COR)	6,000		*estimated, will be updated		$6,000	
Subtotal Stormwater Management					***$9,751***	
Sureties and Inspection Fees - Calculated at time of Site Plan Review						
Performance Surety (returned when complete)	300000	*	cost of improvement	*125%*	$375,000	Cash or Letter of Credit
Engineering Inspection Fee	300000	*	cost of improvement	*5%*	$15,000	Cash Escrow
		*estimated				
GRAND TOTAL FOR DEVELOPMENT FEES					**$22,503**	

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

RESOLUTION #21-181

A RESOLUTION APPROVING MAINTENANCE AGREEMENT AND DEVELOPMENT AGREEMENT FOR O'REILLY AUTO PARTS AND JAVA PROPERTIES, LLC

RECITALS

1. Java Properties, LLC hereinafter referred to as the "Permittee" has received approval for Site Plan Approval, a Conditional Use Permit for parking, and final plat 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 City Council approved the project contingent upon the Applicant entering into a Development Agreement.

4. That the Applicant has proposed a wooden fence with architectural stone façade along Sunwood Drive to meet the requirements of the architectural wall per the COR Design Framework, and the City Council has requested a maintenance agreement, to be recorded against the property, for said wall, outlining responsibilities for ongoing maintenance since it is a deviation from typical standards.

5. That the City Council reviewed and approved the agreements on June 22, 2021.

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 Maintenance Agreement and Development Agreement (the "Agreements") for Java Properties, LLC contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.
2. Compliance with Staff comments as noted in ProjectDox.
3. That the Applicant executes the purchase agreement with the City for the Subject Property.
4. That the Permittee shall be responsible for all City costs incurred in administering and enforcing these Agreements.
5. That both Agreements shall be recorded against the Subject Property at cost of Applicant.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22 day of June, 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. 20.**

Meeting Date: 06/22/2021

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #21-182 Approving Development Agreement for Bunker Lake Industrial Park Third Addition, Case of PSD, LLC

Purpose/Background:

The purpose of this case is to review and approve the development agreement for Bunker Lake Industrial Park 3rd Addition on behalf of PSD, LLC (the "Applicant"). This is a standard step in the development process, and the attached draft development agreement is the City's standard agreement. The Subject Property is located in the Bunker Lake Industrial Park, west of the existing buildings, on Lot 1, Block 1, Bunker Lake Industrial Park Third Addition (the "Subject Property").

The City has previously approved the site plan and grading agreement for this property. This is the final step in allowing the building to move forward. The project appears to meet all City Code requirements.

Notification:

No notification is required for this step.

Recommendation:

Staff recommends approval of the development agreement.

Action:

Motion to adopt Resolution #21-182.

Attachments

Final Plat
Engineering Estimate
Dev Agree Draft
Resolution #21-182

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/16/2021 11:12 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:23 PM
Form Started By: Chloe McGuire Brigl		Started On: 06/16/2021 10:23 AM
Final Approval Date: 06/17/2021		

BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That PSD, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, BUNKER LAKE INDUSTRIAL PARK ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of 147th Lane NW, as dedicated in BUNKER LAKE INDUSTRIAL PARK ADDITION, Anoka County, Minnesota, which lies North of a line drawn parallel with and distant 60.00 feet North of the North line of Outlot C, said BUNKER LAKE INDUSTRIAL PARK ADDITION.

Has caused the same to be surveyed and platted as BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

SIGNED: PSD, LLC

By _____ , Chief Manager
Pamela S. Deal

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian R. Person do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 20____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor

By : _____ , Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ , 20____ .

_____
Charles F. Gitzen
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___ .

_____
Property Tax Administrator

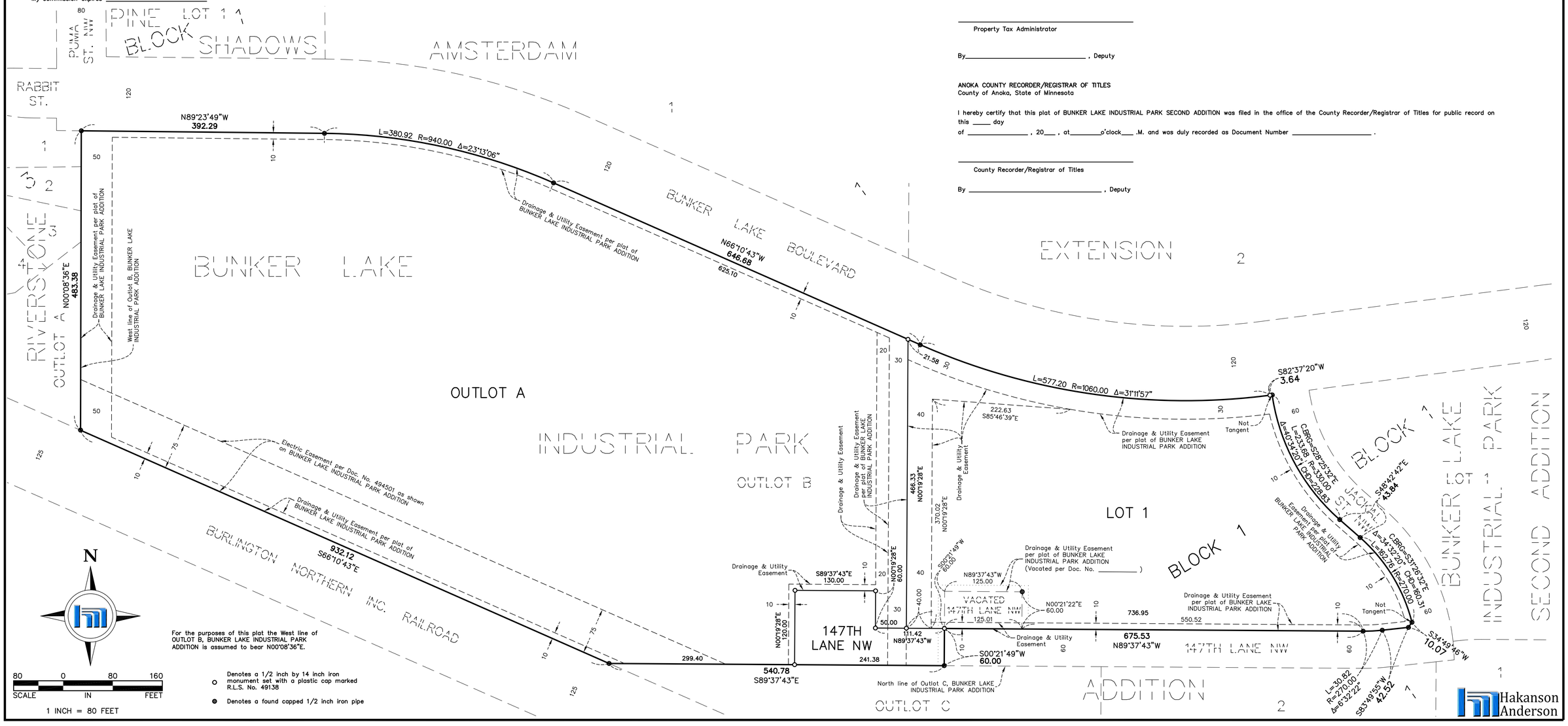
By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of BUNKER LAKE INDUSTRIAL PARK SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day
of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy



ENGINEER'S ESTIMATE FOR SITE IMPROVEMENTS
BUNKER LAKE INDUSTRIAL PARK BUILDING #4 - RAMSEY, MN
JUNE 9, 2021

EROSION CONTROL AND GRADING CONSTRUCTION COST ESTIMATE					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ESTIMATED COST
1	MOBILIZATION	1	LUMP SUM	$2,700.00	$2,700.00
2	CLEAR AND GRUB TREES	5	EACH	$100.00	$500.00
3	COMMON EXCAVATION	14,400	CU YD	$6.00	$86,400.00
4	REMOVE RIPRAP	10	CU YD	$30.00	$300.00
5	REMOVE SILT FENCE	694	LIN FT	$1.00	$694.00
6	SILT FENCE	2,656	LIN FT	$3.00	$7,968.00
7	SEDIMENT CONTROL LOG	1,106	LIN FT	$3.00	$3,318.00
8	CONSTRUCTION ENTRANCE	1	LUMP SUM	$2,000.00	$2,000.00
9	RANDOM RIPRAP CLASS III	39	CU YD	$80.00	$3,120.00
10	GEOTEXTILE FABRIC TYPE IV	136	SQ YD	$15.00	$2,040.00
11	STORM DRAIN INLET PROTECTION	18	EACH	$125.00	$2,250.00

TOTAL ESTIMATED CONSTRUCTION COST OF GRADING **$111,290.00**

UTILITIES CONSTRUCTION COST ESTIMATE					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ESTIMATED COST
12	REMOVE CONCRETE CULVERT	142	LIN FT	$10.00	$1,420.00
13	REMOVE RC PIPE APRON	3	EACH	$150.00	$450.00
14	REMOVE WATERMAIN PIPE	5	LIN FT	$20.00	$100.00
15	SALVAGE 24 IN RC PIPE	64	LIN FT	$40.00	$2,560.00
16	SALVAGE CASTING	1	EACH	$159.00	$159.00
17	SALVAGE HYDRANT, GATE VALVE, AND REDUCER	1	EACH	$500.00	$500.00
18	12 IN RC PIPE SEWER DESIGN 3006 CLASS V	552	LIN FT	$32.00	$17,664.00
19	15 IN HDPE PIPE SEWER	54	LIN FT	$28.00	$1,512.00
20	15 IN RC PIPE SEWER DESIGN 3006 CLASS V	329	LIN FT	$34.00	$11,186.00
21	18 IN RC PIPE SEWER DESIGN 3006 CLASS V	618	LIN FT	$38.00	$23,484.00
22	21 IN RC PIPE SEWER DESIGN 3006 CLASS III	145	LIN FT	$44.00	$6,380.00
23	24 IN RC PIPE SEWER DESIGN 3006 CLASS III	40	LIN FT	$50.00	$2,000.00
24	INSTALL 24 IN RC PIPE	64	LIN FT	$22.00	$1,408.00
25	27 IN RC PIPE SEWER DESIGN 3006 CLASS III	38	LIN FT	$54.00	$2,052.00
26	SALVAGE 24 IN RC PIPE APRON	2	EACH	$325.00	$650.00
27	15 IN RC PIPE APRON WITH TRASH GUARD	2	EACH	$800.00	$1,600.00
28	18 IN RC PIPE APRON WITH TRASH GUARD	2	EACH	$1,200.00	$2,400.00
29	27 IN RC PIPE APRON WITH TRASH GUARD	1	EACH	$1,600.00	$1,600.00
30	INSTALL 24 IN RC PIPE APRON	2	EACH	$400.00	$800.00
31	DUCTILE IRON FITTINGS	181	POUND	$11.00	$1,991.00
32	6 IN SANITARY SEWER PIPE SDR 35	83	LIN FT	$22.00	$1,826.00
33	8 IN SANITARY SEWER PIPE SDR 35	240	LIN FT	$28.00	$6,720.00
34	8 IN PVC CAP	1	EACH	$100.00	$100.00
35	SANITARY SEWER CLEANOUT	1	EACH	$500.00	$500.00
36	6"X6" PVC WYE	1	EACH	$150.00	$150.00
37	CONNECTION TO EXISTING WATER MAIN	3	EACH	$600.00	$1,800.00
38	CONNECTION TO SANITARY SEWER	2	EACH	$725.00	$1,450.00
39	CONNECTION TO STORM SEWER	2	EACH	$400.00	$800.00
40	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	4	EACH	$750.00	$3,000.00
41	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	10	EACH	$1,800.00	$18,000.00
42	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	1	EACH	$2,600.00	$2,600.00
43	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2x3 CATCH BASIN	2	EACH	$1,050.00	$2,100.00
44	POND OUTLET STRUCTURE	2	EACH	$3,200.00	$6,400.00
45	CASTING ASSEMBLY	19	EACH	$225.00	$4,275.00

ENGINEER'S ESTIMATE FOR SITE IMPROVEMENTS
BUNKER LAKE INDUSTRIAL PARK BUILDING #4 - RAMSEY, MN
JUNE 9, 2021

46	INSTALL CASTING	1	EACH	$75.00	$75.00
47	6 IN CL 53 DIP WATERMAIN	253	LIN FT	$40.00	$10,120.00
48	12 IN CL 52 DIP WATERMAIN	244	LIN FT	$55.00	$13,420.00
49	4" POLYSTYRENE INSULATION	48	SQ FT	$1.50	$72.00
50	6 IN GATE VALVE	1	EACH	$2,200.00	$2,200.00
51	HYDRANT	1	EACH	$3,000.00	$3,000.00
52	INSTALL HYDRANT, GATE VALVE, AND REDUCER	1	EACH	$1,000.00	$1,000.00

TOTAL ESTIMATED CONSTRUCTION COST OF UTILITIES **$159,524.00**

PARKING LOT AND STREET CONSTRUCTION COST ESTIMATE

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ESTIMATED COST
53	SAWCUT BITUMINOUS PAVEMENT FULL DEPTH	136	LIN FT	$1.50	$204.00
54	REMOVE BITUMINOUS PAVEMENT	939	SQ YD	$1.00	$939.00
55	REMOVE CURB AND GUTTER	484	LIN FT	$5.00	$2,420.00
56	SALVAGE SIGN	4	EACH	$50.00	$200.00
57	MILL BITUMINOUS SURFACE	173	SQ YD	$4.00	$692.00
58	AGGREGATE BASE CLASS 5 RAMSEY MODIFIED	6,745	TON	$14.00	$94,430.00
59	CONCRETE PAVEMENT 8 IN	705	SQ YD	$48.00	$33,840.00
60	BITUMINOUS MATERIAL FOR TACK COAT	658	GAL	$3.00	$1,974.00
61	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	1,241	TON	$56.00	$69,496.00
62	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B)	1,596	TON	$52.00	$82,992.00
63	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	243	TON	$58.00	$14,094.00
64	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	276	TON	$54.00	$14,904.00
65	CONCRETE WALK 4 IN	6,566	SQ FT	$3.00	$19,698.00
66	CONCRETE CURB AND GUTTER B612	4,106	LIN FT	$15.00	$61,590.00
67	4 IN SOILD LINE PAINT	2,574	LIN FT	$1.00	$2,574.00
68	PAVEMENT MESSAGE	6	EACH	$250.00	$1,500.00
69	INSTALL SIGN	4	EACH	$100.00	$400.00

TOTAL ESTIMATED CONSTRUCTION COST OF PARKING LOT AND STREET CONSTRUCTION **$401,947.00**

LANDSCAPING CONSTRUCTION COST ESTIMATE

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ESTIMATED COST
70	TOPSOIL BORROW RAMSEY MODIFIED	1,300	CU YD	$26.00	$33,800.00
71	SEEDING	2.4	ACRE	$1,000.00	$2,400.00
72	SEED MIX 25-131	325.0	POUND	$4.00	$1,300.00
73	SEED MIX 33-262	41.0	POUND	$30.00	$1,230.00
74	SOD	2,628	SQ YD	$4.25	$11,169.00
75	DECIDUOUS TREE (2-1/2" CALIPER) (B&B)	50	EACH	$300.00	$15,000.00
76	CONIFER TREE (6'-0") (B&B)	18	EACH	$280.00	$5,040.00
77	SHRUBS 5 GAL POT	225	EACH	$110.00	$24,750.00
78	PERENNIALS 1GAL POT	114	EACH	$75.00	$8,550.00

TOTAL ESTIMATED CONSTRUCTION COST OF LANDSCAPING **$103,239.00**

ENGINEER'S ESTIMATE FOR SITE IMPROVEMENTS
BUNKER LAKE INDUSTRIAL PARK BUILDING #4 - RAMSEY, MN
JUNE 9, 2021

SUMMARY OF SITE IMPROVEMENT COSTS

TOTAL ESTIMATED CONSTRUCTION COST OF GRADING	$111,290.00
TOTAL ESTIMATED CONSTRUCTION COST OF UTILITIES	$159,524.00
TOTAL ESTIMATED CONSTRUCTION COST OF PARKING LOT AND STREET	$401,947.00
TOTAL ESTIMATED CONSTRUCTION COST OF LANDSCAPING	$103,239.00
TOTAL ESTIMATED COST OF SITE IMPROVEMENTS	**$776,000.00**

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this)_____day of _____, 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and PSD, LLC, a limited liability corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as Bunker Lake Industrial Park Third Addition (the "Plat").

Agreement

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

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

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

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

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

3. The Plans. The term "Plans" as used in this Agreement means the Site Plan and Final Plat Plans prepared by Hakanson Anderson, dated 04/07/2021 and updated 5/25/2021 . The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

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

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guarantee noted in paragraph #6 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I

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

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

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guarantee to lapse, expire or otherwise terminate.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

10. Stage II **CITY** Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street lights per agreement with Connexus Energy
    b. Installation of survey monumentation.

(the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 above until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Required Private Improvements. The private improvements the PERMITTEE will construct or install are as follows:

    a. Sanitary sewer

b. Water
c. Storm drainage facilities
d. Stormwater maintenance
e. Parking lot
f. Concrete curb and gutter
g. Lot grading
h. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, Required Private Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($498,532),** which amount is 75% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (excluding grading, which was handled with a previous agreement), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($33,235.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$116,117**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of $15,278. [# plantings (92 trees) x cost/planting ($300/tree x 30% average non-survival rate, (311 shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the **PERMITTEE**. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the **CITY**. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council

shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

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

17. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

18. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

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

    a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial

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

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

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

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

20. Miscellaneous.

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

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

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

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

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

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

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

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

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

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

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

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

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

THE PERMITTEE:

PSD, LLC

By:_____, Matt Kuker
Its: Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

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

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2021, by Mark E Kuzma and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

Legal Description of the Subject Property

Lot 1, Block 1, Bunker Lake Industrial Park Third Addition, Anoka County, Minnesota

EXHIBIT B

Fees Payable to the City

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
Industrial	6.275	per acre	*$4,375*	$27,453	
Trail Development	6.275	per acre	*$1,300*	$8,158	
Subtotal Park and Trail Development				***$35,611***	
Water and Sewer Fees					
Water Trunk (Connection)	6.275	per acre	*$6,766*	$42,457	
Sanitary Sewer Trunk (Connection)	6.275	per acre	*$3,837*	$24,077	
Subtotal Water and Sewer Fees				***$66,534***	
Stormwater Management Fees					
Stormwater Management	6.275	per acre	*$5,001*	$31,381	
Subtotal Stormwater Management				***$31,381***	
Sureties and Inspection Fees - Calculated at time of Site Plan Review					
Performance Surety (returned when complete)	664710	cost of improvement	*75%*	$498,533	Cash or Letter of Credit
Engineering Inspection Fee	664710	cost of improvement	*5%*	$33,236	Cash Escrow
Additional Fees					
Bunker Lake Blvd Reconstruction Agreement	197,500			$197,500	
GRAND TOTAL FOR DEVELOPMENT FEES				**$331,026**	

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

RESOLUTION #21-182

A RESOLUTION APPROVING DEVELOPMENT AGREEMENT FOR BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION

RECITALS

1. PSD, LLC hereinafter referred to as the "Permittee" has received approval for Site Plan and Final Plat approval for an industrial building on the property legally described as follows:

   Lot 1, Block 1, Bunker Lake Industrial Park Third Addition, Anoka County, Minnesota

   ("Subject Property")

2. That the Applicant has Site Plan and Final Plat approval from the City of Ramsey, contingent upon the Permittee entering into a Development Agreement with the City.

3. That the City Council reviewed and approved the agreement on June 22, 2021.

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 Development Agreement (the "Agreement") for PSD, LLC contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.
2. Compliance with Staff comments as noted in ProjectDox.
3. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Agreement.
4. That the Agreement shall be recorded against the Subject Property at cost of Applicant.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22 day of June, 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. 21.**

Meeting Date: 06/22/2021

By: Diana Lund, Finance

Information

Title

Adopt Resolution #21-184 Accepting Coronarvirus Local Fiscal Recovery Fund Established Under the American Rescue Plan Act

Purpose/Background:

The City is stated to receive approximately $2.9M from the Federal Government through the State of Minnesota as a result of the COVID-19 pandemic. The funds are known as the Fiscal Recovery Funds through the American Rescue Plan Act.

The City is expected to receive 50% of the funds in July 2021 and the other 50% in the summer of of 2022.

The use of the funds are outlined under four major areas:

1. Responding to the Public Health Emergency
2. Serving the Hardest Hit and Addressing Inequities
3. Addressing Negative Economic Impacts
4. Improving Access to Water and Broadband Infrastructure

A non-exclusive list of eligible uses for each of these four major areas is attached.

The use of these funds must be decided by December 31, 2024 and spent by December 31, 2026.

A future work session is planned to discuss how the City of Ramsey plans to use the Recovery Funds.

Observations/Alternatives:

Alternative #1: Accept the Recovery Funds in the estimated amount of $2.9M with the respective uses to be discussed and authorized at future city council work sessions and meetings

Alternative #2: Do not accept the Recovery Funds in the estimated amount of $2.9M.

Funding Source:

Recovery Funds will be used as allowed and decided upon by City Council at a future date.

Recommendation:

Staff recommends acceptance of the Fiscal Recovery Funds with the allocation of said funds to be determined at a later date.

Action:

Motion to Adopt Resolution #21-184 Accepting the Coronavirus Local Fiscal Recovery Funds Established Under the American Rescue Plan Act.

Attachments

Non-Exclusive List of Eligible Uses of Fiscal Recovery Funds

Reso #21-184 Accepting Local Fiscal Recovery Funds

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:33 AM

Form Started By: Diana Lund
Started On: 06/11/2021 01:02 PM
Final Approval Date: 06/17/2021

Non-Exclusive List of Eligible Uses

Responding to the Public Health Emergency	Addressing Negative Economic Impacts	Serving the Hardest Hit	Improving Access to Infrastructure
COVID-19 mitigation • Vaccination • PPE • Testing • Alternative care facilities	**Workers and families** • Unemployment and training • Food, housing, financial security assistance • Survivor's benefit	**Health disparities** • Community health works • Public benefits navigators • Lead remediation • Community violence intervention	**Water and sewer** • Drinking water • Wastewater infrastructure
Behavioral health care • Mental health treatment • Substance abuse treatment • Crisis intervention	**Small businesses** • Loans • Grants • Counseling programs	**Housing and neighborhoods** • Homelessness • Affordable housing • Housing vouchers • Residential counseling	**Broadband** • Currently unserved or underserved • Modern technologies
Public health resources • Payroll for public health and similar employees	**Impacted industries** • Tourism • Travel • Hospitality	**Educational disparities** • Early learning services • School district resources • Educational services	
Essential workers • Premium pay • Retroactive premium pay	**Public sector** • Rehire public sector employees to pre-pandemic levels • Replace lost revenue	**Healthy environments** • Childcare • Enhanced child welfare services	

Councilmember introduced the following resolution and moved for its adoption:

CITY COUNCIL RESOLUTION #21-184

RESOLUTION TO ACCEPT THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT

WHEREAS, since the first case of coronavirus disease 2019 (COVID-19) was discovered in the United States in January 2020, the disease has infected over 32 million and killed over 575,000 Americans ("Pandemic"). The disease has impacted every part of life: as social distancing became a necessity, businesses closed, schools transitioned to remote education, travel was sharply reduced, and millions of Americans lost their jobs;

WHEREAS, as a result of the Pandemic cities have been called on to respond to the needs of their communities through the prevention, treatment, and vaccination of COVID-19.

WHEREAS, city revenues, businesses and nonprofits in the city have faced economic impacts due to the Pandemic.

WHEREAS, Congress adopted the American Rescue Plan Act in March 2021 ("ARPA") which included $65 billion in recovery funds for cities across the country.

WHEREAS, ARPA funds are intended to provide support to state, local, and tribal governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 in their communities, residents, and businesses.

WHEREAS, approximately $2.9 million has been allocated to the City of Ramsey ("City") pursuant to the ARPA ("Allocation").

WHEREAS, the United States Department of Treasury has adopted guidance regarding the use of ARPA funds.

WHEREAS, the City, in response to the Pandemic, has had expenditures and anticipates future expenditures consistent with the Department of Treasury's ARPA guidance.

WHEREAS, the State of Minnesota will distribute ARPA funds to the City because its population is less than 50,000.

NOW THEREFORE, **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF Ramsey, MINNESOTA AS FOLLOWS**:

1. The City intends to collect its share of ARPA funds from the State of Minnesota to use in a manner consistent with the Department of Treasury's guidance.

2. The Ramsey City Council authorizes the Ramsey City Administrator to take any actions necessary to receive the City's share of ARPA funds from the State of Minnesota for expenses incurred because of the Pandemic.

3. The Ramsey City Council authorizes the Ramsey City Administrator to make recommendations to the City Council for future expenditures that may be reimbursed with ARPA funds.

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 22nd day of June 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 22.**

Meeting Date: 06/22/2021

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #21-186 Approving Request for Anoka County to Study Traffic on Nowthen Boulevard/County State Aid Highway 5 between Saint Francis Boulevard/Trunk Highway 47 and Alpine Drive

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-186 approving a request for Anoka County to complete a Traffic Study on Nowthen Boulevard/County State Aid Highway 5 between Saint Francis Boulevard/Highway 47 and Alpine Drive.

Background:

In 2020, the City considered approvals for the Hampton Townhomes (formerly Odyssey Homes) residential townhome development, which included twenty-six (26) attached townhome units west of County State Aid Highway (CSAH) 5, south of 146th Avenue. See attached Figure 1. During one or more public hearings at Planning Commission and City Council meetings the public voiced concerns with traffic safety on CSAH 5 at its intersection with 146th Avenue NW and requested that turn lanes be added to CSAH 5 at its intersection with 146th Avenue NW.

The developer has since walked away from the project, but the public is still voicing concerns with traffic safety at the intersection of CSAH 5 and 146th Avenue. City Staff therefore feels a traffic study is warranted on the segment of CSAH 5 between Highway 47 and Alpine Drive (see attached Figure 2) and is seeking City Council approval to request that Anoka County complete the traffic study since CSAH 5 falls under Anoka County's jurisdiction.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

The City of Ramsey's adopted Strategic Plan includes an action item to complete a corridor study on CSAH 5. Completing a traffic study on CSAH 5 between Saint Francis Boulevard/TH 47 and Alpine Drive would cover approximately 1.5 miles of the 5+ mile corridor of CSAH 5 in Ramsey.

Alternatives:

Alternative #1: Motion to adopt Resolution #21-186 approving request for Anoka County to complete a Traffic Study on Nowthen Boulevard/CSAH 5 between Saint Francis Boulevard/TH 47 and Alpine Drive.

Funding Source:

This request carries no associated costs, other than Staff's time required to submit the request.

Recommendation:

Staff recommends alternative #1.

On June 15, 2021, the Public Works Committee unanimously recommended alternative #1.

Action:

Motion to adopt Resolution #21-186 approving request for Anoka County to complete a Traffic Study on Nowthen Boulevard/CSAH 5 between Saint Francis Boulevard/TH 47 and Alpine Drive.

Attachments

Resolution 21-186

Figure 1

Figure 2

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 02:41 PM
Form Started By: Bruce Westby		Started On: 06/15/2021 02:06 PM
Final Approval Date: 06/17/2021		

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

RESOLUTION #21-186

RESOLUTION APPROVING REQUEST FOR ANOKA COUNTY TO STUDY TRAFFIC ON NOWTHEN BOULEVARD/COUNTY STATE AID HIGHWAY 5 BETWEEN SAINT FRANCIS BOULEVARD/ TRUNK HIGHWAY 47 AND ALPINE DRIVE

WHEREAS, while considering approvals in 2020 for the Hampton Townhomes (formerly Odyssey Homes) residential townhome development west of Nowthen Boulevard/County State Aid Highway (CSAH) 5 and south of 146th Avenue, public concerns were raised concerning traffic safety on CSAH 5 at its intersection with 146th Avenue NW, including requests for turn lanes on CSAH 5 at 146th Avenue NW; and

WHEREAS, the City of Ramsey's adopted Strategic Plan includes an action item to complete a corridor study on CSAH 5; and

WHEREAS, Anoka County has jurisdiction over CSAH 5; and

WHEREAS, the City of Ramsey desires to work cooperatively with Anoka County to accommodate the safe and efficient movement of traffic on Nowthen Boulevard/CSAH 5 between Saint Francis Boulevard/Trunk Highway (TH) 47 and Alpine Drive.

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

1) That the City of Ramsey requests that Anoka County complete a traffic study for Nowthen Boulevard/CSAH 5 between Saint Francis Boulevard/TH 47 and Alpine Drive in consideration of the following concerns.
    a. The City of Ramsey is concerned for the safety of motorists waiting to turn left from northbound CSAH 5 onto westbound 146th Avenue.
    b. The City of Ramsey is concerned for the safety of motorists waiting to turn left from southbound CSAH 5 onto eastbound 146th Avenue.

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 22nd day of June, 2021.

_____
Mayor

ATTEST:

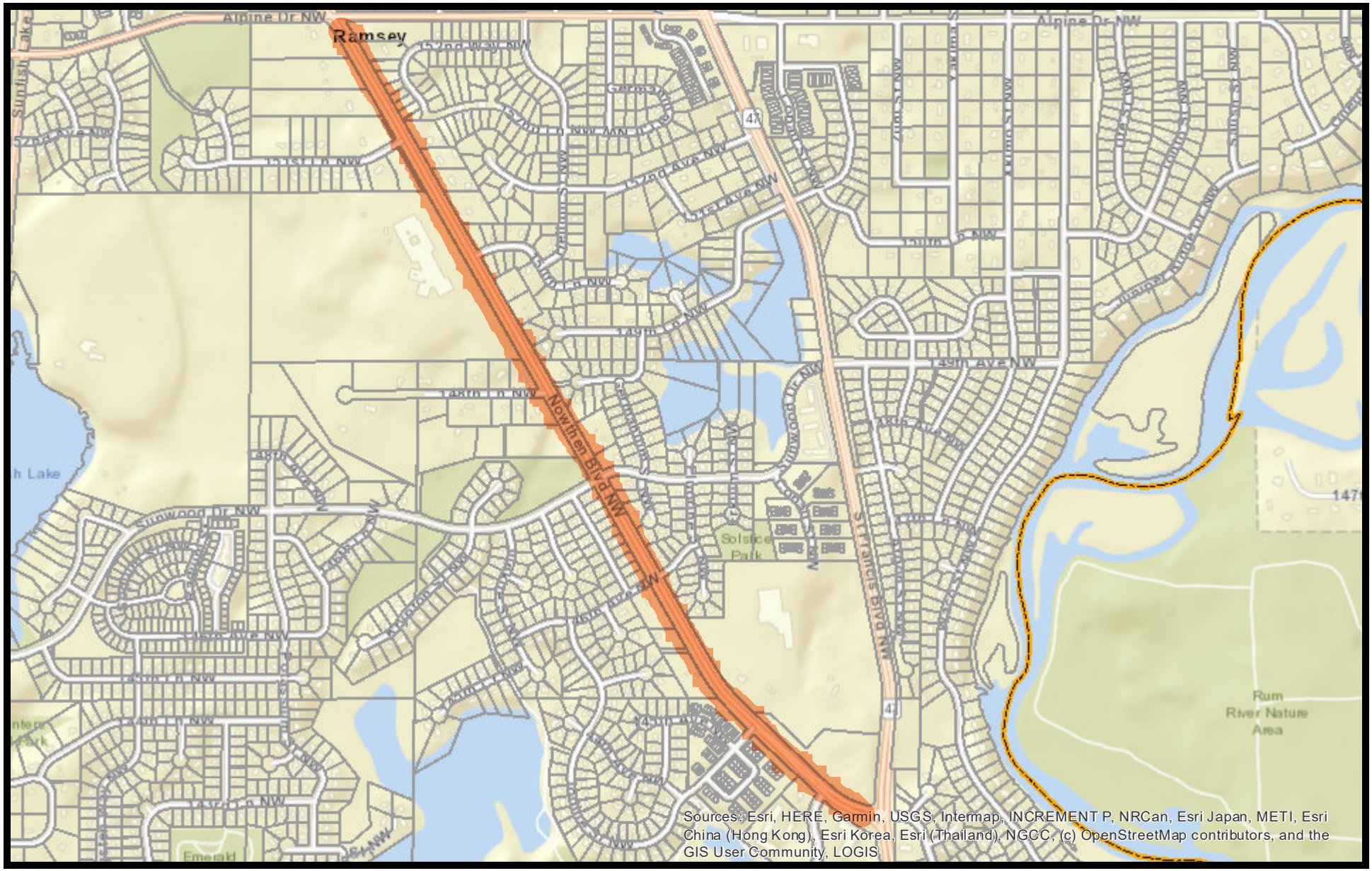
_____
City Clerk

Site Location Map



Proposed CSAH 5 Traffic Study Limits

Alpine Drive to Highway 47



6/8/2021, 1:53:00 PM

0 0.075 0.15 0.3 0.45 0.6 mi

CC Regular Session **5. 23.**

Meeting Date: 06/22/2021

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title

Adopt Resolution #21-188 Approving Risk and Resilience Assessment for America's Water Infrastructure Act of 2018

Purpose/Background:

America's Water Infrastructure Act (AWIA) was passed in to law in 2018. Section 2013 of the law requires community drinking water systems serving more than 3,300 people to develop or update risk assessments and emergency response plans (ERPs). The law included deadlines by which water systems must certify to the federal Environmental Protection Agency (EPA) completion of the risk assessment and ERP. Deadlines for certification were staggered, systems serving a population of 100,000 or more were required to certify by March 31, 2020. Systems serving 50,000 or more and less than 100,000 were required to certify by December 31, 2020. Systems serving a population greater than 3,300 and less than 50,000 were required to certify by June 30, 2021.

The City of Ramsey falls into the last category. City staff requested permission to go out for Requests for Proposals from consultants to prepare the risk and resilience assessment. The Public Works Committee was hesitant to go out for proposals and requested staff to prepare the risk and resilience assessment in-house.

The risk and resiliency assessment must address:

1. the risk to the system from malevolent acts and natural hazards;
2. the resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer or other automated systems (including the security of such systems) which are utilized by the system;
3. the monitoring practices of the system;
4. the financial infrastructure of the system;
5. the use, storage, or handling of various chemicals by the system; and
6. the operation and maintenance of the system.

Emergency Response Plans

No later than six months after certifying completion of its risk and resilience assessment, each system must prepare or revise, where necessary, an emergency response plan that incorporates the findings of the assessment. The plan shall include -

1. strategies and resources to improve the resilience of the system, including the physical security and cybersecurity of the system;
2. plans and procedures that can be implemented, and identification of equipment that can be utilized, in the event of a malevolent act or natural hazard that threatens the ability of the community water system to deliver safe drinking water;
3. actions, procedures, and equipment which can obviate or significantly lessen the impact of a malevolent act or natural hazard on the public health and the safety and supply of drinking water provided to communities and individuals, including the development of alternative source water options, relocation of water intakes, and construction of flood protection barriers; and
4. strategies that can be used to aid in the detection of malevolent acts or natural hazards that threaten the security or resilience of the system.

Community water systems must, to the extent possible, coordinate with local emergency planning committees established under the Emergency Planning and Community Right-To-Know Act of 1986 (42 U.S.C. 11001 *et seq.*)

when preparing or revising a risk and resilience assessment or emergency response plan under the AWIA. Further, systems must maintain a copy of the assessment and emergency response plan (including any revised assessment or plan) for five years after certifying the plan to the EPA.

Observations/Alternatives:

Staff is completing the Risk and Resilience Assessment and will attach the final copy to this case by Monday, June 21st.

Funding Source:

Staff completed the risk and resiliency assessment as part of normal dutues.

Recommendation:

Staff recommends adoption of Resolution 21-188 accepting the risk and resiliency assessment for the water supply and authorizing submittal of the assessment to the Environmental Protection Agency on or before June 30, 2021.

Action:

Motion to adopt Resolution 21-188 accepting the risk and resiliency assessment for the water supply and authorizing submittal of the assessment to the Environmental Protection Agency.

Attachments

Risk Assessment Summary Report

Resolution

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/17/2021 04:32 PM
Kurt Ulrich	Kurt Ulrich	06/17/2021 04:38 PM
Form Started By: Len Linton		Started On: 06/17/2021 11:44 AM
Final Approval Date: 06/17/2021		

Risk Assessment Summary Report for City of Ramsey

Report Date: June 21, 2021

Risk and Resilience Assessment Summary

Purpose

This risk and resilience assessment of City of Ramsey was performed on June 21, 2021 using the U.S. Environmental Protection Agency's (EPA) Vulnerability Self-Assessment Tool (VSAT) Web Version 2.0. EPA developed and maintains VSAT Web to serve as an all-hazards risk and resilience assessment tool for water and wastewater utilities of all sizes. Specifically, EPA designed Version 2.0 of VSAT Web to assist community water systems with meeting the requirements for risk and resilience assessments in America's Water Infrastructure Act of 2018 (AWIA).

VSAT Web 2.0 can help water sector owners and operators with identifying the threats that present the highest risks to their facilities and with evaluating the costs and benefits of countermeasures to reduce those risks.

Methodology

VSAT Web 2.0 addresses malevolent acts, natural hazards, and dependency/proximity threats to water sector operations and analyzes the cost-effectiveness of countermeasures to reduce risk. The methodology in VSAT Web 2.0 is based on assessing the risk to a water system asset from a specific threat or hazard (i.e., an Asset-Threat Pair), where risk is defined as follows:

Risk (R) = Threat (T) X Vulnerability (V) X Consequences (C)

- T = Likelihood that the threat will be perpetrated or occur against the asset;
- V = Likelihood that the threat will damage the asset, considering the effectiveness of countermeasures; and
- C = Economic (cost to the utility and region) and public health (injuries and deaths) impacts resulting from damage to the asset.

A monetary value of statistical illness and value of statistical life are assigned to injuries and deaths, respectively, so that risk can be determined as a single monetized value.

AWIA requires community water systems to assess the risks to and resilience of specified assets from both malevolent acts and natural hazards. Accordingly, VSAT Web 2.0 begins with a characterization of water system resilience using the Utility Resilience Index, as described below. The analyst then conducts a qualitative assessment of risks from malevolent acts and natural hazards to all the assets required in AWIA. These steps can ensure that the assessment may be certified as compliant with AWIA.

Following these steps, the analyst determines which assets and threats will undergo a quantitative risk assessment, involving estimates of threat, vulnerability, and consequences. The quantitative risk assessment may include a broad spectrum of assets encompassing the entire water system, or be limited to those assets at highest risk. For threat selection, VSAT Web 2.0 includes all the malevolent acts, natural hazards, and dependency/proximity threats listed in the AWWA J100-10 Standard, along with source water (accidental and intentional) and finished water (accidental) contamination. Analysts may also designate a custom threat.

After completing a quantitative risk assessment under the current (baseline) conditions for the water system, the analyst may choose to conduct an optional assessment of additional (potential) countermeasures (an improvement analysis). VSAT Web 2.0 provides the analyst with a suite of countermeasures from which to select, or the analyst may designate a custom countermeasure. This analysis results in a profile of existing risk and a benefit/cost analysis of potential countermeasures to reduce risk.

Utility Overview

Utility Type and Information	
Utility Type	Drinking Water
Utility Name	City of Ramsey
State/Territory	Minnesota
Zip Code	55303
Population Served	15,000
Ownership	Public
Average Daily Water Service (MGD)	2
Average Rate ($/1000 gallons)	$3.11
Comments	

To edit utility type or information, return to the Utility Overview section in the tool.

Utility Resilience Index

The Utility Resiliency Index (URI) is a risk management tool that can assess a utility's capability to respond to and recover from an incident that impacts critical operations.[1] The URI is a valuable complement to the risk assessment performed in VSAT Web 2.0. A utility can use the URI together with the risk assessments results when developing an overall risk management plan.

The URI uses 12 indicators to calculate the index. Responses to the indicators are assigned values and weights, which are aggregated to provide a characterization of a utility's resilience on a scale from 0% to 100%. A low URI score indicates a low capability of the utility to respond to and recover from an incident, while a high URI score indicates a greater capability to do so. If multiple statements under one indicator apply to the utility, select the statement at the highest resilience level. Statements are arranged from lowest to highest resilience level under each indicator.

The URI for City of Ramsey is: 39%

[1]Adapted from Morley, K. M. (2012). *Evaluating resilience in the water sector: Application of the Utility Resilience Index (URI).* (http://www.worldcat.org/oclc/801849602) and used with permission.

1. **Emergency Response Plan (ERP)**
   An ERP provides a tactical level plan for immediate response to incidents of all types. Select the statement below that best describes the utility's ERP.

   No ERP or ERP status unknown

2. **National Incident Management System (NIMS) Compliance**
   NIMS establishes a common framework for defining roles and responsibilities to enhance incident response. NIMS applies the Incident Command System (ICS) to provide the support structure for response activities. Select the statement below that best describes the utility's NIMS compliance.

   No ICS/NIMS training completed or NIMS compliance unknown

3. **Mutual Aid and Assistance (MAA)**
   MAA agreements between other utilities and jurisdictions help to provide rapid response to incidents. Participation in such agreements is traditionally at no cost and does not obligate signatories to respond. An example is the Water/Wastewater Agency Response Network (WARN). Select the statement below that best describes the utility's MAA agreements.

   Local-Local (with adjacent city/town)

4. **Emergency Power for Critical Operations (EPCO)**
   EPCO is a minimum benchmark of 72 hours for backup power for critical operations and assets. Select the statement below that best describes the utility's EPCO.

   Greater than or equal to 73 hours of backup power

5. **Minimum Daily Demand/Treatment (MDDT)**
   MDDT is the ability to meet minimum daily demand or treatment when the production or treatment plant is non-functional. For example, a drinking water utility typically has some level of in-system storage that can provide minimum daily flows for a time even though a treatment plant may be non-functional. Select the statement below that best describes the utility's MDDT.

   Greater than or equal to 73 hours

6. **Critical Parts and Equipment (CPA)**
   CPA is the lead time for repair, replacement, or recovery of operationally critical parts or equipment. Critical parts are defined as components of the system that upon failure may have the potential to impair the ability to produce, distribute, or treat drinking water or wastewater, including both physical and cyber/process control systems. Select the statement below that best describes the utility's CPA.

   3-4 weeks or greater, or lead time is unknown

7. **Critical Staff Resilience (CSR)**
   CSR is the percentage of response-capable staff who are cross-trained in critical operations and maintenance positions and available as staff backup. This indicator is primarily related to pandemic flu planning. Select the statement below that best describes the utility's CSR.

   Greater than 25 to 50%

8. **Business Continuity Plan (BCP)**
   A BCP provides an overall indicator of a utility's commitment to integrating risk management principles into the management culture that supports their operations. These plans address the potential financial effects of a crisis, as well as the utility's flexibility to adapt human resource policies to meet the changing needs of employees. Select the statement below that best describes the utility's BCP.

   No BCP or unknown

9. **Utility Bond Rating (UBR)**
   UBRs are assigned by Moody's and indicate a utility's ability and willingness to satisfy financial obligations. The rating includes five primary factors related to municipal finance, which include market position, financial position, debt levels, governance, and covenants. Some utilities may not have a bond rating since they do not seek additional investment capital from the market. Select the statement below that best describes the utility's UBR.

   AA

10. **Government Accounting Standards Board (GASB) Assessment**
    A GASB Assessment determines how much infrastructure has been evaluated to provide an indication of the utility's overall commitment to proper asset management. The assessment coverage is calculated as: 100 x total number of critical assets categorized into condition categories divided by the total number of critical assets as determined in the asset characterization step of the J100 standard. Select the statement below that best describes the utility's GASB Assessment.

    Less than 20% assessed or unknown

11. **Unemployment***
    Unemployment is a general socioeconomic indicator of a community's economic health. The Bureau of Labor Statistics (BLS) maintains a database of state and local rates (see http://www.bls.gov/lau/tables.htm) which provides a consistent source for determining this indicator. The value for this indicator is based on the unemployment level in the community served by the utility. Select the statement below that best describes the unemployment rate in the service area.

    +/- 2% National Average

12. **Median Household Income (MHI)***
    MHI is a socioeconomic indicator of the wealth of the community served by the utility. This indicator provides insight on the fragility of a community to withstand a significant incident that could threaten the financial stability of the utility. The U.S. Census Bureau maintains a database for each state and county (see https://www.census.gov/quickfacts/fact/table/US/PST045218). Select the statement below that best describes the MHI in the service area.

    10% or more above State Median

To adjust any of the responses above, return to the tool and revise the selections in the Utility Resilience Index section.

Qualitative Risk Assessment

Results from the Qualitative Risk Assessment for the utility are shown below

Asset Category	Threat Type: Malevolent Act	Threat Type: Natural Hazard	Reason for not selecting threat type
Physical Barriers	X	X	
Source Water			Source is deep aquifer, water travel time from surface is decades.
Pipes and Constructed Conveyances, Water Collection, and Intake		X	
Pretreatment and Treatment	X	X	
Storage and Distribution Facilities		X	
Electronic, Computer, or other Automated Systems (including the security of such systems)	X	X	

Asset Category	Threat Type: Malevolent Act	Threat Type: Natural Hazard	Reason for not selecting threat type
Monitoring Practices		X	
Financial Infrastructure			Financial Infrastructure is protected from cyber attacks and can be moved to new location if building is damaged.
The Use, Storage, or Handling of Chemicals			Chemicals are stored at point of use. Separate storage facilities do not exist in City.
The Operation and Maintenance of the Utility			These risks are addressed in the other categories.

To adjust any of the responses above, return to the tool and revise the answers in the Qualitative Risk Assessment section.

Quantitative Risk Assessment

Below is a list of the assets and threats the analyst selected for the utility's quantitative risk assessment. To edit any of the asset/threat pairs below, return to the Quantitative Risk Assessment section of the tool and make the changes.

Identified Assets	Assigned Threats		
	EQ5 - Earthquake - PGA > 1.1 - USGS Maximum Probable Quake	**T1 - Tornado - Fujita 1 - Most damaging common earthquake in Ramsey**	**T1 - Tornado - Fujita 1**
Water System	X	X	
Water System Pipes			X
SCADA System			

Identified Assets	Assigned Threats
	Cyber Attack on SCADA
Water System	
Water System Pipes	
SCADA System	X

Countermeasure Risk Assessment

Countermeasures comprise any infrastructure, equipment, systems, or procedures that reduce risk (threat, vulnerability, or consequences). The table below shows both the existing countermeasures identified for the utility and the potential countermeasures selected for analysis to reduce risk. To edit any of the existing countermeasures, return to the Countermeasure Risk Assessment section of the tool and make changes there.

Selected Countermeasures	Identified Assets		
	Water System	**Water System Pipes**	**SCADA System**
Existing Countermeasures			
Backup power generation on-site	X	X	X
Potential Countermeasures			
Emergency operating procedural plan	X	X	X

Assessment Summary

The table below shows the monetized risk summary for each asset/threat pair. Baseline results reflect existing countermeasures and improvement results reflect enhanced mitigation with the selected potential countermeasures in place. To edit any of the information shown in the table(s) below, return to either the Quantitative Risk Assessment or Countermeasure Risk Assessment section of the tool and make changes there.

Asset/Threat Pair: Water System/EQ5 - Earthquake - PGA > 1.1 - USGS Maximum Probable Quake Monetized Risk Summary

Existing Countermeasures: Potential Countermeasures: Emergency operating procedural plan.

Risk Metrics	Baseline	Improvement
Monetized Risk	$2	$0
Utility Financial Impact	$0	$0
Regional Economic Impact	$0	$0
Fatalities	0	0
Injuries	50	0
Vulnerability Likelihood	72%	
Annual Threat Likelihood	7.2e-7	0

Asset/Threat Pair: Water System/T1 - Tornado - Fujita 1 - Most damaging common earthquake in Ramsey Monetized Risk Summary

Existing Countermeasures: Backup power generation on-site; **Potential Countermeasures:** Emergency operating procedural plan.

Risk Metrics	Baseline	Improvement
Monetized Risk	$0	$0
Utility Financial Impact	$0	$0
Regional Economic Impact	$0	$0
Fatalities	0	0
Injuries	0	0
Vulnerability Likelihood	91%	
Annual Threat Likelihood	0.00014	0

Asset/Threat Pair: Water System Pipes/T1 - Tornado - Fujita 1 - Monetized Risk Summary

Existing Countermeasures: Backup power generation on-site; **Potential Countermeasures:** Emergency operating procedural plan.

Risk Metrics	Baseline	Improvement
Monetized Risk	$0	$0
Utility Financial Impact	$0	$0
Regional Economic Impact	$0	$0
Fatalities	0	0
Injuries	0	0
Vulnerability Likelihood		
Annual Threat Likelihood	0.00014	0

Asset/Threat Pair: SCADA System/Cyber Attack on SCADA - Monetized Risk Summary

Existing Countermeasures: Backup power generation on-site; **Potential Countermeasures:** Emergency operating procedural plan.

Risk Metrics	Baseline	Improvement
Monetized Risk	$0	$0
Utility Financial Impact	$0	$0
Regional Economic Impact	$0	$0
Fatalities	0	0
Injuries	0	0
Vulnerability Likelihood		
Annual Threat Likelihood	1	0

Countermeasure Costs and Packages

The table below shows the cost analyses for the selected potential countermeasures. If the analyst provided both the capital and the operations and maintenance (O&M) costs for the potential countermeasures, VSAT Web 2.0 calculated an annualized cost using a 4% finance rate over 10 years. To edit any information shown below, return to the Countermeasure Costs section of the tool and make changes there.

Potential Countermeasure	Capital Cost	O&M Cost	Annualized Cost
Emergency operating procedural plan	$0.00	$0.00	$0.00

To add information in this section, return to the Countermeasure Costs and Countermeasure Packages sections of the tool and complete the analysis there.

Councilmember introduced the following resolution and moved for its adoption:

CITY COUNCIL RESOLUTION #21-188

RESOLUTION APPROVING RISK AND RESILIENCE ASSESSMENT FOR AMERICA'S WATER INFRASTRUCTURE ACT OF 2018

WHEREAS, Congress adopted the America's Water Infrastructure Act in 2018 to require public water systems to develop or update risk assessments and emergency response plans, and ;

WHEREAS, The City of Ramsey is public water system covered by the act, and;

WHEREAS, Engineering staff brought a proposal to the November 17, 2020 Public Works Committee to accept a proposal from a consultant to prepare the risk and resiliency assessment. The committee discussed the proposal and determined that staff time would still be required with a consultant doing the work so the Committee voted to have staff complete the assessment, and;

WHEREAS, City Engineering Staff has completed the Risk Assessment for the City of Ramsey water system, and the plan must be submitted to the Environmental Protection Agency of the United States on or before June 30, 2021.

NOW THEREFORE, **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF Ramsey, MINNESOTA AS FOLLOWS**:

1. City staff has completed the risk assessment for the City water system and has presented it to City Council for review.

2. The Ramsey City Council authorizes the City Engineering Staff to submit the risk assessment for the City water system to the Environmental Protection Agency of the United States on June 30, 2021.

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 22nd day of June 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 24.**

Meeting Date: 06/22/2021

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Resolution #21-165 to Hire a Public Works Parks Parks Worker Backfilling a Vacant Position

Purpose/Background:

The purpose of this case is to authorize filling the vacant full-time Parks Maintenance Worker position.

In May, one Parks Maintenance Worker resigned, which created a vacancy in the Parks Division. The Parks Maintenance Worker position responsibilities include all aspects of parks maintenance, construction of new facilities and the operation of equipment while working in a variety of weather conditions. This position will also be involved in snow plowing of public streets, trails and walks, as well as a wide range of other tasks as required.

In addition, the Parks Maintenance Worker is required be a member of the Public Works on-call team and work a rotating on-call schedule 8 weeks per year. This requires employees to be available to respond during evenings, weekends and holidays.

Staff conducted a recruitment process which included first interviews. Mr. Zachary Bray was selected as the top candidate. Mr. Bray successfully completed the City's background checks and pre-employment testing process. The City extended a contingent job offer pending City Council approval. If hired, Mr. Zachary Bray will be subject to a six-month probationary period, the personnel policy and the AFSCME labor agreement.

Funding Source:

The funding for back-filling this position is included in the 2021 budget.

Recommendation:

To hire Mr. Zachary Bray as a full-time Public Works Parks Maintenance Worker, effective on or near July 7, 2021, at $23.679 per hour which is step 1 of the 2021 wage scale.

Outcome/Action:

Motion to adopt resolution #21-165 to hire Mr. Zachary Bray as a full-time Public Works Parks Maintenance Worker, effective on or near July 7, 2021, at $23.679 per hour, which is step 1 of the 2021 wage scale.

Attachments

Resolution #21-165

Job Description

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	06/15/2021 04:37 PM
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:34 AM
Form Started By: Katie Schmidt		Started On: 06/14/2021 07:12 AM
Final Approval Date: 06/17/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-165

RESOLUTION TO HIRE A PUBLIC WORKS PARKS MAINTENANCE WORKER

WHEREAS, there is a Public Works Parks Maintenance Worker vacancy; and

WHEREAS, an internal and external recruitment process was conducted; and

WHEREAS, Mr. Zachary Bray has been selected as the top candidate for the position; and

WHEREAS, staff have completed the necessary background checks and are recommending that Mr. Zachary Bray be hired as a full-time Public Works Parks Maintenance Worker, effective on or near July 7, 2021 at $23.679 per hour; and

WHEREAS, Mr. Zachary Bray will be subject to a 6-month probationary period; and

WHEREAS, Mr. Zachary Bray will be subject to the terms of the applicable labor agreement and the City's Personnel Policy.

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 #21-165 to hire Mr. Zachary Bray as a full-time Public Works Parks Maintenance Worker, effective on or near July 7, 2021, at $23.679 per hour, which is step 1 of the 2021 wage scale.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Parks Maintenance Worker

Class Code: 16008-2

Bargaining Unit: AFSCME

CITY OF RAMSEY
Established Date: Oct 5, 2017
Revision Date: May 24, 2021

SALARY RANGE

$23.68 Hourly

PRIMARY OBJECTIVE OF POSITION:

The primary objectives of this position are to provide general maintenance of city-owned parks and trail systems. Responsibilities include all aspects of parks maintenance, construction of new facilities and the operation of equipment while working in a variety of weather conditions. This position will also be involved in snow plowing of public streets, trails and walks.

The Parks Maintenance Worker is required to be a member of the on-call team and work a rotating on-call schedule 8 weeks per year. **Members of the on-call team must reside within approximately 30 minutes from the Public Works Facility (14100 Jaspar Street NW)** and to be available to respond during evenings, weekends and holidays.

****This is an AFSCME Union Position****
**** This position is subject to D.O.T. random drug and alcohol testing ****

MINIMUM QUALIFICATIONS:

The successful applicant must possess the following minimum qualifications:

- Must be 18 years of age or older
- Must possess a high school diploma or equivalent
- Must possess a valid Minnesota commercial driver's license (Class A or B) with both air brake and tanker endorsements, along with having a good driving record
- Must reside within the allowed distance for responding to on-call situations (approximately 30 minutes)
- Must be a member of the on-call team
- Must have experience in the operation and maintenance of construction equipment

- Must pass a criminal history check
- Must pass a pre-employment physical exam and drug screen

DESIRED QUALIFICATIONS:

- Applicable post-secondary education and/or certifications
- Previous experience with installation and maintenance of irrigation systems
- Previous experience working in a municipal environment
- Previous experience with commercial snow plowing
- Previous experience with commercial lawn mowing
- Previous experience with commercial landscaping

ESSENTIAL JOB FUNCTIONS:

Essential duties include, but are not limited to the following:

- Maintain parks, grounds and related facilities or equipment
- Perform landscape/grounds care/forestry/naturalist activities
- Installation and maintenance of irrigation systems
- Provide assistance with preparation of community events
- Perform motorized vehicle maintenance and repair
- Perform general maintenance activities
- Perform general labor
- Perform snow related activities
- Perform a wide range of tasks at the verbal or written direction of the Public Works Superintendent and the Parks Supervisor or his/her designee

KNOWLEDGE, SKILLS AND ABILITIES:

- Ability to understand and follow verbal instructions and communicate in English
- Ability to work independently with limited supervision
- Ability to work in a variety of weather conditions including cold or hot temperatures, high humidity, wind or rain
- Must wear safety equipment as required and follow established safety practices and procedures
- Ability to maintain effective working relationships with supervisors and co-workers
- Ability to transport oneself to and around the work site
- General knowledge of general maintenance and landscape principles
- Ability to work alternative schedules including evenings, weekends and possibly holidays as required for the City's maintenance operations

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Standing
- Walking
- Lifting
- Pushing/Pulling
- Carrying
- Climbing
- Kneeling
- Crawling
- Crouching
- Bending at waist
- Reaching
- Handling Objects
- Use of Arm Muscles over Extended Periods
- Use of Leg Muscles over Extended Periods

This job requires employees to be able to lift and carry up to 74 pounds without assistance.

The following are the working conditions of the position:

- Working Outdoors
- Working Indoors
- Operating heavy-duty equipment
- Operating motor vehicles
- Working with chemicals
- Working near fumes and vapors
- Driving a City vehicle or personal vehicle
- Driving is an essential function of this job
- Subject to random D.O.T. drug and alcohol testing

CC Regular Session **5. 25.**

Meeting Date: 06/22/2021

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #21-169 to Hire a Police Officer Filling the Current Vacancy

Purpose/Background:

The purpose of this case is to request the City Council to hire a Police Officer, backfilling the current Police Officer vacancy that was created when a veteran Police Officer was assigned to the DWI Enforcement Task Force.

An internal and external recruitment was conducted. The applicant met the necessary training and experience threshold and was invited to take part in the City's physical agility fitness testing and an interview. The candidate also completed a "shoot/don't shoot" video scenario activity. Staff selected Ms. Kayla LaTarte as a finalist to be advanced to the psychological assessment and pre-employment physical and drug screen. At this time, Chief Katers is recommending Ms. Kayla LaTarte for the position of Police Officer with the City of Ramsey.

With the City Council's authorization, Ms. LaTarte's start date as a new Police Officer will be on or near July 7, 2021. Ms. LaTarte, as with all new Police Officers, will serve a 1-year probationary period and will be subject to the City's Personnel Policy and the LELS Patrol Labor Agreement.

Notification:

All Police Officers are covered by the LELS - Patrol Labor Agreement.

Observations/Alternatives:

For background regarding this recruitment, please see the following 12/8/2020 Case to Accept Grant Funds:

CC Regular Session

Meeting Date: 12/08/2020

Submitted For: Jeff Katers, Police By: Brad Bluml, Police

Information

Title:

Adopt Resolution #20-307 to Approve Acceptance of a Grant for Dedicated DWI Enforcement and Authorize an Additional Police Officer Hire in 2021

Purpose/Background:

The purpose of this case is to consider approval of the attached Resolution 20-307 that approves acceptance of a grant for dedicated DWI enforcement, and to authorize an additional Police Officer Hire in 2021.

In the summer of 2019, and again in the summer of 2020, Sergeant Hemmerich applied for a grant from the Minnesota Department of Public Safety (DPS), Office of Traffic Safety (OTS) for a full-time DWI Officer. The DWI officer would work on local roads during the peak nights and times when drinking and driving occur, targeting traffic and DWI enforcement. Unfortunately, we were not selected on either of these first two applications. In November of 2020, Sergeant Hemmerich applied for a third time, and on December 1st was notified the City of Ramsey was awarded the grant. The award is currently estimated at $80,099.85 of reimbursable funds; covering full-time wages, fringe benefits, and any potential overtime.

Federal guidelines require this money to be spent on projects designed to reduce DWI incidents. Progress

continues to be made in reducing the incidents of impaired driving, which unfortunately still remains an issue. All enforcement grants are part of the traffic safety program called Toward Zero Deaths (TZD), which works to create a safe driving culture in Minnesota by supporting a goal of zero road fatalities.

In 2018, it was conservatively estimated by the National Safety Council that the cost of alcohol-related crashes in Minnesota was $285 million. The same year, 23 percent of serious injuries sustained in crashes and 32 percent of traffic crash fatalities were alcohol-related. To address this ongoing issue, the Office of Traffic Safety will continue to offer a program supporting full-time officers dedicated to DWI enforcement and traffic safety. Only agencies from the top fifteen counties with the most impaired-related deaths and serious injuries are eligible for grant funds. Unfortunately, Anoka County is one of these fifteen counties. The goal listed in Ramsey's application is to reduce drunk driving-related deaths and alcohol-related suspected serious injuries. Ramsey will use social media to host "virtual" ride-alongs, publishing enforcement statistics, attending Happy Days to answer questions in conjunction with our crash car exhibit, and speaking at community events such as Safety Camp.

Observations/Alternatives:

For 2021, the Police Department is currently budgeted for one additional (28th) full-time patrol officer to start April 1, 2021. With this grant, the Police Department is requesting a second additional (29th) full-time patrol officer to also start April 1, 2021. In essence, the Police Department is requesting advance hiring of the Police Officer planned for 2022 (from the 5-yr budget plan).

Diverting the grant-funded officer to the required traffic enforcement takes them away from regular patrol duties. For this reason, the Police Department is recommending that, if the grant is approved, an additional officer be hired to backfill those patrol duties.

Advancing the officer outside of the normal budget process does not allow the City Council to consider the relative needs of other departments, nor does it consider future potential economic concerns in 2022. An option would be to consider the additional police officer hire later in 2021. The long-term loss of patrol hours, or reassigning other non-patrol officers in the department, are other less desireable alternatives. The Police Chief has concerns about approving the grant without backfilling the patrol position.

Utilizing grant funds, hiring a second officer would not require an increase in the 2021 budget. The City will realize slight wage savings; due to a senior officer being paid for by the grant and a new starting pay officer being hired in their place. The City would also realize savings by hiring two officers from a single process; the hiring process requires many staff hours.

Funding Source:

This grant is funded for nine months, beginning on January 1, 2021, and ending September 30, 2021 (end of the federal fiscal year) is federally financed by the National Highway Traffic Safety Administration (NHTSA) with impaired driving funds. There may be an opportunity to apply for another grant in 2022 to continue funding, however, the additional (29th) licensed officer is proposed to become part of the base 2022 budget.

Funding Source:

The funding required for this position is included in the 2021 budget. With a start date of approximately July 7, 2021, the estimated cost of this officer will be $44,600.

Recommendation:

Authorize staff to hire Ms. Kayla LaTarte as a full-time Police Officer, effective on or near July 7, 2021, at $28.35 per hour which is step 1 of the 2021 wage scale.

Action:

Motion to adopt resolution #21-169, to hire Ms. Kayla LaTarte as a full-time Police Officer, effective on or near July 7, 2021 at $28.35 per hour, which is step 1 of the 2021 wage scale.

Attachments

Resolution #21-169
Job Description

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	06/15/2021 04:48 PM
Diana Lund	Diana Lund	06/16/2021 10:04 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:43 AM
Form Started By: Katie Schmidt		Started On: 06/14/2021 08:02 AM
Final Approval Date: 06/17/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-169

RESOLUTION TO FILL THE VACANT POLICE OFFICER POSITION

WHEREAS, there is a Police Officer vacancy; and

WHEREAS, an internal and external recruitment process was conducted; and

WHEREAS, Ms. Kayla LaTarte has been selected by the Police Chief to fill the position; and

WHEREAS, Ms. Kayla LaTarte successfully passed the City's pre-employment checks, including: reference checks, background and driving record checks, pre-employment assessments, and pre-employment physical and drug screen; and

WHEREAS, all Police Officers are subject to the Law Enforcement Labor Services union contract, including a 1-year probation; and

WHEREAS, the Police Chief recommends hiring Ms. Kayla LaTarte effective on or near July 7, 2021, at step 1 of the 2021 pay scale, which is $28.350 per hour.

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 #21-169 hiring Ms. Kayla LaTarte to the position of Police Officer, effective on or near July 7, 2021 at $28.350 per hour, which is step 1 of the 2021 wage scale.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of June 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Police Officer

Class Code: 15008-A

Bargaining Unit: Patrol

CITY OF RAMSEY
Established Date: Aug 3, 2017
Revision Date: Mar 5, 2021

SALARY RANGE

$28.07 Hourly

PRIMARY OBJECTIVE OF POSITION:

Police Officers perform responsible police work involving the protection and safety of the community through prevention and control of crime, maintaining or restoring public order, investigating crime, regulating traffic, enforcing laws, and providing emergency services; as well as other related duties as required.

This is an LELS Union position

The 2021 wage scale is as follows:

First Year $28.069/hour - 2nd Year $32.400/hour - 3rd Year $36.450/hour - 4th Year $38.475/hour - Top $40.500/hour

MINIMUM QUALIFICATIONS:

- Must possess an Associate's degree in Criminal Justice, Law Enforcement or equivalent qualifications meeting the State of Minnesota's requirements to become an Officer
- Must be P.O.S.T. full-time licensed or eligible to be P.O.S.T. full-time licensed by Wednesday, April 14, 2021
- Must possess a valid driver's license in good standing
- Must be available and satisfactorily pass our physical agility test Saturday, April 17, 2021
- Must satisfactorily pass a criminal history investigation
- Must satisfactorily pass a psychological examination
- Must satisfactorily pass a physical examination and drug screen

ESSENTIAL JOB FUNCTIONS:

- Patrol Duties
- Traffic Law Enforcement
- Crime Scenes
- Prosecutor Assistance
- Equipment
- Compile Reports

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of police procedures and techniques including operation of police vehicles, radios, radar, computers, and related equipment
- Knowledge of federal, state, and local laws, and of department rules and regulations
- Skilled in handling and discharging firearms with accuracy and in a safe manner
- Skilled in driving a motor vehicle, sometimes under adverse conditions and at high speeds
- Ability to communicate effectively in English; this includes speaking, reading, writing, and comprehending
- Ability to independently assess situations and determine appropriate action and to respond quickly and appropriately to crises and emergency situations
- Ability to cope with situations firmly, courteously, tactfully, and with respect to citizens' rights
- Ability to see, hear, and remember people, facts and circumstances
- Ability to communicate effectively and tactfully with others to maintain order, including dealing with difficult or violent people
- Ability to maintain confidentiality, prioritize duties, and work independently without direct supervision

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Standing
- Sitting
- Walking
- Lifting
- Pushing/Pulling
- Carrying
- Climbing
- Kneeling
- Crawling
- Crouching
- Bending at waist

- Reaching
- Handling Objects
- Repetitive Hand Motion
- Stationary desk or bench work

This job requires employees to be able to lift and carry up to 100 pounds.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating motor vehicles
- Working with chemicals
- Working near fumes and vapors
- Driving a City vehicle or personal vehicle
- Driving is an essential function of this job

CC Regular Session **5. 26.**

Meeting Date: 06/22/2021

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Resolution #21-174 Hiring Seasonal a Public Works Maintenance Worker

Purpose/Background:

The purpose of this case is to request the City Council to consider hiring a Seasonal Public Works Maintenance Worker.

Background

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 seasonal candidates to work in the Public Works Department. 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.

Recruitment Process

City staff conducted an external recruitment. Candidates new to the City participated in an oral interview. Returning candidates are not required to interview, but are required to complete the rest of the pre-employment testing as if they were a new employee. The candidates listed below have passed the City's pre-employment background testing.

Funding Source:

The funding required to fill these positions is included within the approved 2021 budget.

Recommendation:

Staff recommends adopting the attached resolution.

Outcome/Action:

Motion to adopt resolution #21-174 to hire the following employee on or near the date listed below:
Seasonal Maintenance Workers Jeffrey Sibel, effective June 23, 2021 at $13.00 per hour.

Attachments

Resolution # 21-174

Job Description

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	06/15/2021 04:39 PM
Kurt Ulrich	Kurt Ulrich	06/17/2021 11:54 AM
Form Started By: Katie Schmidt		Started On: 06/15/2021 07:11 AM
Final Approval Date: 06/17/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-174

RESOLUTION HIRING SEASONAL PUBLIC WORKS MAINTENANCE WORKER

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 a qualified candidate; and

WHEREAS, the candidate has passed the pre-employment screenings; and

WHEREAS, Staff recommends hiring a 2021 Seasonal Public Workers Maintenance Worker.

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

1) Motion to adopt resolution #21-174 to hire the following employee on or near the date listed below:

Seasonal Maintenance Worker Jeffrey Sibell, effective June 23, 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 22nd day of June, 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 **7. 1.**

Meeting Date: 06/22/2021

By: Kathy Schmitz, Administrative Services

Information

Title:

Adopt Resolution #21-190 Authorizing Partial Payment No. 2 to Kuechle Underground, Inc. for Improvement Project #21-00, Riverdale Drive Reconstruction, Feldspar Street to Sunfish Lake Boulevard

Purpose/Background:

Resolution and pay estimate No. 2 attached.

As would normally be the case, this item was intended to be presented on this evening's consent agenda. However, this did not occur due to a procedural issue on the City's end. The contractor, Kuechle Underground, Inc., submitted their partial payment request on time and according to the Contract the City must make progress payments on or about the 25th day of each month during performance of the Work if the contractor submits their payment request in a timely manner. Payment must therefore be processed this evening, and since this error was not discovered until late Monday afternoon a case needed to be added to the regular agenda Tuesday morning to process payment.

As always, when issues such as this occur, Staff reviews all pertinent processes and procedures and implements improvements to prevent such oversights from occurring in the future. In this instance, procedural revisions have been implemented to introduce additional checks and balances and to delegate payment processing responsibilities on projects where consultants are being utilized for design and construction services, which should prevent such an oversight from occurring again.

Recommendation:

The Engineer Technician IV has inspected the completed work and recommends partial payment No. 2 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 $223,035.91

Outcome/Action:

Motion to Adopt Resolution #21-190 Authorizing Partial Payment No. 2 to Kuechle Underground, Inc. for Improvement Project #21-00, Riverdale Drive Reconstruction, Feldspar Street to Sunfish Lake Boulevard

Attachments

Res 21 190

Pay Est No 2

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/22/2021 08:49 AM
Kurt Ulrich	Kurt Ulrich	06/22/2021 09:08 AM
Form Started By: Kathy Schmitz		Started On: 06/22/2021 08:16 AM
Final Approval Date: 06/22/2021		

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

RESOLUTION #21-190

RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 2 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 June 22, 2021 $49,537.75 has been paid to date; and

WHEREAS, the Engineer Technician IV has inspected the completed work and recommends partial payment No. 2 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 $223,035.91

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 No. 2 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 $223,035.91.

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 June 22, 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 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	CP# 21-00; 21-07
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.124017
Contractor:	Kuechle Underground, Inc.	**Agency's Project No.:**	SAP 199-108-004; 199-010-013
Project:	Riverdale Drive Improvements		
Contract:			

Application No.: 2 **Application Date:** 6/14/2021

Application Period: **From** 5/1/2021 **to** 5/28/2021

1. Original Contract Price			$	771,913.13
2. Net change by Change Orders			$	73,988.48
3. Current Contract Price (Line 1 + Line 2)			$	845,901.61
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)			$	286,919.64
5. Retainage				
a. 5%	X	$ 286,919.64 Work Completed	$	14,345.98
b.	X	$ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)			$	14,345.98
6. Amount eligible to date (Line 4 - Line 5.c)			$	272,573.66
7. Less previous payments (Line 6 from prior application)			$	49,537.75
8. Amount due this application			$	223,035.91
9. Balance to finish, including retainage (Line 3 - Line 4)			$	558,981.97

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:** 14 June, 2019

Name: **Title:** Project Manager

Recommended by Engineer		**Approved by Owner (City of Ramsey)**	
By:	[signature]	**By:**	[signature]
Name:	Kevin Kielb	**Name:**	Bruce Westby
Title:	Project Engineer	**Title:**	City Engineer
Date:	6/14/2021	**Date:**	6/14/21

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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; 21-07
Engineer's Project No.:	0R1.124017
Contractor's Project No.:	
Agency's Project No.:	SAP 199-108-004; 199-010-013

Application No.: 2 **Application Period:** From 05/01/21 to 05/28/21 **Application Date:** 06/14/21

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	0.40	10,000.00		10,000.00	40%	15,000.00
2	REMOVE CATCH BASIN	6.00	EACH	200.00	1,200.00	5.00	1,000.00		1,000.00	83%	200.00
3	REMOVE CASTING	9.00	EACH	50.00	450.00	16.00	800.00		800.00	178%	(350.00)
4	SALVAGE GATE VALVE & BOX	3.00	EACH	50.00	150.00	19.00	950.00		950.00	633%	(800.00)
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	182.00	1,456.00		1,456.00	76%	464.00
7	REMOVE WATER MAIN	30.00	LIN FT	0.01	0.30	20.00	0.20		0.20	67%	0.10
8	REMOVE CURB AND GUTTER	6,140.00	LIN FT	2.50	15,350.00	6,140.00	15,350.00		15,350.00	100%	-
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	60.00	LIN FT	3.00	180.00	18.00	54.00		54.00	30%	126.00
10	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	550.00	LIN FT	3.00	1,650.00	205.00	615.00		615.00	37%	1,035.00
11	REMOVE BITUMINOUS PAVEMENT (DRIVEWAY)	690.00	SQ YD	3.00	2,070.00	346.55	1,039.65		1,039.65	50%	1,030.35
12	REMOVE CONCRETE WALK	120.00	SQ YD	3.00	360.00	90.00	270.00		270.00	75%	90.00
13	REMOVE CONCRETE PAVEMENT	120.00	SQ YD	3.00	360.00	90.00	270.00		270.00	75%	90.00
14	SALVAGE LANDSCAPE ROCK	10.00	SQ YD	5.00	50.00	8.00	40.00		40.00	80%	10.00
15	COMMON EXCAVATION (EV) (P)	2,205.00	CU YD	17.00	37,485.00	2,205.00	37,485.00		37,485.00	100%	-
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	1.00	5,000.00		5,000.00	100%	-
18	HAUL & STOCKPILE RECLAIM MATERIAL (LV) (P)	3,610.00	CU YD	8.00	28,880.00	3,610.00	28,880.00		28,880.00	100%	-
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	976.00	54,168.00		54,168.00	99%	555.00
32	27" RC PIPE SEWER DESIGN 3006 CLASS III	52.00	LIN FT	81.25	4,225.00	26.00	2,112.50		2,112.50	50%	2,112.50
33	15" PIPE PLUG	1.00	EACH	85.00	85.00	1.00	85.00		85.00	100%	-
34	CONNECT TO EXISTING STORM SEWER	3.00	EACH	1,875.00	5,625.00	2.00	3,750.00		3,750.00	67%	1,875.00
35	CONNECT TO EXISTING WATER MAIN	4.00	EACH	2,000.00	8,000.00	2.00	4,000.00		4,000.00	50%	4,000.00
36	8" GATE VALVE & BOX	1.00	EACH	1,875.00	1,875.00	1.00	1,875.00		1,875.00	100%	-
37	12" GATE VALVE & BOX	1.00	EACH	3,550.00	3,550.00	1.00	3,550.00		3,550.00	100%	-
38	INSTALL GATE VALVE & BOX	3.00	EACH	700.00	2,100.00	2.00	1,400.00		1,400.00	67%	700.00
39	ADJUST VALVE & BOX	19.00	EACH	500.00	9,500.00	-	-		-		9,500.00

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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; 21-07
Engineer's Project No.: 0R1.124017
Contractor's Project No.:
Agency's Project No.: SAP 199-108-004; 199-010-013

Application No.: 2 **Application Period:** From 05/01/21 to 05/28/21 **Application Date:** 06/14/21

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	1.00	1,575.00		1,575.00	100%	-
41	REPAIR WATER SERVICE	16.00	EACH	2,700.00	43,200.00	18.00	48,600.00		48,600.00	113%	(5,400.00)
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	151.00	1,208.00		1,208.00	114%	(152.00)
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	9.02	3,671.14		3,671.14	50%	3,654.86
48	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	15.00	LIN FT	605.00	9,075.00	9.23	5,584.15		5,584.15	62%	3,490.85
49	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1	20.00	LIN FT	292.00	5,840.00	8.00	2,336.00		2,336.00	40%	3,504.00
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	1.00	2,500.00		2,500.00	100%	-
59	STABILIZED CONSTRUCTION EXIT	1.00	LUMP SUM	900.00	900.00	1.00	900.00		900.00	100%	-
60	STORM DRAIN INLET PROTECTION	18.00	EACH	250.00	4,500.00	18.00	4,500.00		4,500.00	100%	-
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
							-		-		-
							-		-		-
				Original Contract Totals	$ 771,913.13		$ 286,919.64	$ -	$ 286,919.64	37%	$ 484,993.49

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; 21-07
Engineer's Project No.: 0R1.124017
Contractor's Project No.:
Agency's Project No.: SAP 199-108-004; 199-010-013

Application No.: 2 Application Period: From 05/01/21 to 05/28/21 Application Date: 06/14/21

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										
SA1	MOBILIZATION	1.00	LUMP SUM	12,000.00	12,000.00		-		-		12,000.00
SA2	REMOVE PIPE CULVERTS	95.00	LIN FT	11.00	1,045.00		-		-		1,045.00
SA3	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	145.00	LIN FT	3.50	507.50		-		-		507.50
SA4	COMMON EXCAVATION (EV) (P)	160.00	CU YD	20.00	3,200.00		-		-		3,200.00
SA5	HAUL & STOCKPILE RECLAIM MATERIAL	235.00	CU YD	9.20	2,162.00		-		-		2,162.00
SA6	AGGREGATE SURFACING (CV) CLASS 5	16.00	CU YD	52.00	832.00		-		-		832.00
SA7	STREET SWEEPER (WITH PICKUP BROOM)	4.00	HOUR	175.00	700.00		-		-		700.00
SA8	FULL DEPTH RECLAMATION (6") (P)	1,740.00	SQ YD	3.50	6,090.00		-		-		6,090.00
SA9	PORTABLE PRECAST CONCRETE BARRIER DES 8337	120.00	LIN FT	21.00	2,520.00		-		-		2,520.00
SA10	TRAFFIC CONTROL	1.00	LUMP SUM	2,900.00	2,900.00		-		-		2,900.00
SA11	TEMPORARY IMPACT ATTENUATOR	1.00	AMBY	3,500.00	3,500.00		-		-		3,500.00
SA12	STABILIZED CONSTRUCTION EXIT	1.00	LUMP SUM	2,100.00	2,100.00		-		-		2,100.00
SA13	SEDITMENT CONTROL LOG TYPE COMPOST	600.00	LIN FT	3.75	2,250.00		-		-		2,250.00
SA14	SEDIMENT REMOVAL VAC TRUCK	4.00	HOUR	355.62	1,422.48		-		-		1,422.48
SA15	COMMON TOPSOIL BORROW	325.00	CU YD	26.00	8,450.00		-		-		8,450.00
SA16	FERTILIZER TYPE 3	155.00	POUND	0.85	131.75		-		-		131.75
SA17	EROSION CONTROL BLANKETS CATEGORY 3N	550.00	SQ YD	2.30	1,265.00		-		-		1,265.00
SA18	SEEDING	0.50	ACRE	1,325.00	662.50		-		-		662.50
SA19	SEEDING MIXTURE 25-121	55.00	POUND	5.35	294.25		-		-		294.25
SA20	HYDRAULIC BONDED FIBER MATRIX	1,470.00	POUND	1.30	1,911.00		-		-		1,911.00
SA21	4" SOLID LINE MULTI COMP	180.00	LIN FT	8.70	1,566.00		-		-		1,566.00
SA22	REMOVE VALVE BOX	19.00	EACH	430.00	8,170.00		-		-		8,170.00
SA23	VALVE BOX	19.00	EACH	970.00	18,430.00		-		-		18,430.00
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
				Change Order Totals	$ 82,109.48		$ -	$ -	$ -		$ 82,109.48
	Original Contract and Change Orders										
				Project Totals	$ 854,022.61		$ 286,919.64	$ -	$ 286,919.64	34%	$ 567,102.97

EJCDC C-620 Contractor's Application for Payment
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CC Regular Session **7. 2.**

Meeting Date: 06/22/2021

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #21-156 Granting Preliminary Plat Approval for Williams Woods (Project No. 20-138); Case of Bill Boyum

Purpose/Background:

The City has received an application from Bill Boyum (the "Applicant") for a Preliminary Plat and Variance for a nine (9) lot subdivision involving six (6) total parcels all affiliated with 7363 175th Avenue NW (the "Subject Property"). The Planning Commission previously reviewed concept plans for the Subject Property in December, 2020 (this included a 9-lot configuration and a 19-lot configuration), and a formal Sketch Plan in April, 2021. Furthermore, the City Council reviewed the concept plans in January, 2021 with general support for the nine (9) lot concept. On June 3, 2021, by a 4-2 vote, the Planning Commission granted a Variance for cul-de-sac length and recommended approval of the Preliminary Plat.

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request. No additional notification was provided for tonight's meeting.

Observations/Alternatives:

General Background Information

The Subject Property is approximately ninety-four (94) acres in size. Aside from a roughly 160 foot stretch along 175th Ave, the Subject Property does not border any public roads. Thorn Lake and associated wetlands sit to the west, as does a public park (Caroline Acres Park) and a residential neighborhood with lot sizes ranging between about one (1) acre to two and a half (2.5) acres. North and east of the Subject Property are larger lot, residential properties (ranging from about 10 to 20 acres in size). The Preliminary Plat proposes a total of nine (9) lots, ranging in size from approximately 3.5 acres to just over 22 acres.

There have been multiple public meetings regarding proposed development of the Subject Property, as well as a public open house (dating back to 2018). Generally speaking, participants in those public meetings stated a desire for fewer lots of larger size rather than more lots. The current proposal appears to have taken those comments into consideration.

Zoning and Land Use

The Subject Property is zoned R-1 Residential (Rural Developing) as are all surrounding properties. This zoning designation requires lots to have a minimum lot size of 2.5 acres, a minimum lot width of 200 feet (100 feet if on a cul-de-sac bulb), and to be serviced with private utilities (septic system and well). The 2040 Comprehensive Plan guides the Subject Property and all surrounding parcels as Rural Developing, which a maximum density of one (1) unit per 2.5 acres. As proposed, the Preliminary Plat complies with both the bulk standards of the zoning district as well as the Comprehensive Plan.

Natural Resources Inventory and Tree Preservation

The City's Natural Resources Inventory (NRI) identifies multiple moderate quality natural areas within the Subject Property, including both Oak Forest and Dry Prairie. Due to the limited number of proposed lots, the project has the potential to minimize impacts to these natural areas. While there will be some disturbance, it appears that grading will be limited mostly to the public road and house pad locations. Due to the oaks present on the Subject Property,

any clearing activities will need to occur outside of April 15 to July 15 due to concerns with potential introduction of oak wilt to the area.

Due to the size of the Subject Property and the limited areas of site disturbance, the Applicant had proposed limiting the tree inventory to just those designated areas of potential impact. This approach seemed reasonable and was approved with the understanding that the project must still comply with the tree preservation standards in City Code (retaining at least thirty percent [30%] of the significant tree diameter at breast height [DBH] inches on site).

Based on the submitted Tree Inventory and Preservation Plan, approximately 64% of the existing significant tree Diameter at Breast Height (DBH) inches will be preserved. Again, this only includes the trees that were inventoried (only those that were in areas of proposed disturbance), there are many more trees on the Subject Property overall, meaning that an even greater percentage of tree inches are actually being preserved.

Wetlands and Floodplain
There are both wetlands and floodplain on the Subject Property. Approximately thirty (30) acres of the Subject Property contain either wetland and/or floodplain. The floodplain is designated as General Floodplain, meaning that there has not been detailed modeling done to determine Floodway and Flood Fringe boundaries. However, as long as there are no proposed buildings within the floodplain boundary, which there are not, additional modeling is not required. Staff is working with the MN DNR Floodplain staff to verify that the proposed driveways and public road are permissible (they do cross the floodplain boundary). The developer will likely need to provide documentation that neither would create a rise of more than 0.5 feet. Additionally, the developer will also need to provide documentation that no driveway, nor the public road, will be more than two (2) feet below the Regulatory Flood Protection Elevation.

A wetland delineation has been completed. The Preliminary Plat does include the required sixteen and a half foot (16.5') wetland setback; however, it appears that the drainage and utility easements need to be adjusted to encumber these areas. There will be some minimal impacts to wetlands on some lots (Lots 3-5), simply due to needing the driveways to access buildable locations on each of the lots, as well as the public road. Wetland mitigation will be necessary and will be reviewed and addressed by the Lower Rum River Watershed Management Organization (LRRWMO). The Applicant is assessing options to avoid and/or mitigate potential wetland impacts and encroachments into the required wetland setback areas with driveways on Lots 3-5 and Lot 8. This may relocating driveways, house pads, and/or seeking a variance to the setback requirement.

Landscaping
Each of the nine (9) lots have existing trees that will be located between the proposed house pads and the public street. Additionally, based on the amount of trees being preserved across the Subject Property, no additional plantings would be required.

Streets and Access
The project proposes a single public road off of 175th Avenue to provide access to the nine (9) lots. Originally, the proposed road width was twenty-eight (28) feet. However, based on feedback from Staff, Planning Commission, and City Council, the plans were revised to provide a thirty-two (32) foot wide paved road section. The road terminates in a cul-de-sac with a length of approximately 1,600 feet, a paved diameter of 100 feet, and a right-of-way diameter of 130 feet (the dimensions of the cul-de-sac bulb itself comply with City Code). City Code limits cul-de-sac length to no more than 600 feet. Thus, as proposed, a variance for the length is required.

City Code notes that the intent with development is to connect new roads to existing street stubs or, in the instance where land is undeveloped, to provide street stubs to facilitate future development. There are no existing stub roads that connect to the Subject Property. Abutting the northwest corner of the Subject Property is Caroline Acres Park, which is accessed from 178th Lane (a cul-de-sac). However, this is a dedicated park and while there is a process to undo that dedication, it is time consuming and complex. Furthermore, during the Sketch Plan review, multiple property owners from that neighborhood opposed not only making that road connection but also eliminating the park. In addition, the northern portion of the park area is mostly wetland and the park only has forty (40) feet of frontage along the cul-de-sac. Thus, making this road connection would require at least partial acquisition of one of the two adjacent residential properties (to accommodate a right of way width of sixty-six [66] feet) and result in

additional wetland impacts.

It could be possible to provide a corridor (in the form of an outlot deeded to the City, a permanent road easement, or dedicated right of way) to the east, between Lots 8 & 9 and/or over the southern portion of the Lot 7. While this may provide a potential opportunity for future development to the east, due to existing wetlands, it still seems unlikely that a connection to another public road could occur. This is not included in the currently proposal.

There is a forty (40) acre parcel west of the Subject Property that is presently landlocked. That property owner has requested a sixty (60) foot wide corridor be reserved and extended to this parcel to eliminate the landlocked status. The southwestern portion of the Subject Property has a lot of wetland area, making any sort of future road connection to the west very challenging. It appears that the forty (40) acre parcel is entirely wetland and would not be considered as buildable land. The Preliminary Plat does not include the requested corridor.

Public Safety staff (Police, Fire, and Public Works) have reviewed the request. With the road width increased to thirty-two (32) feet, Public Works has indicated support for the proposed layout. Fire Staff has stated that their preference would be for a connection to an existing public street or a reduced cul-de-sac length; however, they have noted that with the increased road width (to 32 feet), this would be functional and workable. Police Staff do not support the project as proposed due to a single point of access and the length of the cul-de-sac.

The Planning Commission held a Public Hearing on the Variance and Preliminary Plat at their June 3, 2021 meeting. Comments were received from an adjoining property owner about the size of the proposed abutting lot and about proximity of the proposed public road to his driveway on 173rd Ave.

Alternatives

Alternative 1: Motion to adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods. Approval of Preliminary Plat grants entitlement to the project as long as the Final Plat substantially matches the Preliminary Plat. With the exception of the cul-de-sac length, which has now been addressed with a Variance, the proposed project complies with all bulk standards for the R-1 Residential (Rural Developing) District.

Alternative 2: Motion to adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods with the following modifications: Provide a 66 foot wide corridor to the 40-acre parcel to the west to ensure potential future access and/or provide a 66 foot wide corridor to the abutting property to the east, both with the requisite area for a cul-de-sac bulb. While Staff does not necessarily oppose this action, due to wetlands and existing residential homes, neither would likely result in a second access point to this neighborhood.

Alternative 3: Motion to deny the Preliminary Plat. The proposed subdivision appears to address comments that the public have made (dating back to 2018 and as recently as April, 2021) regarding number of lots and minimizing impacts to natural resources. Furthermore, the Applicant has noted that the review comments by Staff can be addressed. Staff does not support this option.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

The Planning Commission has recommended approval of the Preliminary Plat.

Action:

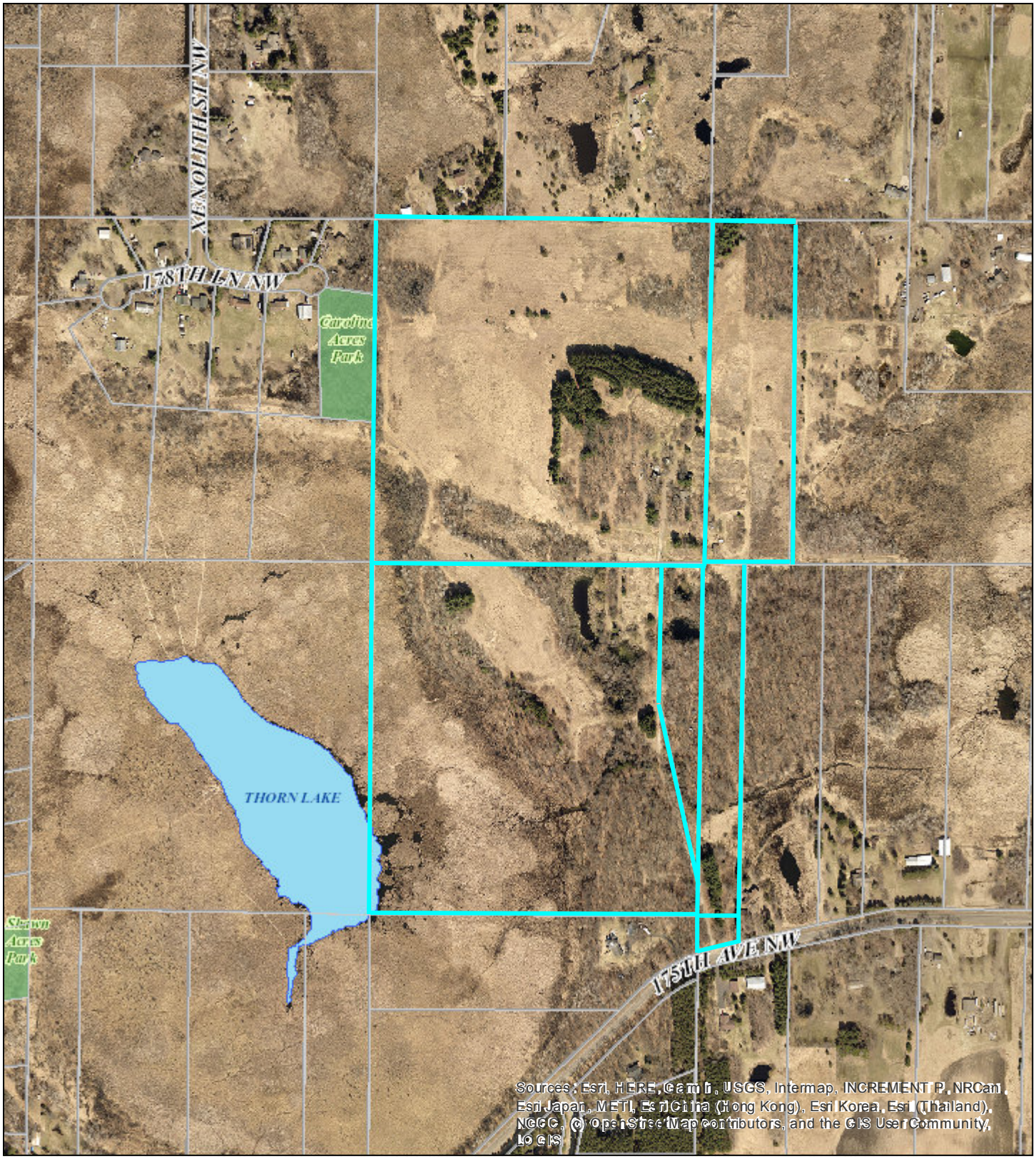
Motion to adopt Resolution #21-156 approving the Preliminary Plat for Williams Woods.

Attachments

Site Location Map
Civil Engineering Plan Set
Landscape Plan Set
Department Review Status as of May 28, 2021
Changemarks as of May 28, 2021
Planning Commission Meeting Minutes Dated December 3, 2020
City Council Meeting Minutes Dated January 12, 2021
Adopted Resolution #21-018 Supporting 9-Lot Subdivision
Planning Commission Meeting Minutes Dated April 8, 2021
Comment from Adjacent Property Owner Requesting 60 Reservation of 60 Foot Corridor
Comments from Police Chief Dated April 8, 2021
Draft Planning Commission Meeting Minutes Dated June 3, 2021
Resolution #21-156

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/17/2021 09:01 AM
Bruce Westby	Bruce Westby	06/17/2021 12:29 PM
Form Started By: Chris Anderson		Started On: 06/16/2021 10:26 AM
Final Approval Date: 06/17/2021		



City of RAMSEY

Williams Woods Preliminary Plat

Legend

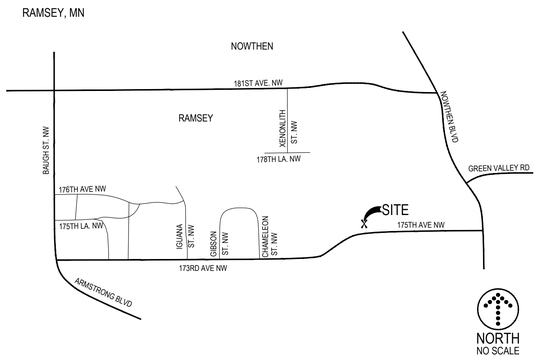
- Site
- Parcels

N

November 20th, 2020

0 0.175 0.35 mi

AREA LOCATION MAP



WILLIAMS WOODS

RAMSEY, MINNESOTA

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.P.T.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
234.5	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE HEIGHT, TYPE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	Ø	POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00%	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
X HEIGHT, TYPE X	FENCING	STS >> FES CMP RIPRAP	STORM SEWER
	RETAINING WALL	SAN >	SANITARY SEWER-WASTE
	SET 1/2" X 14" IRON PIPE	FM >	FORCE MAIN
	IRON MONUMENT FOUND	RD >>	ROOF DRAIN SYSTEM
	SURVEY DISK (BENCHMARK)	GATE VALVE WTR HYD	WATERMAIN
	POWERPOLE	FIRE	FIRE LINE (IF SEPARATE)
	GUY WIRE	BLDG.	FIRE DEPT. CONNECTION
	GUARD POST	C.O. X"SSD	SOIL SUBDRAIN
GM	GAS METER	GAS	GAS LINE-UNDERGROUND
	TRANSFORMER	ELEC	ELECTRIC-UNDERGROUND
	WATER SHUT-OFF VALVE	TELE	TELEPHONE-UNDERGROUND
	TRAFFIC SIGN	CATV	UNDERGROUND CABLE/TV
	FLAG POLE	LSS	LAWN SPRINKLER SLEEVE
LT	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
1	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPTING THEREFROM THE EAST 15 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER.

AND

THAT PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER TO THE POINT OF BEGINNING.

AND

THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25 EXCEPTING THEREFROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 162.5 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER 536 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER, WHICH SAID POINT IS 120 FEET NORTH OF THE SOUTHEAST CORNER AS MEASURED ALONG THE EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER; THENCE NORTH ALONG EAST LINE OF NORTHWEST ONE-QUARTER OF SOUTHEAST ONE-QUARTER TO THE POINT OF BEGINNING, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, AS MEASURED ALONG THE NORTH LINE THEREOF, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

AND

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE EAST 15 ACRES OF THE WEST HALF THEREOF, AND THAT LIES NORTH OF THE COUNTY ROAD NOW LAID OUT AND TRAVELLED IN AN EASTERLY AND WESTERLY DIRECTION ACROSS SAID LAND, ALL IN SECTION 4, TOWNSHIP 32, RANGE 25, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN ANOKA COUNTY, MINNESOTA.

ABSTRACT PROPERTY

BENCHMARK

SPIKE IN POWER POLE,
WEST OF INTERSECTION OF 175TH AVE. NW AND BOYUM ROAD (ENTRANCE OF SUBJECT PROPERTY).
POWER POLE IS 25 FT. ± NORTH OF THE SUBJECT PROPERTY CORNER.
ELEVATION = 907.863

OWNER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075
CONTACT: BILL BOYUM

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOE BAILEY

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOSH POPEHN

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE		05.06.2021
SHEET NO.	DESCRIPTION	
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C0.2	PRELIMINARY PLAT	X
C1.1	EXISTING CONDITIONS	X
C1.2	DEMOLITION	X
C2.1	SITE PLAN	X
C3.0	GRADING, DRAINAGE & EROSION CONTROL	X
C3.1	GRADING, DRAINAGE & EROSION CONTROL & UTILITIES	X
C3.2	GRADING, DRAINAGE & EROSION CONTROL	X
C3.3	GRADING, DRAINAGE & EROSION CONTROL	X
C3.4	GRADING, DRAINAGE & EROSION CONTROL	X
C3.5	SWPPP NOTES	X
C7.1	CIVIL CONSTRUCTION DETAILS	X
L1.1	TREE PRESERVATION PLAN - OVERALL	X
L1.2	TREE PRESERVATION PLAN - ENLARGED	X
L1.3	TREE PRESERVATION PLAN - ENLARGED	X
L1.4	TREE PRESERVATION PLAN - ENLARGED	X
L1.5	TREE PRESERVATION PLAN - ENLARGED	X
L1.6	TREE PRESERVATION PLAN - ENLARGED	X
L1.7	TREE PRESERVATION PLAN - ENLARGED	X
L1.8	TREE PRESERVATION PLAN - ENLARGED	X
L1.9	TREE PRESERVATION TABLES	X
L1.10	TREE PRESERVATION TABLES	X

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

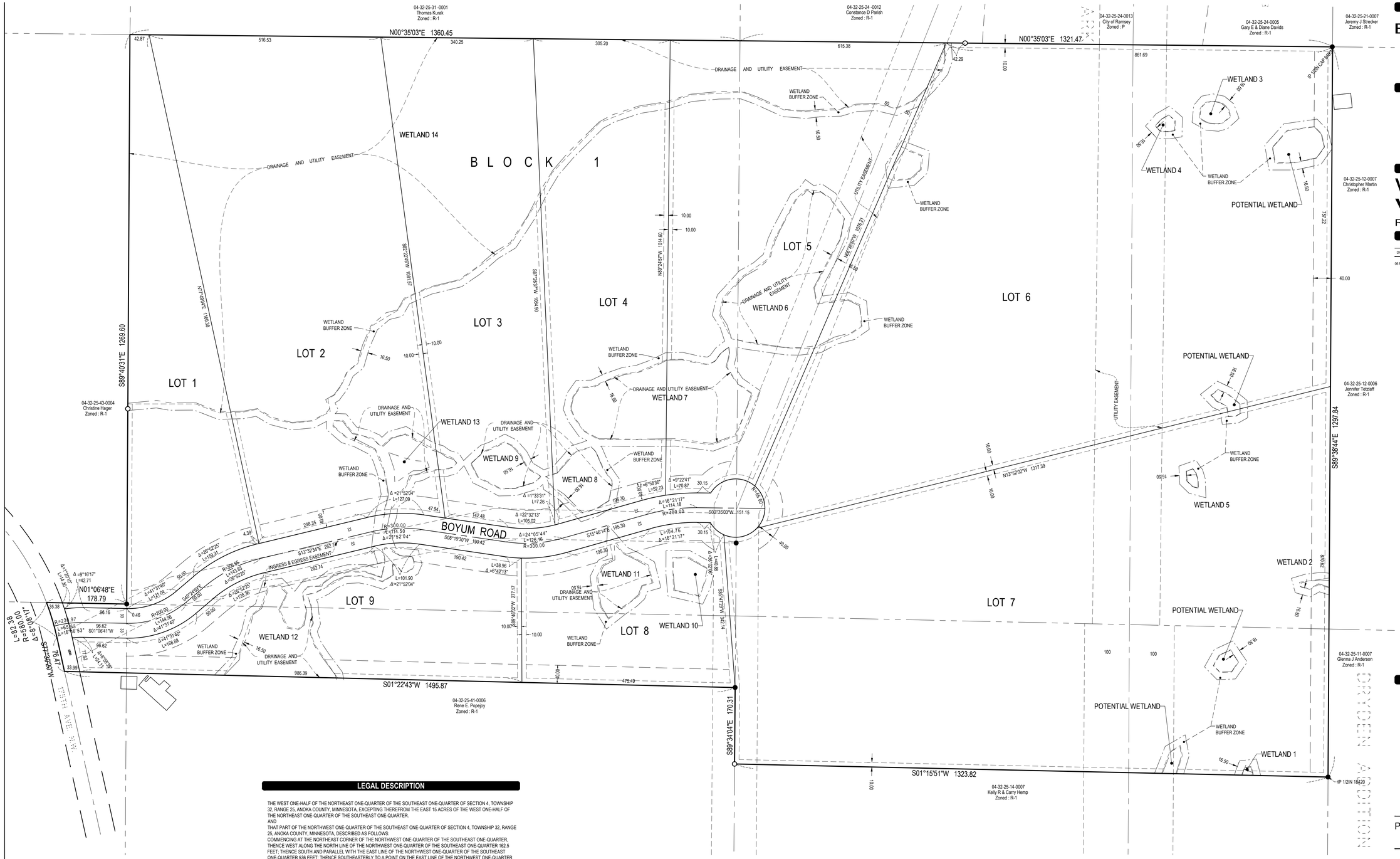
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

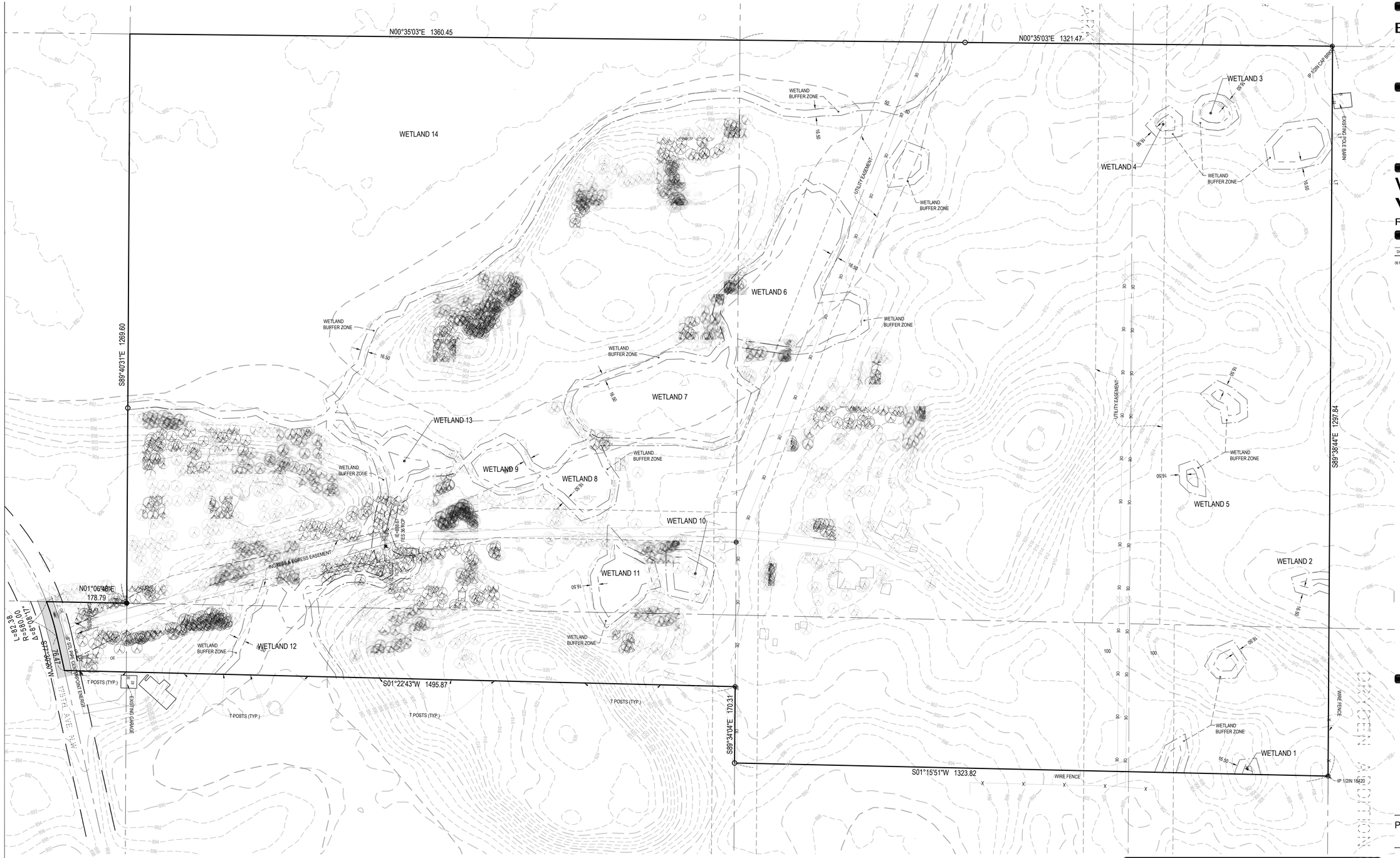
FILE NAME	C001ZZZ543.dwg
PROJECT NO.	ZZZ20543

CIVIL & LANDSCAPE TITLE SHEET
C0.1

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04-32-25-31 -0001
Thomas Kurak
Zoned : R-1
04-32-25-24 -0012
Constance D Parish
Zoned : R-1
04-32-25-24-0013
City of Ramsey
Zoned : P
04-32-25-24-0005
Gary E & Diane Davids
Zoned : R-1
04-32-25-21-0007
Jeremy J Strecker
Zoned : R-1
N00°35'03"E 1360.45
N00°35'03"E 1321.47
516.53
340.25
305.20
615.38
42.87
42.29
861.69
DRAINAGE AND UTILITY EASEMENT
WETLAND BUFFER ZONE
WETLAND 14
WETLAND 3
WETLAND 4
POTENTIAL WETLAND
B L O C K 1
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
WETLAND 6
WETLAND 7
WETLAND 8
WETLAND 9
WETLAND 10
WETLAND 11
WETLAND 12
WETLAND 13
WETLAND 5
WETLAND 2
WETLAND 1
UTILITY EASEMENT
S89°40'31"E 1269.60
N17°40'04"E 160.38
S27°36'47"W 76.47
S89°38'44"E 1297.84
S89°34'04"E 170.31
S01°22'43"W 1495.87
S01°15'51"W 1323.82
N13°52'02"W 1317.39
BOYUM ROAD
INGRESS & EGRESS EASEMENT
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S08°19'30"W 190.42
S15°46'14"E 195.30
S00°39'03"W 151.15
N01°06'48"E 178.79
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S89°46'52"W 277.17
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S89°35'21"W 1064.90
N89°45'22"E 1051.57
N89°35'21"E 1064.90
S89°46'52"E 1052.21
S89°57'17"W 1321.14
04-32-25-43-0004
Christine Hager
Zoned : R-1
04-32-25-41-0006
Rene E. Popejoy
Zoned : R-1
04-32-25-12-0007
Christopher Martin
Zoned : R-1
04-32-25-12-0006
Jennifer Telzlaff
Zoned : R-1
04-32-25-11-0007
Glenna J Anderson
Zoned : R-1
04-32-25-14-0007
Kelly R & Carry Hemp
Zoned : R-1
IP 1/2IN CAP
IP 1/2IN 18420
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R=265.00
L=21.21
Δ=4°35'29"
R=265.00
L=21.21
Δ=4°35'29



LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA, EXCEPTING THEREFROM THE EAST 15 ACRES OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER.

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ABSTRACT PROPERTY

AREA SUMMARY

Property Area - 4,113,235 Sq. Ft. = 94.42 Ac.

EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on February, 21, 2021, expressly for this project; City of Ramsey, MN record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer / Owner IMMEDIATELY.
2. Geotechnical borings are scheduled and will be provided to the City once obtained.

Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C101ZZZ543.dwg

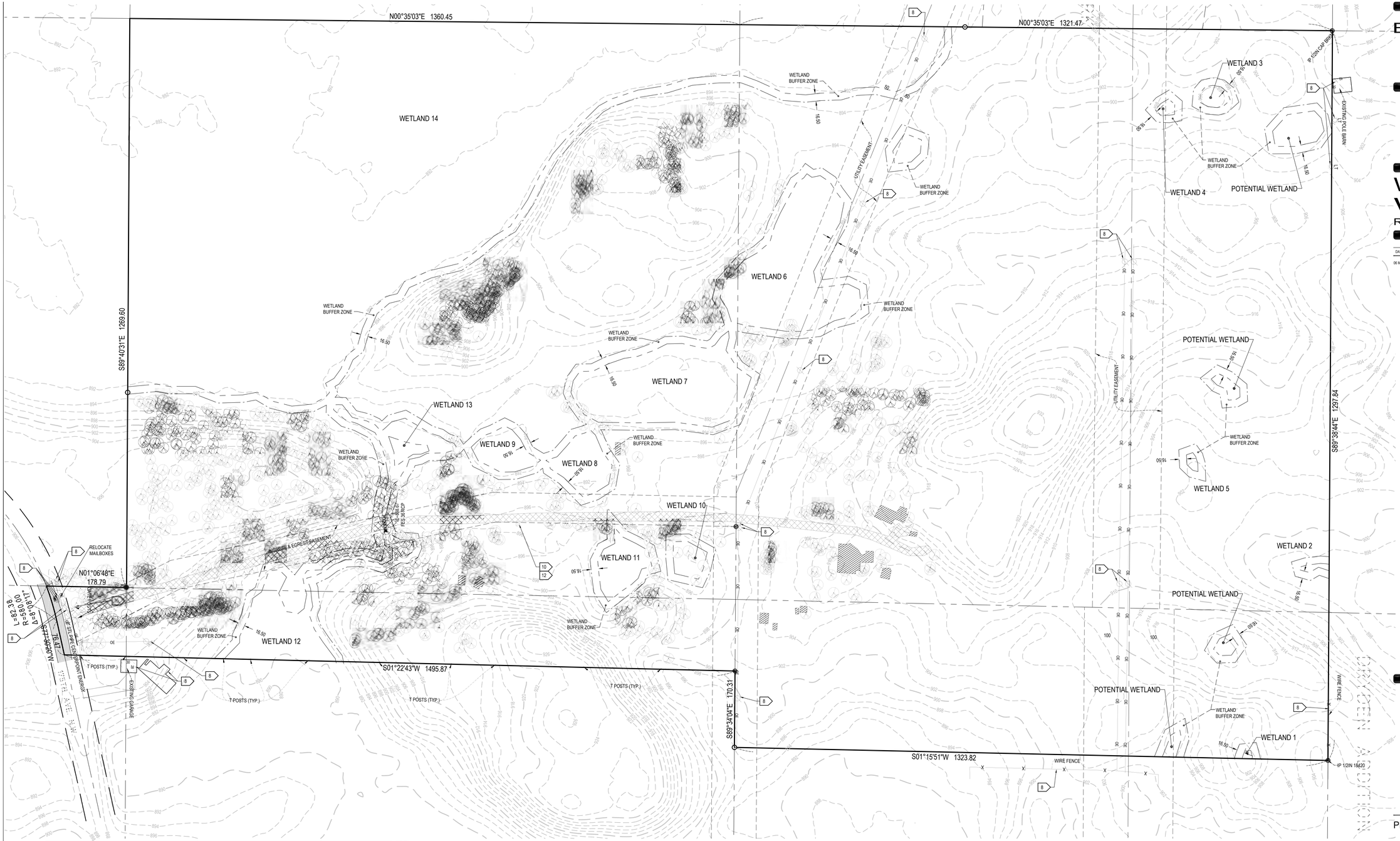
PROJECT NO. ZZZ20543

EXISTING CONDITIONS

C1.1

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GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

DEMOLITION AND CLEARING NOTES

2. Obtain permits for demolition, clearing, and disposal prior to beginning.
3. Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing.
4. See Sheet C3.1 - C3.4 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.
5. Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
6. Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.
7. Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.
8. Protect structures, utilities, trees, plant material, sod, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.
9. Refer to sheets L1.1 - L1.3 for tree demolition and preservation.
10. Remove existing site features including, but not limited to, underground utilities, paving, curbing, walkways, fencing, retaining walls, screen walls, aprons, lighting, related foundations, signage, bollards, landscaping, and stairways within the construction limits unless noted otherwise.
11. Haul demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.
12. Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Restore electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements.

SITE SYMBOLS/LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	BUILDING	UE	UNDERGROUND ELECTRIC	GM	GAS METER
	BITUMINOUS SURFACE	OE	OVERHEAD ELECTRIC	GV	GAS VALVE
	WETLAND	FO	UNDERGROUND FIBER OPTIC		GUARD POST
X	FENCING	UTV	UNDERGROUND CABLE TV	MB	MAILBOX
	STORM SEWER		MANHOLE		TRAFFIC SIGN
	SANITARY SEWER		CATCH BASIN		1/2" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
	WATER MAIN		FLARED END SECTION		
G	UNDERGROUND GAS MAIN		GUY WIRE		CAST IRON MONUMENT FOUND
UT	UNDERGROUND TELEPHONE		POWERPOLE		IRON MONUMENT FOUND
OT	OVERHEAD TELEPHONE	T	TRANSFORMER		TREES
		UB	UTILITY BOX (TV, TEL, ELEC)	B-X	SOIL BORING
		EM	ELECTRIC METER		

LEGEND

:Structure and / or Pavement Removal

XXXXXXXXXXXXXXXXXX :Utility Line Removal

:Gravel Driveway Removal

Know what's **Below.** **Call** before you dig.

NORTH

0 100 200

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1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

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RAMSEY, MINNESOTA

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CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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PRELIMINARY PLAT SUBMITTAL
05.06.2021

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From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C102ZZZ543.dwg

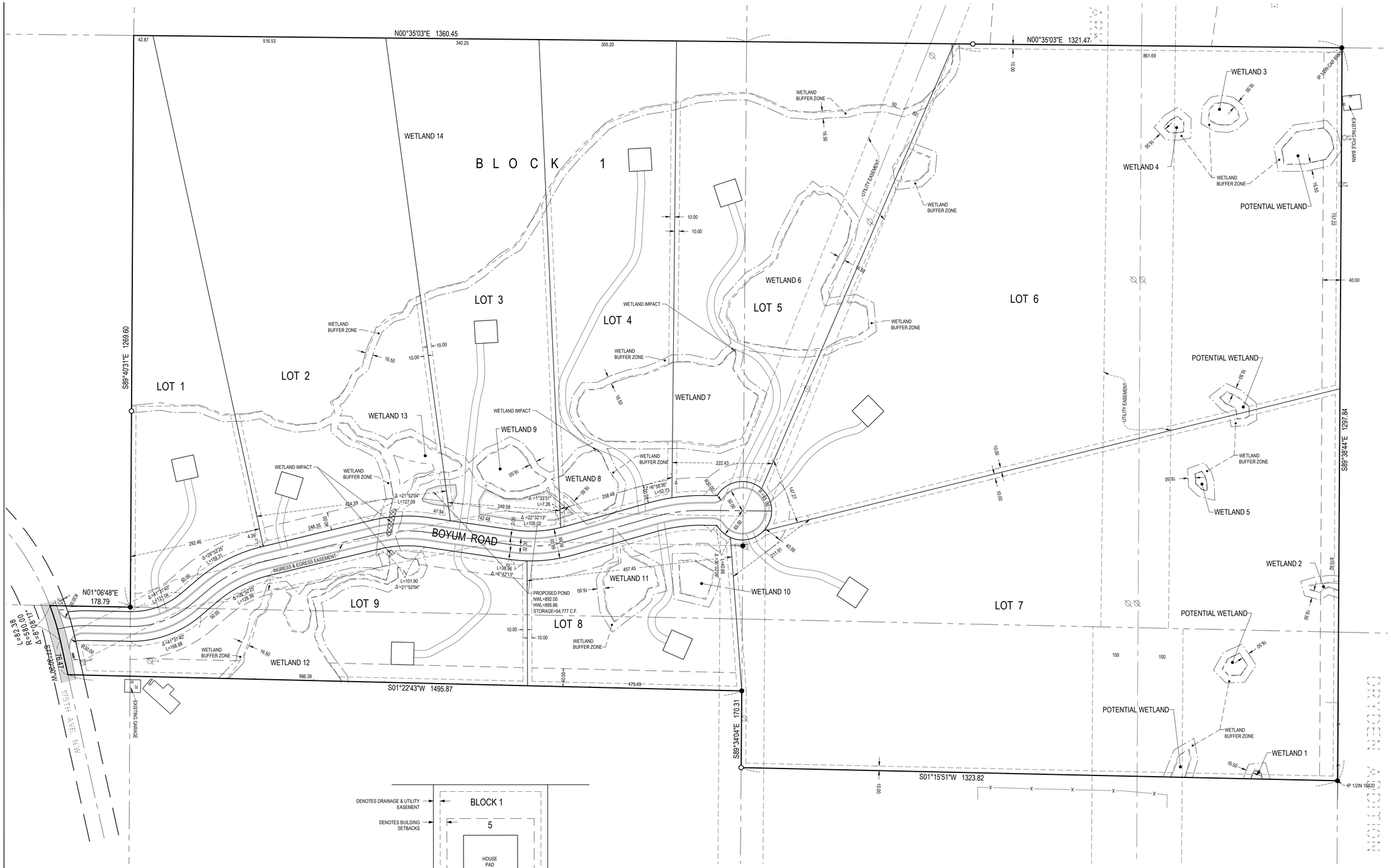
PROJECT NO. ZZZ20543

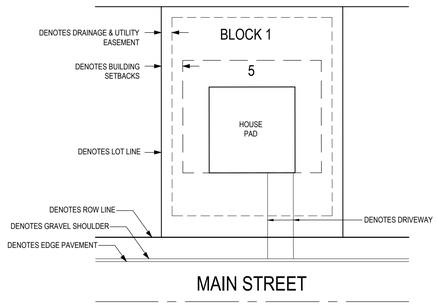
DEMOLITION

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1 **TYPICAL LOT DETAIL**

NO SCALE

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Demensions shown are to edge of bituminous and exterior face of building unless noted otherwise.

ZONING AND SETBACK SUMMARY

Existing Zoning - Rural Developing (Outside MUSA)

Building Setback Information is as follows:
Front - 40 ft.
Rear - 40 ft.
Side (Interior) - 10 ft.
Side (Street) - 40 ft.
Minimum Lot Area - 2.5 Acres
Minimum Lot Width - 200 ft., or 100 ft. on cul-de-sac
Minimum Lot Depth - Residential lots shall have a lot depth of not less than 100 ft. for a continuous width of 60 ft., exclusive of any wetland, wetland setback area, floodway or steep space.

AREA SUMMARY

Total Site Area: 4,113,235 SF. = 94.42 AC.
Wetland Area: 1,102,105 S.F. = 25.31 AC.
Upland Area: 3,011,130 SF. = 69.13 Ac.
Total Single Family Lots = 9
Net Density = 0.13 Units/Acre

WETLAND IMPACT

Wetland Impact: 794 s.f.
Denotes Area of Wetland Impact

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DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
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MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

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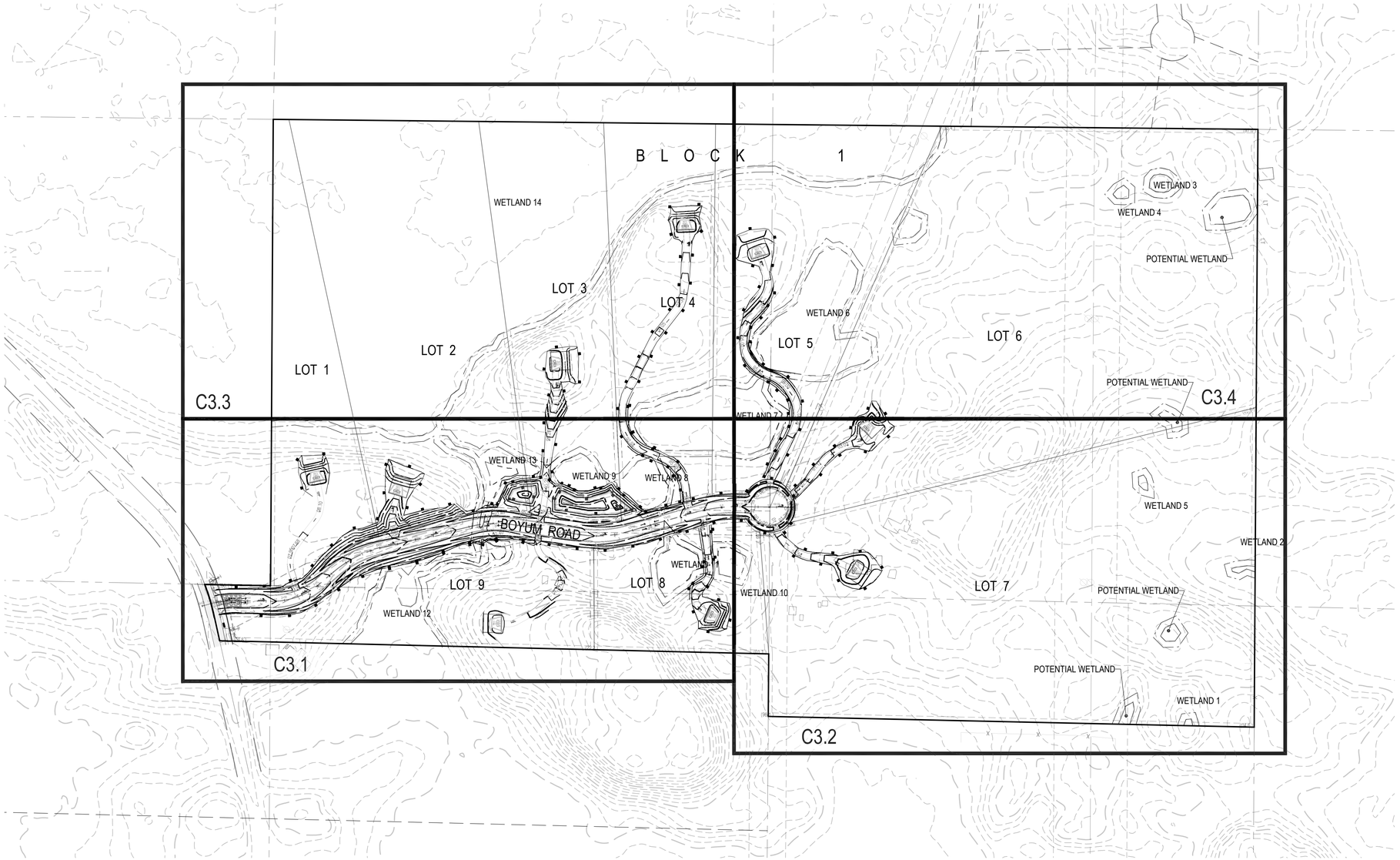
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SITE PLAN

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MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	14,560 ft.
	:Vehicle Tracking Pad	1 ea.

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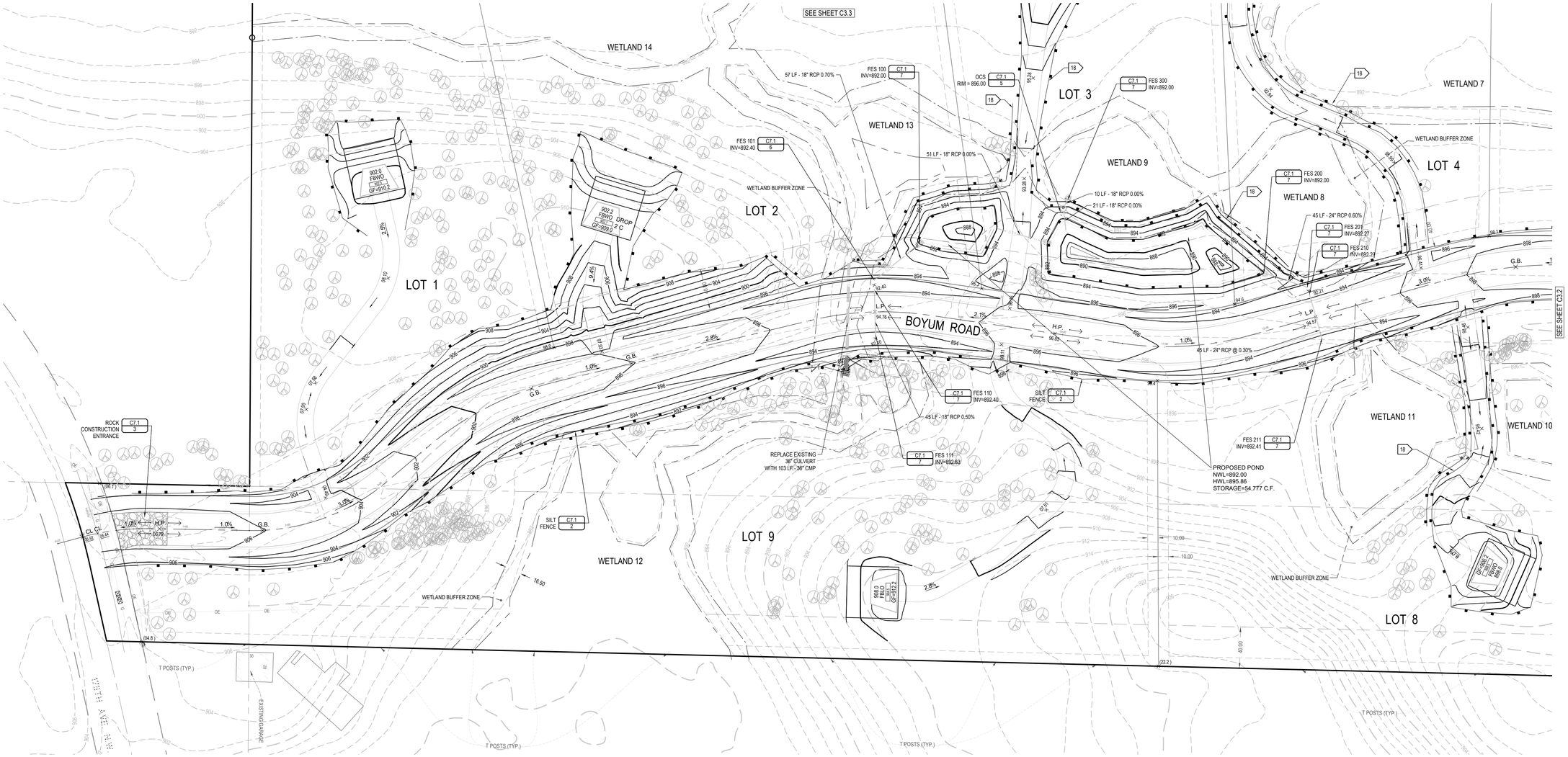
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Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

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LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	14,560 ft.
	:Vehicle Tracking Pad	1 ea.

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PROJECT

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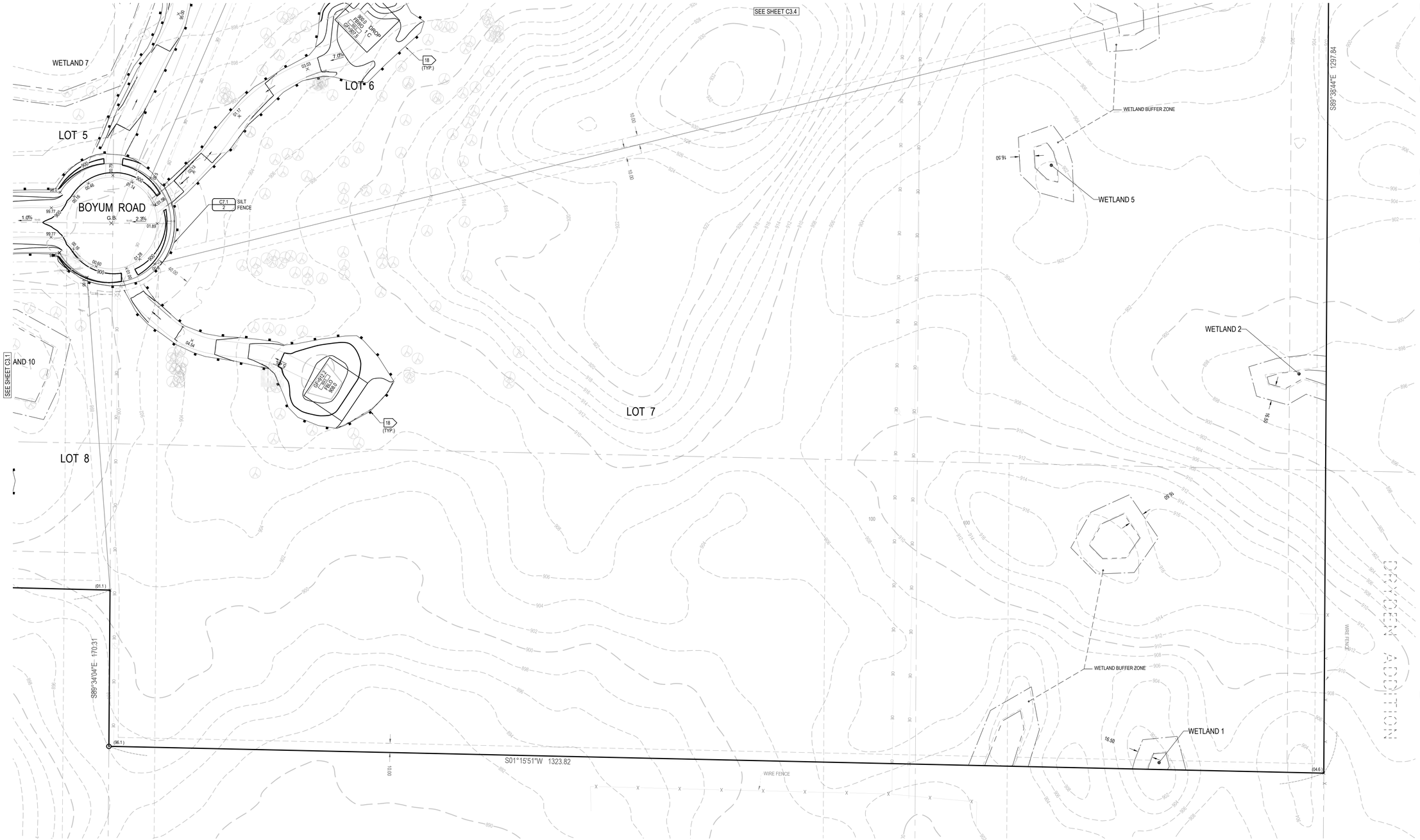
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LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
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PROJECT

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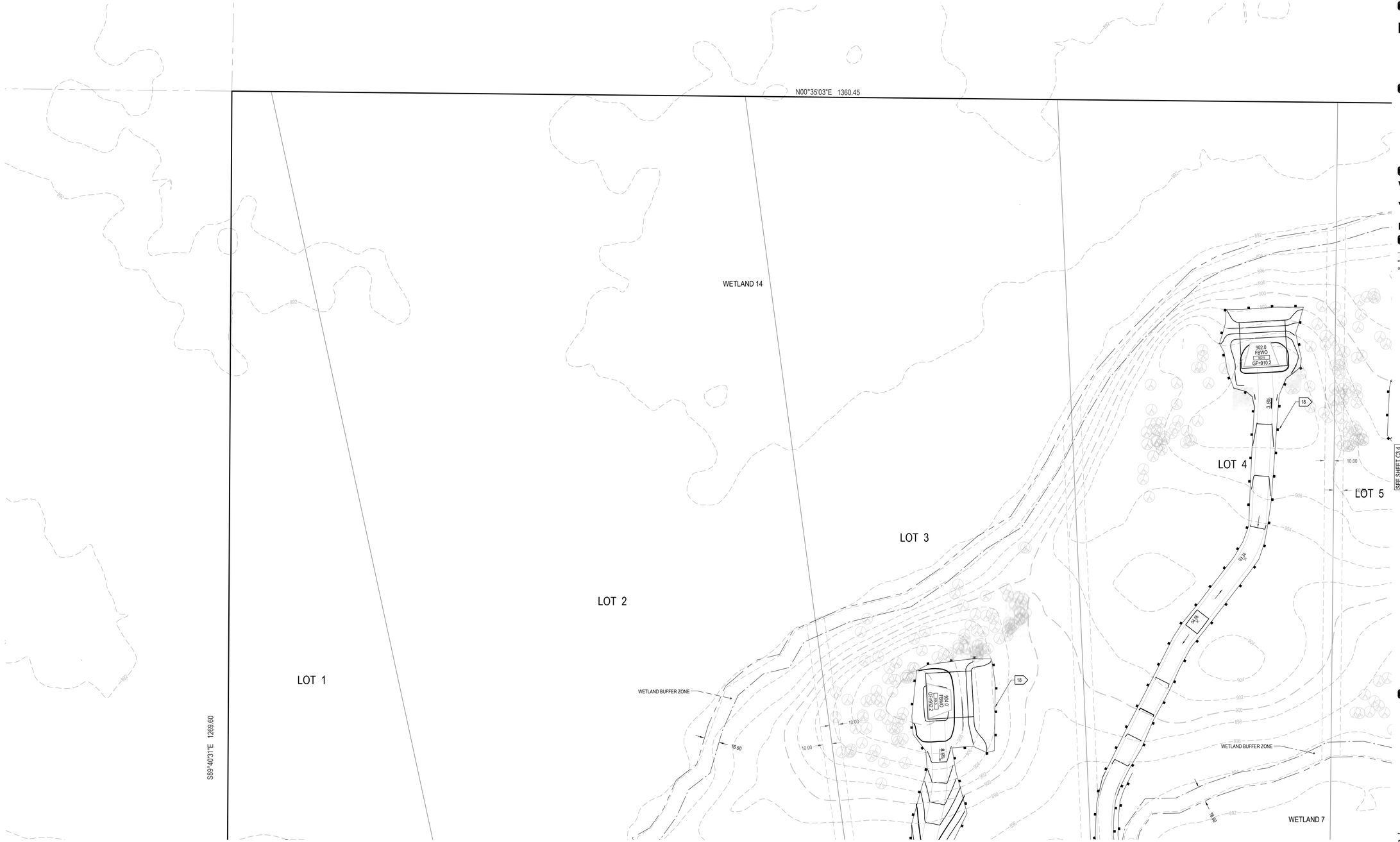
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LEGEND

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MUNICIPALITY

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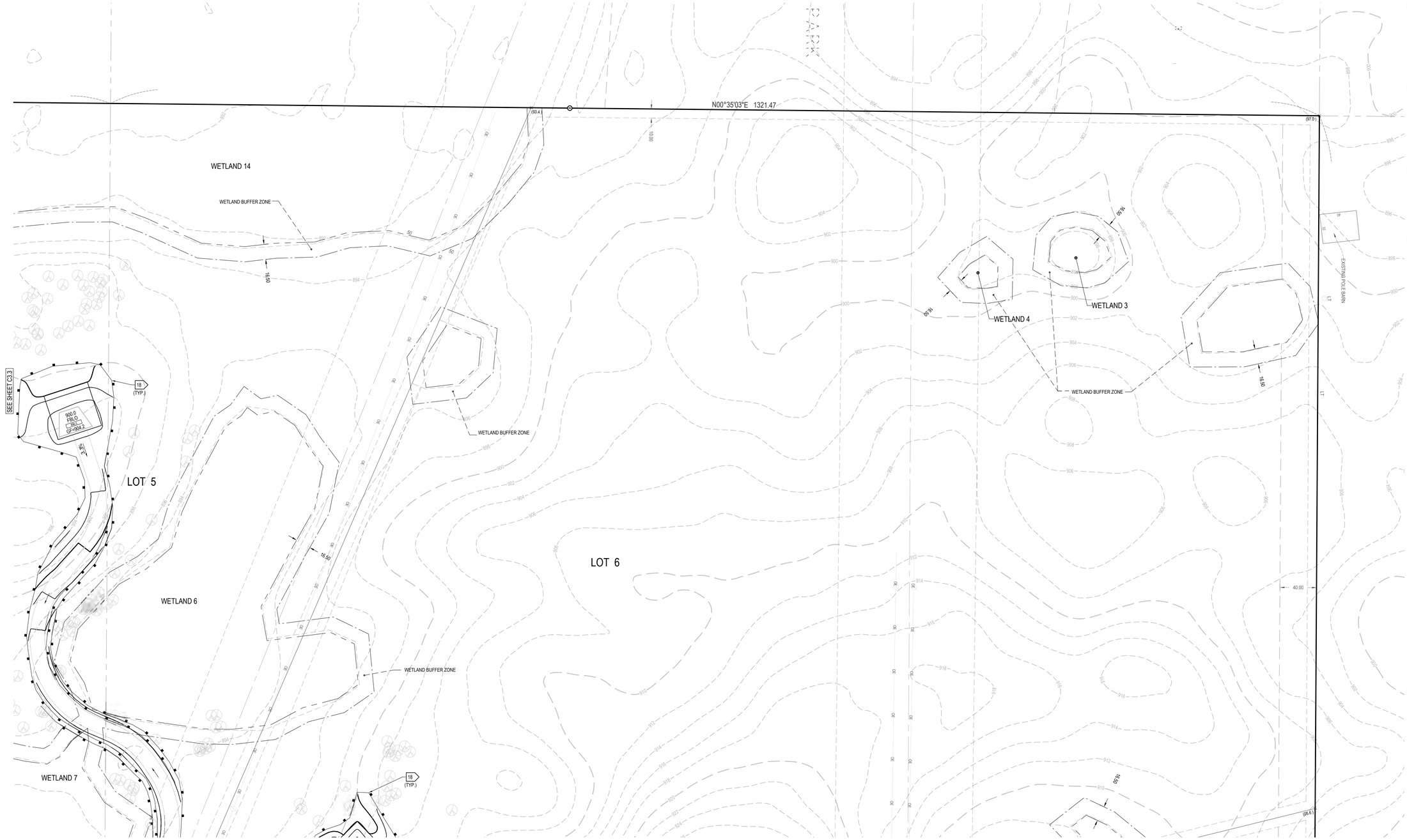
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MUNICIPALITY

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NPDES PERMIT AND SWPPP COMPONENTS

1. *The current Minnesota Construction Stormwater General Permit (Permit) dated August 1, 2018 is referenced in this document as the Permit.*

   The SWPPP includes the following components:
   - Construction Documents prepared by Landform
   - Stormwater Management Narrativeprepared by Landform
   - Maintenance Plan for permanent stormwater BMPs

   All components must be kept onsite by the Operator. The Operator shall contact Civil Engineer if they do not have all of the above documents.

SITE INFORMATION

Site location: Latitude: 45°17'27"N, Longitude: 93°27'19"W
Disturbed area = 7.29 ac.
Pre-construction impervious area within disturbed area = 1.08 ac.
Post-construction impervious area within disturbed area = 4.28 ac.
Net change in impervious area within disturbed area = 3.2 ac.

Type of stormwater management:
- Wet sedimentation

Erosion prevention and sediment control quantities are on sheets C3.1 - C3.4.

SITE EVALUATION / ASSESSMENT / PLANNING

1. The Operator shall have primary responsibility and significant authority for the development, implementation, maintenance, inspection and amendments to the approved SWPPP. Duties include but are not limited to:
   - Ensuring full compliance with the SWPPP and the Permit
   - Implementing all elements of the SWPPP, including but not limited to:
     - Implementing prompt and effective erosion and sediment control measures
     - Implementing all non-storm water management, and good housekeeping BMPs ensuring that no materials other than Storm water are discharged in quantities, which will have an adverse effect on receiving waters or storm drain systems, etc.
   - Conducting routine inspections and maintenance
   - Ensuring elimination of all unauthorized discharges
   - Coordinating to ensure all of the necessary corrections / repairs are made immediately, and that the project complies with the SWPPP, the Permit, and approved plans at all times.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. *Operator must develop pollution prevention management measures, implement good housekeeping BMPs, must follow all applicable federal, state, and local building codes, Occupational Safety and Health Act (OSHA), and the general conditions and general requirements of the construction contract.*
2. The Operator shall minimize the exposure to stormwater of any of the products, material, or wastes stored on site that may wash downstream or contaminate stormwater.
3. Building products that have the potential to leach pollutants must be under cover.
4. Chemicals and landscape materials shall be under cover to prevent the discharge of pollutants.
5. Operator to track progress of the following items on site maps: portable toilets, material storage areas, vehicle and equipment fueling and maintenance areas, concrete washouts, paint and stucco washouts, dumpsters or other trash and debris containers, spill kits, stockpiles, any other non-structural non-storm water management BMPs, any temporarily removed structural BMPs, any changes to the structural BMPs.
6. 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 requirements.
7. Hazardous waste: oil, gasoline, paint and any hazardous substances must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
8. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over.
9. Concrete and other washout waste: operator must provide effective containment for all liquid and solid wastes generated by washout operations. The liquid and solid wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.
10. External vehicle washing: 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.
11. Operator shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where they will be loaded or unloaded as detailed in the Permit.

SWPPP CONTACT AND TRAINING INFORMATION

1. Owner:
   attn: Bill Boyum
   1755 Round Lake Boulevard
   Andover, MN 55304
   612-221-3075
   wildbill10mm@gmail.com
2. Operator:
   To Be Determined. Contact Owner until Contractor Is Selected.
3. Long Term Maintenance And Operation:
   To Be Determined. Contact Owner until Contractor Is Selected.
4. SWPPP Designer:
   Chris Call, P.E.
   Landform Professional Services
   105 South Fifth Avenue, Suite 513
   Minneapolis, Mn 55401
   612-252-9070
   ccall@landform.net
   Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2022
5. SWPPP Inspector / Manager:
   To Be Determined. Contact Owner until Contractor And SWPPP Inspector / Manager is selected.
   Certification: , Exp.
6. BMP Installation And Repair:
   To Be Determined. Contact Owner until BMP Installer And Maintainer is selected.
   Certification: , Exp.

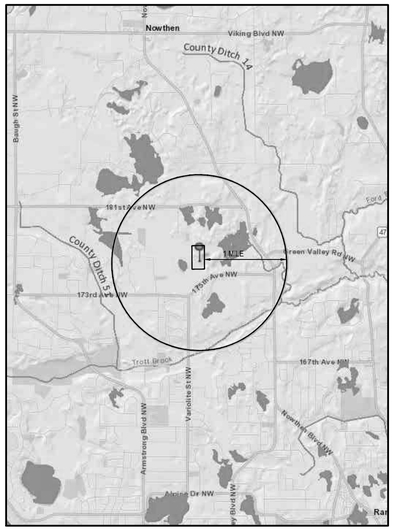
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. Construction activity includes erosion and sediment control BMPs installation, clearing and grubbing, site grading, utility installation, paving, and landscaping.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. Install perimeter sediment control BMPs prior to start of other site work. Refer to Grading, Drainage, Paving and Erosion Control sheets for initial locations of BMPs.
2. Construct permanent sedimentation basins prior to upland disturbance. Install perimeter sediment control BMPs around normal water levels within 48-hours of completion of basin grading.
3. Stabilize outlets from permanent sedimentation basins within 24-hours of outlet construction.
4. Perform work in phases to minimize disturbed area at any one time. Operator to develop phasing plan prior to start of work.
5. Strip topsoil from areas to be disturbed and stockpile with perimeter sediment control BMPs. Provide stabilization if stockpile is left longer than 14 days.
6. Rough grade site.
7. Install utilities.
8. Install small utilities (gas, electric, communications).
9. Final grade pavement areas and compact subgrade.
10. Lay down pavement aggregate and compact.
11. Provide final stabilization.
12. Remove temporary BMPs and dispose of properly.

WATERS WITHIN ONE MILE OF SITE



MN SPECIAL (PROHIBITED, RESTRICTED, OTHER) & IMPAIRED WATERS

1. Trott Brook is impaired based on the current USEPA 303(d) clean water act list for Benthic macroinvertebrate bioassessments, disolved oxygen, fishes bioassessments; is within 1 mile of this site; and stormwater does discharge to it.
   A. TMDLs have been established for this impaired water for construction related parameters and require the additional best management practices (BMPs) found it items 23.9 and 23.10.

EROSION PREVENTION AND SEDIMENT CONTROL

1. See Grading, Drainage, Paving and Erosion Control sheets for the location and type of temporary erosion prevention and sediment control BMPs. See Grading and Drainage & Utility sheets for the location and type of permanent erosion prevention and sediment control BMPs.
2. Minimize Disturbed Areas and Protect Natural Features and Soil

   Appropriate construction practices (e.g. construction phasing, vegetative buffer strips, horizontal slope grading) shall be used to minimize erosion.

   Areas not to be disturbed (buffers, infiltration basins, etc.) shall be protected with construction or silt fence before work begins.

   Operator shall develop methods to minimize soil compaction outside of building pads, pavement areas and utility trenches and shall use tracked equipment wherever practicable.

   Topsoil shall be salvaged and reused to the extent practicable.
3. Phase Construction Activity

   Operator must not disturb more land than can be effectively inspected and maintained.

   Sediment control practices shall 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 in accordance with the Permit.

   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 shall be installed immediately after the activity is completed. However, sediment control practices shall be installed before the next precipitation event even if the activity is not complete.
4. Control Stormwater Flowing onto and Through the Project

   The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, shall be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water.

   Stabilization of the last 200 lineal feet shall be completed within 24 hours after connecting to a surface water.

   Stabilization of the remaining portions of any temporary or permanent ditches or swales shall be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.

   Temporary or permanent ditches or swales that are being used as a sediment containment system (with properly designed rock ditch checks, bio rolls, silt dikes etc.) do not need to be stabilized. These areas shall be stabilized within 24 hours after no longer being used as a sediment containment system.
5. Stabilize Soils

   All exposed soil areas, including stockpiles, must be stabilized.

   Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days. Stabilization must be complete within 7 days of cessation of construction activity.

   Temporary soil stockpiles shall have silt fence or other effective sediment controls, and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the storm water.

   Temporary stockpiles without significant silt, clay or organic components (e.g. clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces, are exempt from this requirement.
6. Protect Slopes

   Operator shall avoid work on slopes with a grade of 3:1 or greater when practicable. Grading on slopes with a grade of 3:1 or steeper will require techniques such as phasing and stabilization practices designed for steep slopes(e.g. slope draining and terracing).
7. Protect Storm Drain Inlets

   All storm drain inlets shall be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be temporarily removed if a specific safety concern has been identified.
8. Provide Energy Dissipation at all Pipe Outlets within 24 Hours

   After connection to a surface water or permanent stormwater treatment system.
9. Establish Perimeter Controls and Sediment Barriers

   Prior to disturbing soils on a project site, establish sediment control BMPs on all down-gradient perimeters and where site discharges to public waters.
10. Retain Sediment On-site and Control Dewatering Practices

    Discharge shall not cause nuisance conditions, erosion in receiving channels, adversely affect receiving water or impact wetlands, or downstream properties. Discharge points shall be adequately protected from erosion and scour by accepted energy dissipation measures.

    Discharge water containing oil or grease shall be treated to remove oil or grease prior to discharge to surface waters.

    Refer to Permit requirements for temporary or permanent sediment basins.
11. Establish Stabilized Construction Exits

    Vehicle tracking pads shall be established as shown on the Grading, Drainage, Paving and Erosion Control sheets to minimize tracking of sediment from the construction site onto adjacent streets.
12. Infiltration Basin Protection

    Operator must not excavate infiltration systems to final grade or within three (3) feet of final grade until the contributing drainage area has been constructed and fully stabilized unless rigorous erosion prevention and sediment controls have been installed.

    When excavating an infiltration system to within three (3) feet of final grade, operator shall mark off and protect the area from heavy construction equipment to prevent compaction of soils.
13. Dewatering and Basin Draining

    Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining to a temporary or permanent sediment basin. Discharges must not cause erosion or scour near the discharge points.
14. Remove Sediment from Surface Waters

    All sediment deposits and deltas must be removed from surface waters, including drainage ways, catch basins, and other drainage systems, and the removal areas restabilized within seven (7) days.

SURFACE WATER BUFFERS

1. 100 foot buffers from Special Waters have been maintained.

TEMPORARY SEDIMENTATION BASIN(S)

1. This project does -OR- does not have more than ten -OR- five (10 -OR- 5) disturbed acres draining to a common location and The site drains to an impaired or special water, therefore a temporary sediment basin is -OR- is not required. Refer to sheet(s) C3.X for further information.
2. Temporary sediment basins shall provide treatment to runoff before it leaves the construction site or enters surface waters. The contractor shall comply with the following requirements:
   A. Sedimentation basins must provide live storage of runoff resulting from the 2-year 24-hour rainfall event from each acre drained to the basin, with a minimum of 1,800 c.f./acre live storage volume. (Where no calculation has been performed, each basin shall provide at least 3,600 c.f./acre live storage.) Sedimentation basins must include a stabilized emergency overflow to prevent basin integrity failure.
   B. Discharge from temporary sedimentation basins will be withdrawn from the surface in order to minimize the discharge of pollutants.
3. Discharge from basin draining shall not adversely affect the receiving water or downstream properties. Contractor will visually check to ensure adequate treatment has been obtained and that nuisance conditions will not result from the discharge.
4. Any discharge observed to be occurring during the inspection shall be recorded, described, and photographed.
5. If any proposed temporary BMPs are not working as intended refer to the "Stormwater Compliance Assistance Toolkit for Small Construction Operators", MPCA, 2017 for additional information. Operator shall contact the SWPPP Designer for additional requirements and information.

POST CONSTRUCTION / PERMANENT BMPS

1. See Grading and Drainage, Utility, and Landscape sheets for post construction and permanent stormwater BMPs.

INSPECTIONS AND MAINTENANCE

1. Permittees must ensure that a trained person will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.
   Inspections shall include stabilized areas, erosion prevention and sediment control BMPs.
2. Surface waters on or adjacent to the site must be inspected for evidence of erosion or sediment deposition.
3. Permittees must record all inspection and maintenance activities within 24 hours of being conducted as detailed in the Permit.
4. Inspection Records content shall include:
5. A. Date and time of inspections;
   B. Name of persons conduction inspections;
   C. Findings of inspections, including specific locations where corrective actions are needed;
   D. Corrective actions taken including dates, times, and the party taking the corrective action;
   E. Dates of all rainfall events greater than 1/2 inch in 24 hours (refer to Permit for measurement requirements);
   F. Any discovered discharge must be recorded, including photographs, descriptions of discharge (color, odor, settled or suspended solids, oil sheen, or other obvious indicators of pollution), and specific location of discharge location;
   G. Any amendments to the Permit as a result of inspections must be documented within seven calendar days as described in the Permit.

   BMP Maintenance:
6. A. Nonfunctional BMPs must be repaired or replaced by the end of the next business day after discovery unless a different time frame is indicated.
   B. Follow the designer's or manufacturer's recommended maintenance procedures for all BMPs.
   C. Remove sediment from BMPs when the depth of sediment has reached 1/2 the height of the BMP and properly dispose of sediment into controlled areas to prevent soil from returning to the BMP during subsequent rain events.
   D. Remove sediment from paved roadways within one calendar day of discovery.
   E. Remove sediment from around BMPs protecting storm drain inlets.
   F. Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the Permit.
   G. Ensure that construction support activities, including borrow areas, waste areas, contractor work areas, and material storage areas and dedicated concrete and asphalt batch plants are cleaned and maintained.
   H. Replace damaged BMPs that no longer operate effectively.

   Add BMPs as needed during construction to minimize erosion and prevent sediment from leaving the site.
7.

RECORD KEEPING / RECORD RETENTION

1. The SWPPP (original or copies), including all changes to it, and inspections and maintenance records, shall be kept at the site during construction by the Owner / Operator who has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on site vehicle during normal working hours.
2. All Owners(s) must keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the Notice of Termination (NOT). This does not include any records after submittal of the NOT.
3. The following is a list of records that shall be kept at the project site available for inspectors to review:
   - Copy of the SWPPP, with any modifications;
   - Inspection and maintenance records;
   - Permanent operation and maintenance agreements;
   - Calculations for the design of temporary and permanent stormwater management systems;
   - Any other permits required for the project;
   - Records of all inspection and maintenance conducted during construction; and
   - All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance

LOG OF CHANGES TO THE SWPPP / AMENDMENTS

1. *The Owner / Operator(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems identified or address situations as detailed in the Permit.*

FINAL STABILIZATION

1. *The Owner / Operator(s) must ensure final stabilization of the site. Final stabilization includes:*
   A. Ensuring all areas have permanent cover.
   B. Vegetative areas must have perennial cover with a density of 70% of expected final growth.

TERMINATION OF COVERAGE

1. *Owner / Operator(s) wishing to terminate coverage under the Permit must submit a Notice of Termination (NOT) to the MPCA. Compliance with the Permit is required until a NOT is submitted. Refer to the Permit for details. Conditions for submitting a NOT include:*
   A. Site must have achieved final stabilization (refer to section above).
   B. The permanent stormwater treatment and conveyance systems must be clean and all accumulated sediment removed.
   C. All temporary synthetic erosion prevention and sediment control BMPs must be removed from the site and disposed of properly.
   D. Single Family Residential only - Permit termination on individual lots occurs once building construction is complete, temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.

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DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

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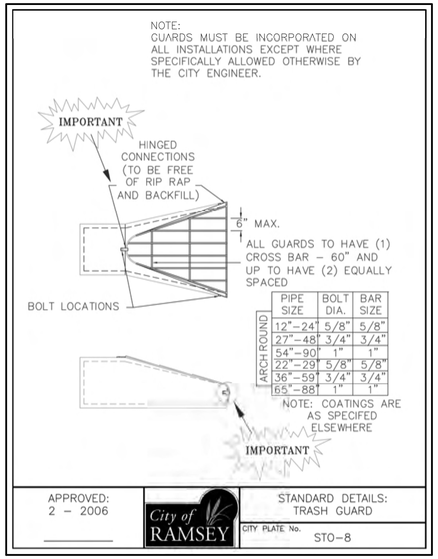
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PROJECT NO. ZZZ20543

MN SWPPP NOTES

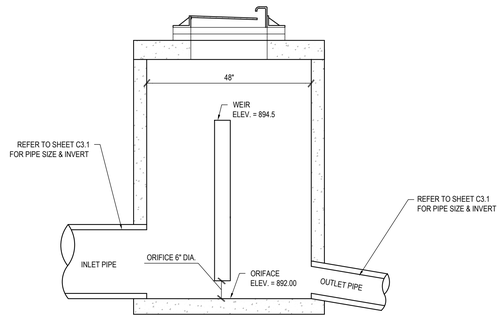
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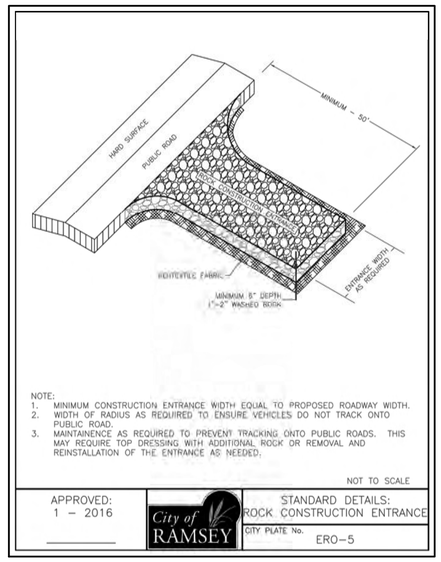
7 **TRASH GUARD**

NO SCALE



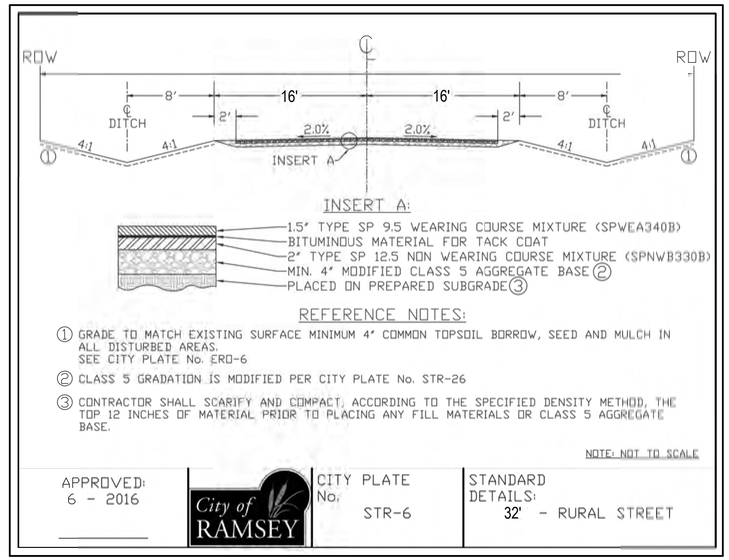
5 **OUTLET CONTROL STRUCTURE**

NO SCALE



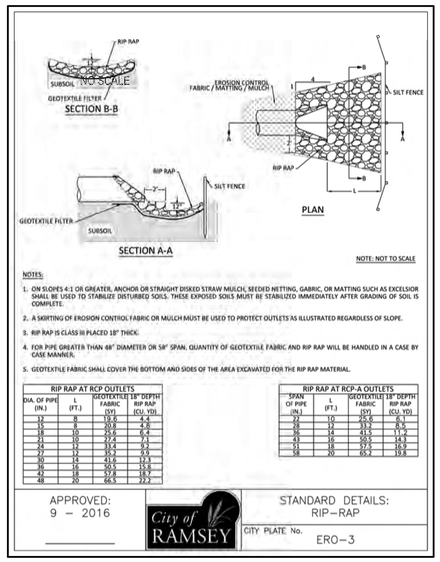
3 **ROCK CONSTRUCTION ENTRANCE**

NO SCALE



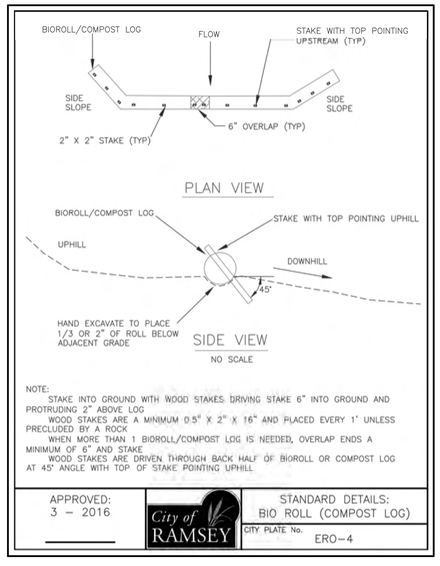
1 **RURAL STREET**

NO SCALE



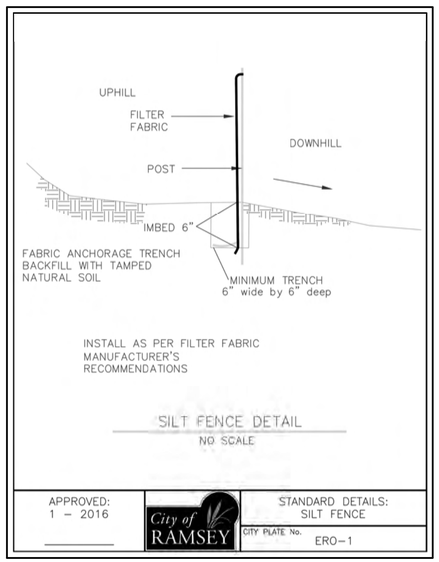
6 **RIP RAP AT OUTLET**

NO SCALE



4 **BIO-ROLL (COMPOST LOG)**

NO SCALE



2 **SILT FENCE**

NO SCALE

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DEVELOPER
BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

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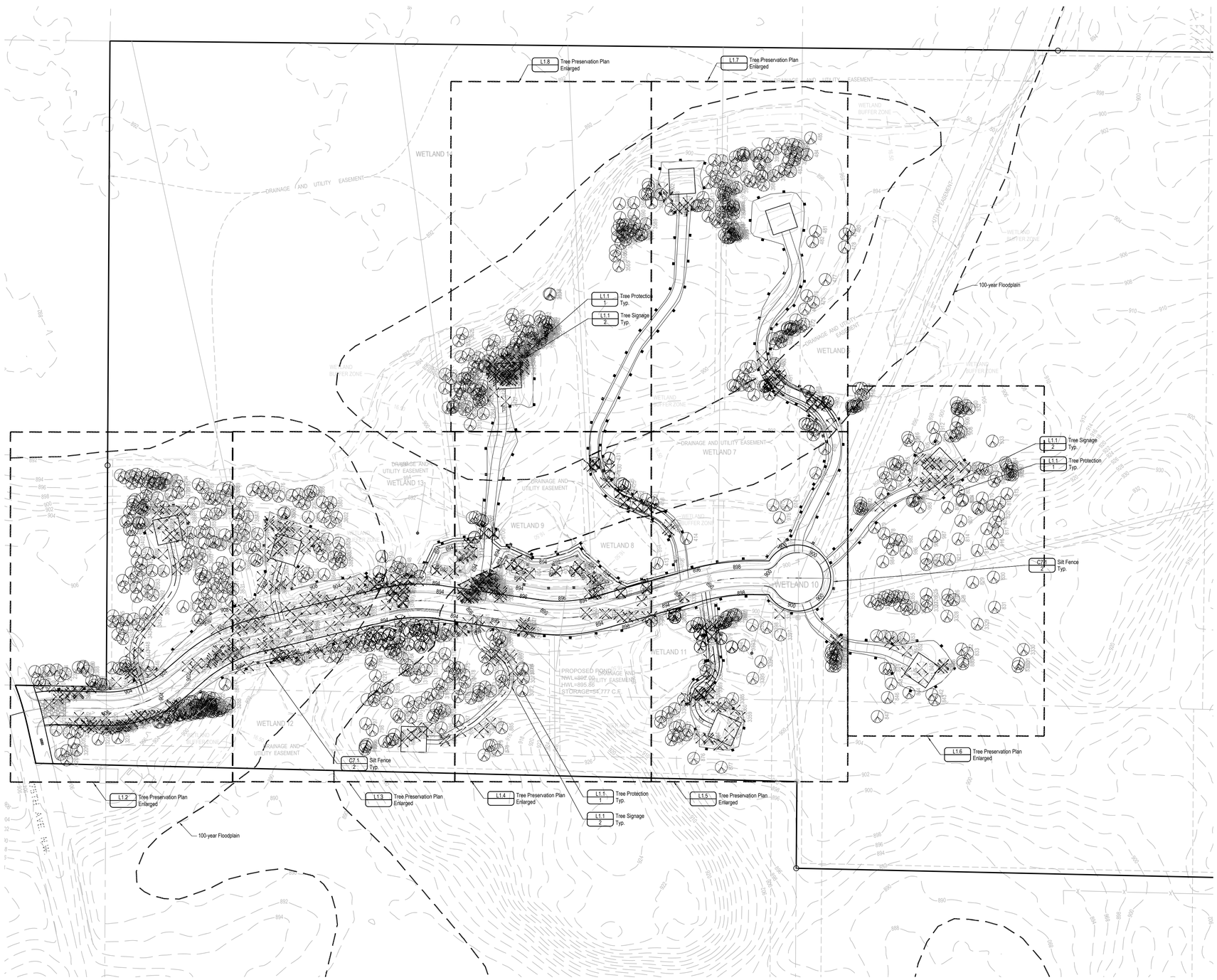
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105 South Fifth Avenue
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Minneapolis, MN 55401
Tel: 612-252-9070
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CIVIL DETAILS
C7.1

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TREE PRESERVATION CALCULATIONS

Because the site is so large, only trees in areas affected by construction were surveyed. There are many more trees on site than are represented on this plan. Any trees that weren't surveyed will be preserved.

A total of 1,429 significant trees were surveyed. The total inches (DBH) of those surveyed trees is 13,453.
To meet the 40% threshold 5,381 inches must be preserved.
This plan preserves 8,653 inches, so no replacement trees are required. Data is summarized below:

Total Significant Trees surveyed: 1,429
Total # of Inches of Significant Trees (DBH): 13,453
Removal Threshold: 40% of the inches of signifiant tree DBH should be preserved
40% of Significant Tree inches: 5,381

Total Trees Lost: 510
Total Inches Lost: 4,800
Total Inches Preserved: 8,653
Percent of Inches Preserved: 64%

PRESERVATION NOTES

1. A Critical Root Zone of preserved trees has been identified and represented for trees closest to the limits of grading. A standard calculation was used to find the Critical Root Zone:
   CRZ = DBH x 1.5

   A Tree is preserved if less than 30% of the Critical Root Zone is disturbed.
2. Suitable protective barriers are required around all trees that are to be preserved. The barriers shall remain in place until they're authorized to be removed by the city or a final certificate of occupancy has been issued.
3. There shall be no movement, clearing, or storage of equipment within a designated tree protection zone.
4. All clearing of oak stands shall be performed prior to April 15 or after July 15 of each season.
5. If encroachment into a tree preservation area occurs that causes irreparable damage to a tree(s), the tree preservation plan shall be revised to compensate for the loss.
6. All tree protection areas are recommended to be designated with "Tree Save Area" signs to be posted in addition to the required protective fencing.
7. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.

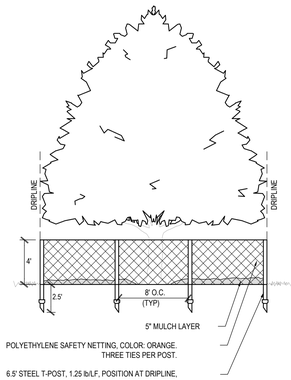
LEGEND

XXX Existing Tree with Tree Tag #

Lost Tree

Silt Fence

TREE PROTECTION DETAILS



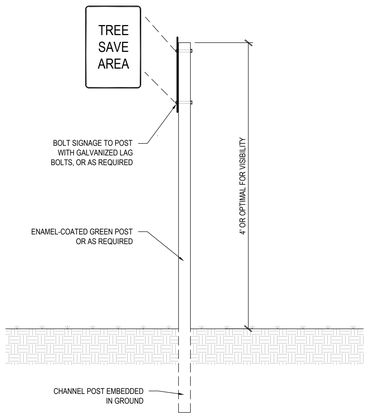
POLYETHYLENE SAFETY NETTING, COLOR: ORANGE.
THREE TIES PER POST.

6.5' STEEL T-POST, 1.25 lb/LF, POSITION AT DRIPLINE,
SPACED EIGHT (8) FEET ON CENTER.

INSTALL TREE PROTECTION DEVICES PRIOR TO START OF LAND DISTURBANCE.
MAINTAIN UNTIL CONSTRUCTION IS COMPLETE.

1 **TREE PROTECTION**

NO SCALE



2 **'TREE SAVE AREA' SIGNAGE**

NO SCALE

Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

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TREE PRESERVATION PLAN - OVERALL

L1.1

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BOYUM ROAD

Know what's **Below.**
Call before you dig.

NORTH

0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

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BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

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From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
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FILE NAME L102ZZZ543.dwg
PROJECT NO. ZZZ20543

TREE PRESERVATION ENLARGED PLAN

L1.2

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MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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TREE PRESERVATION ENLARGED PLAN

L1.3

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NORTH

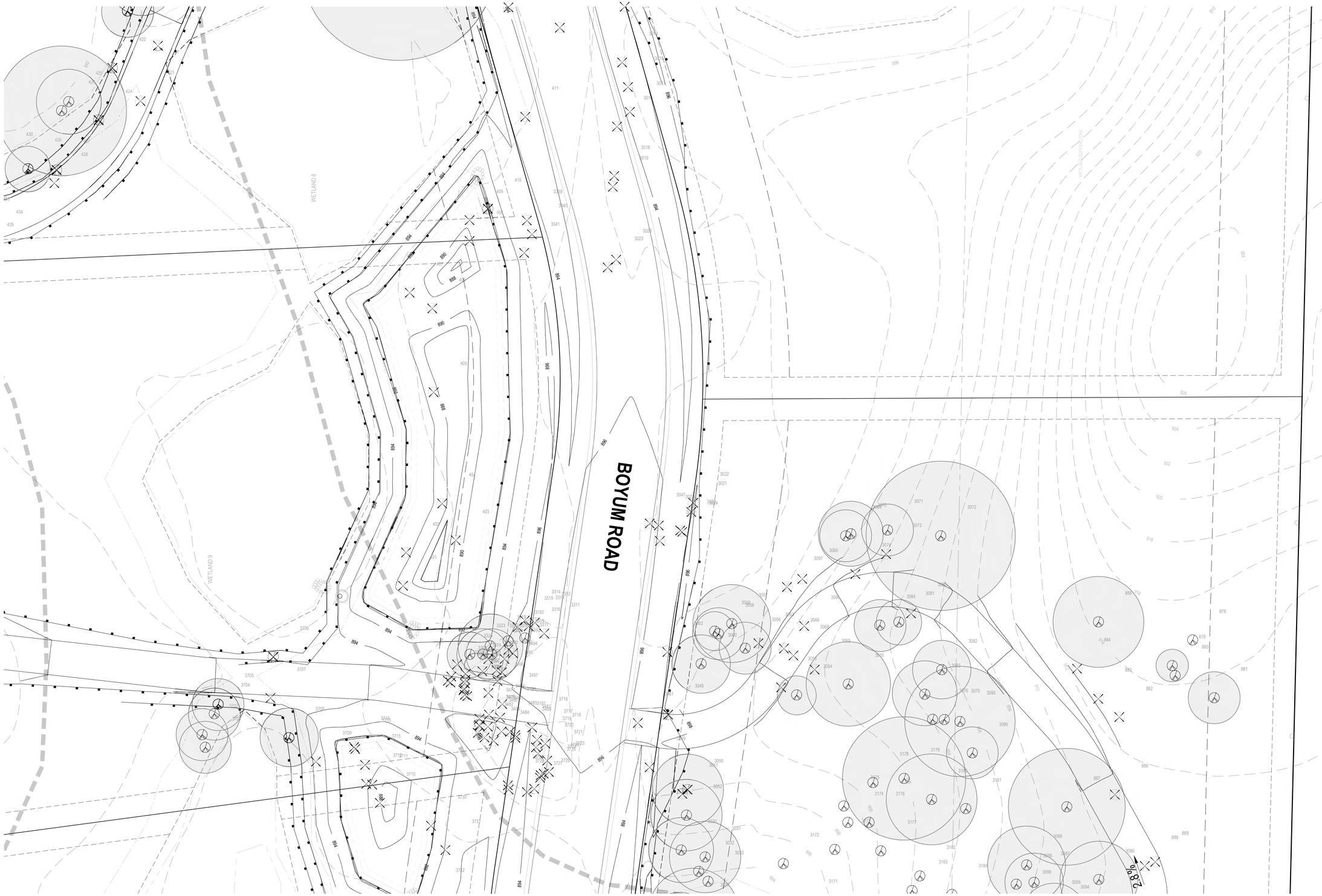
0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

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0 20 40

LEGEND

- XXX — Existing Tree with Tree Tag #
- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

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TREE PRESERVATION ENLARGED PLAN

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BOYUM ROAD

WETLAND BUFFER ZONE

WETLAND 11

%08

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TREE PRESERVATION ENLARGED PLAN

L1.5

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0 20 40

LEGEND

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- Silt Fence

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0 20 40

LEGEND

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- Lost Tree
- Critical Root Zone of Preserved Trees = DBH x 1.5
- Silt Fence

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TREE PRESERVATION ENLARGED PLAN

L1.6

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LOT 5

LOT 4

WETLAND 7

WETLAND BUFFER ZONE

3.5%

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0 20 40

LEGEND

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- Silt Fence

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FILE NAME L107ZZZ543.dwg

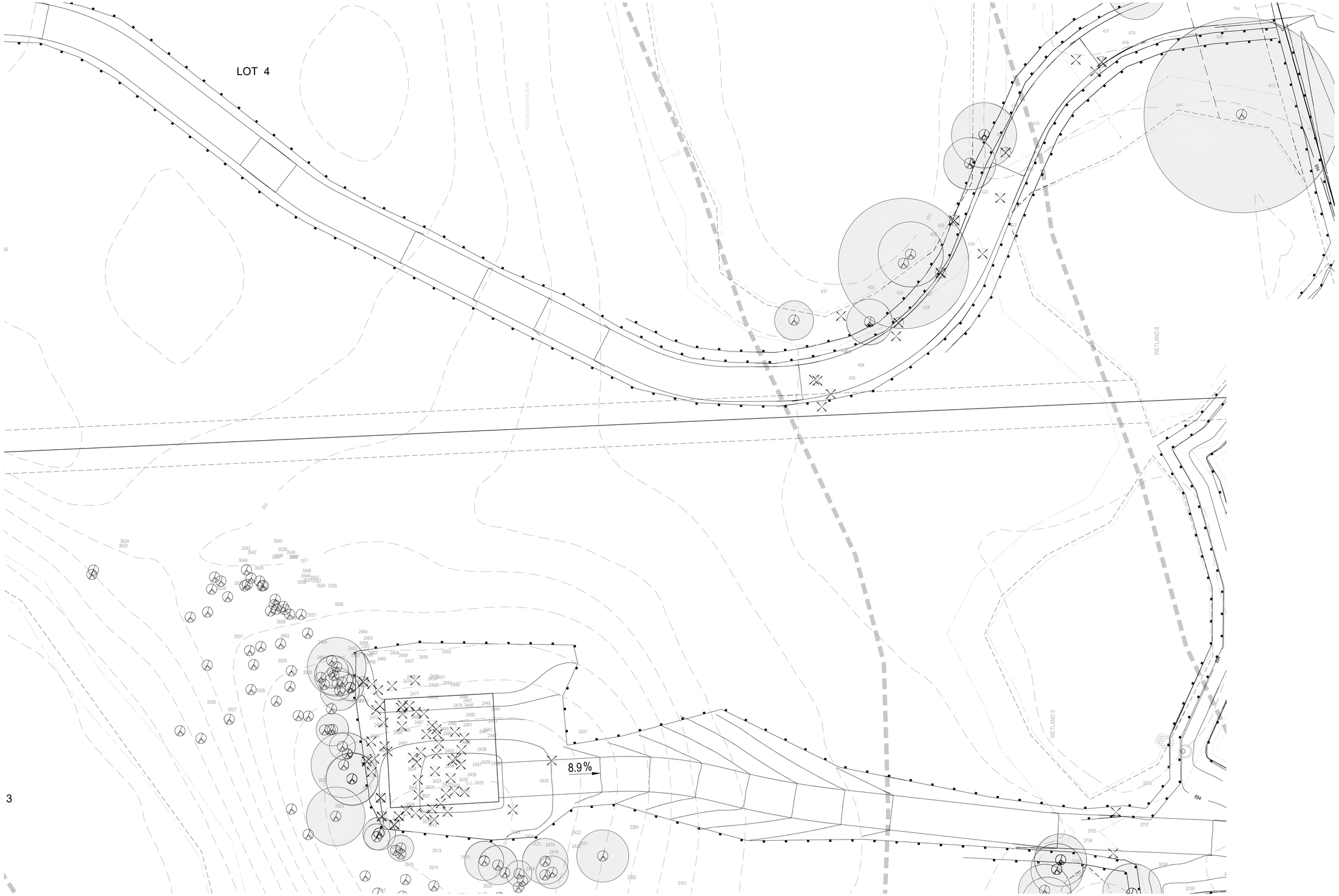
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TREE PRESERVATION ENLARGED PLAN

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TREE PRESERVATION ENLARGED PLAN

L1.8

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TREE PRESERVATION TABLES

Tree #	DBH	Condition	Species	Lost
241	5	5	Red oak	
350	10	5	White pine	
401	6	5	Red oak	X
402	9	5	Siberian elm	X
403	5	4	Black cherry	X
404	12	5	Red oak	X
405	8	5	Green ash	X
406	14	5	Red oak	X
407	9	2	Quaking aspen	X
408	13	5	Red oak	X
409	9	4	Green ash	X
410	10	4	Sugar maple	X
411	8	4	Green ash	X
412	7	5	Red oak	X
413	30	4	Weeping willow	
414	9	5	Green ash	
415	8	4	Green ash	X
416	4	4	Red cedar	X
417	6	5	Douglas fir	X
418	10	4	Green ash	
419	9	5	Red oak	X
420	8	4	Black willow	
421	15	4	Green ash	X
422	8	3	Green ash	X
423	14	4	Green ash	X
424	9	5	Silver maple	X
425	10	4	Green ash	
426	20	4	Weeping willow	
427	10	4	Green ash	X
428	12	5	Green ash	X
429	7	5	Red oak	
430	26	4	Weeping willow	X
431	6	5	Bur oak	
432	4	5	Red oak	X
433	12	5	Red oak	X
434	8	5	Red oak	X
435	11	5	Red oak	X
436	7	5	Red oak	
437	8	4	Quaking aspen	
438	8	5	Quaking aspen	
439	8	5	Red oak	
440	11	4	Quaking aspen	
440	7	4	Red oak	
441	8	4	Quaking aspen	
442	4	5	Red oak	
443	10	5	Red oak	
444	9	5	Red oak	
445	9	5	Red oak	
446	4	5	Red oak	
447	10	3	Quaking aspen	X
448	6	5	Red oak	X
449	8	6	Red oak	X
451	7	4	Red oak	X
452	4	5	Red oak	
453	7	5	Red oak	
454	12	2	Quaking aspen	X
455	8	5	Quaking aspen	
456	8	5	Quaking aspen	
457	13	6	Red oak	X
458	9	5	Red oak	
459	9	5	Quaking aspen	
460	11	5	Quaking aspen	
461	8	6	Red oak	
462	10	4	Quaking aspen	
463	11	4	Green ash	
464	10	5	Quaking aspen	
465	11	5	Quaking aspen	
466	9	3	Quaking aspen	
467	8	4	Quaking aspen	
468	9	4	Quaking aspen	
469	11	5	Quaking aspen	
470	4	5	Red oak	
471	6	5	Red oak	
472	10	4	Green ash	
473	9	5	Red oak	
474	11	3	Black cherry	
475	8	4	Green ash	
476	8	6	Quaking aspen	
477	11	3	Quaking aspen	
478	9	5	Quaking aspen	
479	8	5	Quaking aspen	
480	9	5	Red oak	
481	4	5	Jack pine	
482	4	5	Red pine	
483	8	4	Quaking aspen	
484	8	5	Quaking aspen	
485	12	4	White oak	
486	8	5	Red oak	
487	7	4	Red oak	X
488	5	4	Red oak	
489	8	5	Paper birch	X
490	4	5	Red oak	X
491	8	4	Box elder	X
492	8	4	Green ash	
493	9	5	Red oak	
494	8	3	Green ash	
495	10	4	Green ash	
496	6	5	Red oak	
497	9	4	Red maple	
498	10	4	American elm	
499	11	5	Green ash	X
500	9	5	Red oak	X
792	10	5	White oak	
793	9	5	American elm	
794	10	8	Green ash	
795	7	4	White oak	
796	10	5	Red oak	
797	15	4	Red oak	
798	19	5	Red oak	

Tree #	DBH	Condition	Species	Lost
799	7	5	Red oak	
800	7	5	Red oak	
801	15	5	White oak	X
802	13	5	White oak	X
803	15	5	White oak	
804	15	5	White oak	
805	16	5	White oak	
806	10	5	Red oak	
807	10	6	Red oak	
808	19	5	White oak	
809	14	4	White oak	
810	10	4	Green ash	
811	14	5	Red oak	
812	15	5	White oak	
813	5	5	Red pine	
814	13	4	Silver maple	
815	15	5	White oak	
816	12	5	American elm	
817	4	5	Red oak	
818	5	5	White oak	
819	6	5	Red oak	
820	14	5	Red oak	
821	24	5	Red oak	
822	12	5	Red oak	
823	4	5	Red oak	
824	12	4	Green ash	
825	12	5	Green ash	
826	13	5	Green ash	
827	10	3	Catalpa	
828	14	4	Green ash	
829	12	5	Green ash	
830	8	5	American elm	
831	12	4	Box elder	
832	10	5	White pine	
833	12	5	Red maple	
834	12	5	White pine	
835	14	5	White pine	
836	10	5	Green ash	X
837	7	3	White spruce	X
838	10	5	Hackberry	X
839	5	4	White spruce	X
840	9	3	Apple	X
841	8	4	Apple	X
842	9	4	Apple	
843	4	5	Bur oak	
844	15	5	Red oak	
845	17	4	White oak	X
846	17	5	Red oak	
847	12	5	Hackberry	
848	11	4	Silver maple	
849	9	5	White pine	
850	9	4	White spruce	
851	10	5	Black walnut	X
852	13	4	Black walnut	X
853	10	4	Honey locust	
854	16	5	White oak	X
855	20	5	White oak	X
856	10	4	Black walnut	
857	9	5	Black walnut	
858	4	5	White oak	
859	6	5	White spruce	X
860	4	5	White spruce	X
861	12	5	White pine	X
862	7	5	White pine	X
863	4	5	White spruce	
864	5	5	White spruce	
865	5	4	White spruce	
866	4	4	White spruce	
867	5	3	White spruce	
868	9	5	Black walnut	
869	11	5	Green ash	
870	4	4	White spruce	
871	4	3	White spruce	
872	4	3	White spruce	
873	5	4	White spruce	
874	4	3	White spruce	
875	4	4	White spruce	
876	8	4	Silver maple	
877	8	5	Silver maple	
878	8	5	White oak	
879	5	5	Red oak	
880	10	4	Big Tooth aspen	
881	8	5	Red oak	
882	13	5	Red oak	X
883	15	5	Red oak	X
884	16	5	Red oak	X
885	14	5	White oak	
886	18	5	Red oak	X
887	18	5	Red oak	
888	14	5	Red oak	X
889	9	5	Red oak	X
890	10	5	Black walnut	X
891	5	4	White oak	X
892	8	5	Red oak	X
893	8	4	Black cherry	X
894	6	5	Red oak	
895	6	4	Red oak	
896	5	4	Red oak	
897	8	5	Red oak	
898	4	5	Red oak	
899	12	5	Red oak	
900	4	4	Red oak	
901	5	5	Red oak	X
902	7	5	Red oak	
903	8	4	Quaking aspen	
904	8	4	Green ash	
905	6	5	Red oak	
906	8	5	Red pine	
907	8	5	White spruce	
908	8	5	Quaking aspen	
909	8	5	Quaking aspen	

Tree #	DBH	Condition	Species	Lost
910	8	4	Black willow	
911	8	5	Quaking aspen	
912	8	5	Black walnut	
913	4	5	Red pine	
914	8	5	Quaking aspen	
915	8	3	Quaking aspen	
916	7	5	Green ash	
917	8	4	Box elder	
918	8	4	Quaking aspen	
919	8	5	Quaking aspen	
920	8	5	American elm	
921	10	5	Quaking aspen	
921	7	5	White spruce	
923	5	4	White spruce	
924	4	4	White spruce	
925	5	5	White spruce	
926	7	5	White spruce	
927	13	5	Red oak	
928	6	5	Red oak	
929	10	5	Red oak	
930	8	5	White spruce	
931	8	5	White spruce	
932	6	5	White spruce	
933	6	5	Red oak	
934	9	5	White spruce	
935	8	5	Red oak	
936	13	5	White pine	
937	4	5	White spruce	
938	6	5	Red oak	
939	4	4	Red oak	
940	4	5	White spruce	
941	8	5	White pine	
942	14	5	White pine	
943	15	4	White oak	
944	15	4	Red oak	
945	15	5	White oak	
946	16	5	White oak	
947	17	4	White oak	
949	16	5	White oak	X
948	4	5	Red oak	
950	12	5	Red oak	X
951	8	5	Red oak	X
952	7	5	Red oak	X
953	4	5	Red oak	X
954	4	5	Red oak	X
955	6	5	Red oak	X
956	5	5	Red oak	X
957	6	5	Red oak	X
958	6	5	Red oak	
959	5	5	White oak	
960	6	2	Red oak	
961	17	5	White oak	
962	9	5	Red oak	
963	6	3	White pine	
964	8	5	White pine	
966	8	5	Quaking aspen	
967	12	5	Red oak	X
968	16	5	White pine	
969	8	4	Red pine	
970	7	4	White pine	
971	10	4	White pine	
972	7	4	White spruce	
973	11	3	Green ash	
974	25	4	Weeping willow	
975	10	5	Weeping willow	
976	20	4	Red oak	
977	8	3	Paper birch	X
978	15	5	White oak	
979	5	5	Red oak	
980	17	6	White oak	
981	15	5	White oak	
982	15	5	White oak	
983	16	4	White oak	
984	12	5	Honey locust	
985	14	5	White oak	
986	20	5	Silver maple	
987	10	5	Black walnut	
988	7	5	Red oak	
989	8	3	Big tooth aspen	
990	8	5	Big tooth aspen	
991	8	5	Big tooth aspen	
992	11	5	Red oak	
993	11	3	White oak	X
994	21	5	White oak	X
995	10	4	White oak	X
996	13	4	White oak	X
997	10	4	White oak	X
998	14	8	White oak	X
999	9	5	White oak	X
1000	28	4	Red oak	X
1272	10	4	Red oak	
1313	11	6	White oak	
1314	10	4	Red oak	
1316	14	3	Red oak	
1317	12	5	White oak	
1397	10	5	White oak	
1399	12	5	Red oak	
2360	6	5	Red oak	
2361	9	5	White oak	
2362	15	6	Red oak	
2363	9	5	White oak	
2364	8	6	Red oak	
2365	7	5	Red oak	
2366	13	5	White oak	
2367	11	5	White oak	
2368	21	3	Red oak	
2369	9	5	Bur oak	
2370	4	5	White oak	
2371	8	4	Red oak	
2372	10	5	Red oak	
2373	13	5	White oak	

Tree #	DBH	Condition	Species	Lost
2374	12	5	White oak	
2375	13	5	Red oak	
2376	21	4	Red oak	
2377	16	4	Red oak	
2378	15	5	Red oak	
2379	4	5	Swamp white oak	
2380	16	5	Red oak	
2381	13	4	Green ash	X
2382	11	3	Black cherry	X
2383	8	5	Bur oak	
2384	14	5	Red oak	
2385	7	5	White oak	
2386	8	3	Black cherry	
2387	8	4	Black cherry	
2388	12	5	Red oak	
2389	6	4	Red oak	
2390	12	5	Red oak	
2391	12	5	Red oak	
2392	8	5	Red oak	
2393	8	5	Red oak	
2394	6	5	Red cedar	
2395	5	4	Red oak	
2396	6	5	Bur oak	
2397	12	5	Red oak	
2398	5	5	Red oak	
2399	11	5	Red oak	
2400	10	5	Red oak	
2401	5	5	Red oak	
2402	5	6	Red pine	
2403	7	5	Red pine	
2404	8	5	Red pine	
2405	6	5	Red pine	
2406	8	5	Red pine	
2407	9	5	White oak	
2408	9	5	White oak	
2409	5	5	White oak	
2410	11	5	White oak	
2411	4	5	Red oak	
2412	6	5	Red oak	
2413	7	4	White oak	
2414	10	5	White oak	
2415	8	4	White oak	
2416	4	5	Red pine	
2418	4	5	Red oak	
2419	4	5	Bur oak	
2420	10	6	Red oak	
2421	5	5	Red oak	
2422	7	5	White oak	
2423	10	6	White pine	
2424	6	5	White oak	
2425	6	5	White oak	
2426	5	5	Red oak	X
2427	6	5	Red cedar	X
2428	5	5	Red oak	X
2429	8	5	Red pine	X
2430	6	4	Red pine	X
2431	5	5	Red oak	X
2432	4	5	Red pine	X
2433	8	4	Red pine	X
2434	5	3	Red pine	X
2435	4	3	Red pine	X
2436	6	4	Red pine	X
2437	6	4	Red pine	X
2438	4	5	White pine	X
2439	10	5	Red pine	X
2440	6	5	Red pine	X
2441	6	4	Red pine	X
2442	7	5	Red pine	X
2443	6	5	Red cedar	X
2444	10	5	Paper birch	X
2445	9	5	Red pine	X
2446	6	5	Red pine	X
2447	8	5	Red pine	X
2448	5	5	Red pine	X
2449	7	5	Red pine	X
2450	7	5	Red pine	X
2451	9	5	Red pine	X
2452	4	5	Red pine	X
2453	4	4	Red pine	X
2454	7	5	Red pine	X
2455	4	5	Red oak	X
2456	6	5	Red pine	X
2457	5	4	Red pine	X
2458	6	5	Red pine	X
2459	7	5	Red pine	X
2460	4	4	Red pine	
2461	5	5	Red pine	
2462	6	5	Red pine	
2463	9	5	Red pine	
2464	7	5	Red pine	
2465	6	5	Red pine	
2466	5	5	Red pine	
2467	5	5	Red pine	
2468	5	5	Red pine	
2469	6	4	jack pine	
2470	6	5	Red pine	
2471	4	5	jack pine	
2472	5	5	jack pine	
2473	4	5	jack pine	
2474	5	5	Red pine	X
2476	4	5	Red pine	X
2477	4	5	Red pine	X
2478	4	4	Red pine	X
2479	5	5	Red pine	X
2480	6	5	Red pine	X
2481	5	5	jack pine	X
2482	5	4	jack pine	X
2483	5	5	Red pine	X
2484	6	5	jack pine	X
2485	5	4	White pine	X
2486	4	4	White pine	X

Tree #	DBH	Condition	Species	Lost
2487	6	5	jack pine	X
2488	5	5	Red pine	X
2489	5	5	jack pine	X
2490	4	5	Red pine	X
2491	4	3	jack pine	X
2492	6	5	Red pine	X
2493	7	5	Red oak	
2494	7	4	Red oak	
2495	6	5	Red pine	
2496	15	5	White pine	
2497	5	5	Red pine	
2498	5	5	Red oak	
2499	10	5	Red oak	
2500	8	3	Green ash	
2532	18	4	Red oak	
3001	10	5	Red oak	
3002	14	5	Red oak	X
3003	10	5	Red oak	X
3004	9	4	Green ash	
3005	8	5	Red maple	
3006	9	5	Red oak	
3007	7	4	Red oak	
3008	12	5	Red oak	
3009	9	5	Red oak	X
3010	12	5	Red oak	X
3011	4	5	Red oak	X
3012	12	5	Red oak	
3013	10	5	Big Tooth aspen	X
3014	12	4	Red oak	X
3015	11	5	Red oak	X
3016	10	5	Red oak	X
3017	11	5	Red oak	X
3018	8	5	Red maple	X
3019	8	5	Red maple	X
3020	10	4	Red maple	X
3021	8	5	Red oak	X
3022	11	5	Red oak	X
3023	6	5	Red oak	X
3024	8	5	Red maple	X
3025	9	5	Red oak	X
3026	4	5	Red oak	
3027	6	5	Bur oak	X
3028	7	5	Red oak	X
3029	8	5	Red maple	X
3030	10	4	Red oak	
3031	11	5	Red oak	
3032	9	5	Big Tooth aspen	
3033	5	5	Red oak	
3034	14	4	Black walnut	
3035	11	5	Big Tooth aspen	
3036	9	5	Red maple	
3037	9	5	Red pine	
3038	13	5	Red oak	
3039	13	3	Green ash	X
3040	8	5	Red maple	
3041	11	6	Red oak	
3042	5	4	Red pine	
3043	8	5	Red maple	
3044	5	4	Red oak	
3045	5	4	Red oak	
3046	8	4	Green ash	
3047	5	5	Red oak	X
3048	6	5	Red oak	X
3049	12	5	Red oak	X
3050	11	4	Red oak	X
3051	10	4	Red oak	X
3052	11	4	Red oak	
3053	8	5	Red oak	X
3054	6	5	Red oak	
3055	13	5	Red oak	
3056	8	5	Red maple	
3057	12	5	Big Tooth aspen	
3058	8	5	Red maple	
3059	6	4	Red oak	
3060	9	5	Red oak	
3061	6	4	Red oak	X
3062	9	5	Big Tooth aspen	X
3063	7	5	Red oak	X
3064	8	4	Red oak	
3065	11	4	Big Tooth aspen	X
3066	7	4	Red oak	
3067	9	3	Red oak	
3068	7	4	Red oak	X
3069	13	5	Red oak	X
3070	10	4	Red oak	
3071	8	5	White oak	
3072	23	4	Red oak	
3073	10	5	Red oak	X
3074	9	5	Red maple	X
3075	9	3	White oak	
3076	11	5	White oak	
3077	12	5	Red oak	
3078	8	3	Green ash	
3079	8	4	Red oak	
3080	8	5	Red oak	X
3081	7	4	Red oak	
3082	9	4	White oak	
3083	10	5	Red maple	
3084	8	3	Red oak	
3085	8	4	Red maple	
3086	12	5	White oak	
3087	9	5	White oak	
3088	12	4	Red oak	
3089	8	5	White oak	
3090	17	4	Red oak	
3091	13	5	Red oak	X
3092	22	4	Red oak	X
3092	12	4	White oak	X
3093	12	5	Red oak	X
3094	10	4	Red oak	
3096	15	3	Red oak	X

Tree #	DBH	Condition	Species	Lost
3097	11	5	Big Tooth aspen	X
3098	6	5	White oak	
3099	16	5	Red oak	
3100	6	5	White oak	
3101	10	5	Red pine	X
3102	10	4	Red pine	
3103	9	4	Red pine	
3104	8	4	Red pine	
3105	9	5	Red pine	
3106	8	5	Red pine	
3107	10	5	Red pine	
3108	7	3	Red pine	
3109	5	4	White pine	
3110	8	4	Red pine	
3111	9	4	Red pine	
3112	6	4	White pine	
3113	7	4	White pine	
3114	9	4	Red pine	
3115	4	4	White pine	
3116	8	5	White pine	
3117	8	4	White pine	
3118	5	4	White pine	
3119	9	3	White pine	
3120	5	2	White pine	
3121	5	3	White pine	
3122	15	6	White pine	
3123	13	4	White pine	
3124	8	3	Box elder	
3125	19	2	Black cherry	X
3126	8	4	Bur oak	X
3127	8	4	Bur oak	X
3128	13	4	Bur oak	X
3129	10	4	Bur oak	X
3130	16	4	Green ash	X
3131	8	4	Big Tooth aspen	
3133	9	5	Big Tooth aspen	X
3132	9	4	Big Tooth aspen	
3134	18	5	Green ash	X
3135	7	2	Big Tooth aspen	X
3136	13	5	Sugar maple	X
3137	13	3	Green ash	
3138	8	5	Red oak	
3139	6	5	Swamp white oak	
3140	6	5	Swamp white oak	X
3141	6	5	Swamp white oak	X
3142	11	4	Big Tooth aspen	
3143	8	5	Red oak	
3144	9	4	Red oak	
3145	9	5	Red oak	
3146	10	3	Big Tooth aspen	X
3147	10	4	Red oak	
3148	8	5	Red oak	
3149	9	5	Red oak	
3150	5	5	White oak	
3151	7	5	White pine	
3152	9	5	Paper birch	X
3153	16	6	Red oak	X
3154	10	4	Big Tooth aspen	
3155	5	5	Red oak	
3156	8	4	Big Tooth aspen	
3157	14	4	Green ash	
3158	7	5	Red oak	
3158	9	4	White pine	
3159	9	5	White pine	
3160	7	4	Red oak	
3161	6	5	Red oak	
3162	5	5	Red oak	
3163	6	3	White oak	
3164	13	3	Green ash	
3165	8	5	Red oak	
3166	7	5	Red oak	
3167	7	5	Red oak	
3168	15	2	Red oak	
3169	18	4	Red oak	
3170	5	5	White oak	
3171	19	1	Red oak	
3172	4	5	White oak	
3173	9	5	White oak	
3174	18	4	White oak	
3175	8	5	Red maple	
3176	15	4	Red oak	
3177	19	5	Red oak	
3178	9	5	Red maple	
3179	19	4	White oak	
3180	14	4	Red oak	
3181	9	5	White oak	
3182	15	5	Red oak	
3183	16	5	Red oak	
3184	20	4	Red oak	
3185	15	5	Red oak	
3186	9	5	White oak	
3187	15	5	Red oak	
3188	22	5	Red oak	
3189	9	5	White oak	
3190	6	5	Red oak	
3191	7	4	Red pine	X
3192	8	4	White spruce	
3193	10	5	Red maple	X
3194	12	4	Red maple	X
3195	8	5	Red oak	
3196	8	5	Red oak	
3197	12	5	Red oak	
3198	7	5	Red oak	
3199	12	5	Red oak	
3200	5	5	Red oak	
3201	11	5	Red oak	X
3202	13	4	Red oak	
3203	25	4	Red oak	
3204	6	4	Red oak	
3205	7	5	Red oak	
3206	6	5	Red oak	

Tree #	DBH	Condition	Species	Lost
3207	7	4	Red cedar	
3208	20	5	Red oak	
3209	5	5	Red oak	
3210	11	5	Red oak	
3211	8	5	Red oak	X
3212	7	5	Red oak	X
3213	9	4	Red oak	X
3214	13	5	Red oak	X
3215	11	5	Red pine	X
3216	13	5	Red pine	X
3217	6	5	White spruce	X
3218	12	5	Red pine	X
3219	4	5	White spruce	X
3220	4	5	Bur oak	X
3221	12	5	Red pine	X
3222	5	4	White spruce	X
3223	8	5	Bur oak	X
3224	8	5	Bur oak	
3225	9	5	White spruce	X
3226	6	4	White spruce	X
3227	11	4	White spruce	X
3228	11	5	White spruce	X
3229	5	4	White spruce	X
3230	5	5	White spruce	X
3231	7	4	White spruce	X
3232	7	4	White spruce	X
3233	5	5	White spruce	X
3234	5	5	White spruce	X
3235	5	4	White spruce	X
3236	7	6	White spruce	X
3237	7	5	Bur oak	
3238	12	5	Red pine	X
3239	8	4	White spruce	X
3240	5	4	White spruce	X
3241	10	3	Black cherry	X
3242	12	5	Red pine	X
3243	11	4	Red pine	X
3244	10	5	Red pine	X
3245	4	5	White spruce	X
3245	14	5	White pine	X
3246	10	5	Red pine	X
3247	9	5	Red pine	X
3248	11	4	Red pine	X
3249	12	5	Red pine	X
3250	9	4	Red pine	X
3251	10	4	Red pine	X
3252	8	5	Red pine	X
3253	9	5	Red pine	X
3255	15	5	White pine	
3256	9	5	White pine	
3257	12	5	White pine	
3258	8	4	White pine	
3259	12	5	White pine	
3260	16	5	White pine	X
3261	9	5	Red pine	X
3262	6	3	White pine	
3263	10	5	White pine	
3264	8	5	White pine	
3265	6	5	White pine	
3266	9	4	White pine	
3267	7	4	White pine	
3268	8	4	White pine	
3269	13	5	White pine	
3270	9	3	White pine	
3271	9	4	White pine	
3272	10	5	White pine	
3273	4	5	White pine	
3274	9	5	White pine	
3275	12	5	White pine	
3276	7	4	White pine	
3277	4	4	White pine	
3278	9	4	White pine	
3279	9	4	White pine	
3280	12	5	Black cherry	
3281	12	5	White pine	
3282	7	4	White pine	
3283	7	4	White pine	
3284	14	6	White pine	
3285	6	5	White pine	
3286	5	5	White pine	
3287	9	4	White pine	
3288	10	4	Box elder	
3289	12	5	White pine	

TREE PRESERVATION TABLES

Tree #	DBH	Condition	Species	Lost
3320	8	4	Red pine	
3321	6	4	Red pine	x
3322	8	4	Red pine	
3323	7	4	White spruce	
3324	10	5	Red pine	x
3325	8	4	Green ash	
3326	13	4	Green ash	
3326	13	4	Green ash	
3327	25	4	Weeping willow	
3328	16	4	Catalpa	
3329	13	4	Catalpa	
3330	18	3	Black willow	
3331	10	5	White spruce	
3332	6	5	White spruce	
3333	26	5	Red oak	
3334	13	5	Red oak	
3335	23	5	White oak	
3336	9	5	Red cedar	x
3337	25	5	Red oak	x
3339	12	5	Red oak	x
3340	9	5	Red oak	x
3341	8	5	Red oak	x
3342	8	5	Red maple	x
3343	10	5	Red maple	x
3344	13	5	Red oak	x
3345	13	4	Red oak	
3346	13	3	White spruce	
3347	15	5	Honey locust	
3348	13	5	White pine	
3349	14	5	White pine	
3351	10	4	White pine	
3352	10	5	White pine	
3353	16	5	White pine	
3354	7	5	Bur oak	
3355	15	5	White pine	
3356	8	4	Sugar maple	
3357	12	4	Green ash	
3358	25	4	Red oak	
3359	10	5	Red maple	x
3360	8	3	Red maple	x
3361	10	5	Red maple	x
3362	10	5	Silver maple	x
3363	16	5	Silver maple	x
3364	9	4	Red maple	x
3365	15	5	Silver maple	x
3366	12	4	Red oak	x
3367	31	3	Red oak	x
3368	14	4	Red oak	
3369	17	5	Red oak	
3370	20	5	Red oak	
3371	14	4	Red oak	
3372	20	4	Red oak	
3373	20	5	Red oak	
3374	16	4	Red oak	
3375	6	4	White oak	
3376	8	5	White oak	
3377	14	4	White oak	
3378	15	2	Red oak	
3379	9	4	Red oak	
3380	7	5	Red oak	x
3381	10	5	Red maple	
3382	6	4	Red oak	
3383	9	4	Red oak	
3384	9	5	Red maple	x
3385	12	5	Red maple	
3386	8	3	Big Tooth aspen	
3387	12	5	Red maple	x
3388	8	5	White oak	x
3389	8	5	Red maple	x
3390	10	5	Red maple	x
3391	8	4	Red maple	x
3392	8	5	Red maple	x
3393	8	5	Green ash	
3394	19	4	Green ash	
3395	17	3	Green ash	
3396	31	2	Weeping willow	
3397	12	5	Red oak	
3398	23	6	White oak	
3399	8	3	Black walnut	
3400	12	5	Red oak	
3401	10	5	Bur oak	
3402	12	5	Bur oak	
3403	13	5	Red oak	
3404	7	4	Red oak	
3405	11	5	Bur oak	
3406	6	5	Red oak	
3407	8	3	Green ash	
3408	7	5	Red oak	
3409	12	5	Red oak	
3410	6	5	Red oak	
3411	9	4	Red oak	
3412	8	4	Red oak	
3413	12	4	Red oak	
3414	11	5	Red oak	
3415	12	5	Red oak	
3416	8	4	Red oak	
3417	8	5	Red oak	
3418	16	5	Red oak	
3419	6	5	Red oak	
3420	10	5	Red oak	
3421	10	5	Red oak	
3422	8	5	Red oak	
3423	10	5	Red oak	
3424	10	5	Red oak	
3425	6	4	Red oak	
3426	5	5	Red oak	
3427	17	5	Red oak	
3428	11	4	White oak	
3429	20	4	Red oak	
3430	11	4	Bur oak	
3431	20	4	Red oak	
3432	8	2	Black cherry	

Tree #	DBH	Condition	Species	Lost
3433	8	5	Hackberry	X
3434	18	5	Red oak	X
3435	9	3	Black cherry	
3436	10	5	Bur oak	
3437	12	5	White oak	
3438	8	5	Black cherry	
3439	8	5	Green ash	
3440	14	5	White oak	X
3441	8	4	Black cherry	
3442	9	5	Bur oak	
3443	18	5	Red oak	
3444	24	4	Red oak	X
3445	17	5	White oak	X
3446	4	5	White pine	
3447	10	5	White oak	X
3448	20	3	Red oak	X
3449	10	4	Red oak	X
3450	10	4	White pine	X
3451	12	5	Red oak	X
3452	8	5	Red oak	X
3453	10	4	Red oak	X
3454	11	4	Red oak	X
3455	13	5	Red oak	X
3456	10	5	Red oak	X
3457	8	4	Red oak	
3458	10	3	Red oak	
3459	9	4	Red oak	
3460	10	5	Red oak	
3461	11	5	Red oak	
3462	30	4	Red oak	X
3463	19	3	Red oak	
3464	5	5	Red oak	
3465	6	4	White pine	
3466	5	4	Red oak	
3467	10	4	Red oak	
3468	8	4	Red oak	X
3469	9	5	Red oak	X
3470	6	5	White pine	X
3471	7	5	Red oak	X
3472	13	5	Red oak	X
3473	7	5	Red oak	X
3474	11	5	Red oak	X
3475	7	3	Red oak	X
3476	10	4	Red oak	X
3477	9	5	Red pine	X
3478	7	5	Red pine	X
3479	10	5	Red pine	X
3480	5	5	Red pine	X
3481	5	4	Red pine	X
3482	9	5	Red pine	X
3483	7	5	Red pine	X
3484	8	5	Red pine	X
3485	7	5	Red pine	X
3487	10	4	Red pine	X
3488	4	3	Red pine	X
3489	12	5	Red oak	X
3490	24	4	Red oak	X
3491	6	5	Red oak	X
3492	10	5	Red pine	X
3493	6	5	White spruce	X
3494	7	5	Red pine	X
3495	8	5	Red pine	X
3496	6	5	Red pine	X
3497	9	5	Red pine	X
3498	7	5	Red pine	X
3499	6	5	Red pine	X
3500	8	4	Red pine	X
3501	9	5	Red oak	
3502	4	5	White spruce	
3503	4	5	Red oak	
3504	9	5	Red oak	X
3505	7	5	Red pine	X
3506	5	5	Red pine	X
3507	4	5	Red pine	X
3508	5	5	Red pine	
3509	4	5	Red pine	
3510	4	5	Red oak	
3511	4	5	Red pine	
3512	5	5	Red oak	
3513	4	5	Bur oak	
3514	4	5	Red oak	
3515	12	5	Red oak	
3516	10	5	Red oak	
3517	5	5	Red oak	
3518	4	5	Red oak	
3519	5	5	Red oak	
3520	12	5	White oak	
3521	10	5	White oak	
3522	9	5	White oak	
3523	6	5	Red oak	
3524	7	5	Red oak	
3524	9	5	Red oak	
3526	19	2	Red oak	
3527	4	5	Balsam fir	
3528	4	5	White spruce	
3529	8	4	Paper birch	
3530	4	5	White spruce	
3531	5	5	White spruce	
3533	11	5	White oak	
3534	11	5	White oak	
3535	5	5	Red oak	
3536	5	5	Red oak	
3537	4	5	Red oak	
3538	8	5	Big Tooth aspen	
3539	5	5	White pine	
3540	5	5	White pine	
3542	6	5	Red oak	
3543	9	5	Paper birch	
3544	5	4	Red oak	
3545	5	5	Red pine	
3546	4	4	Red pine	

Tree #	DBH	Condition	Species	Lost
3547	8	4	Big Tooth aspen	
3548	8	5	Big Tooth aspen	
3549	4	4	Red pine	
3550	5	5	Red pine	
3551	4	5	Red pine	
3552	5	5	Red pine	
3553	5	5	Red pine	
3554	5	4	Red pine	
3555	6	4	Red oak	
3556	7	4	Red pine	
3557	5	5	Red oak	
3558	4	5	Red oak	
3559	10	5	Red oak	
3562	9	5	Red oak	
3565	8	5	Big Tooth aspen	
3566	10	5	Red oak	
3567	6	4	Red oak	
3568	9	3	Big Tooth aspen	
3569	9	2	Big Tooth aspen	
3570	4	5	White pine	
3571	5	5	White pine	
3572	4	5	White pine	
3573	10	5	Big Tooth aspen	
3574	4	5	White pine	
3575	8	5	Big Tooth aspen	
3576	8	3	Big Tooth aspen	
3577	8	5	Big Tooth aspen	
3578	9	5	Big Tooth aspen	
3579	9	5	Big Tooth aspen	
3580	8	5	Big Tooth aspen	
3581	4	5	White pine	
3582	9	5	Big Tooth aspen	
3583	9	5	Big Tooth aspen	
3584	4	3	Bur oak	
3585	11	5	Big Tooth aspen	
3586	5	5	Red oak	
3587	12	5	Big Tooth aspen	
3588	4	5	Red oak	
3589	8	5	Big Tooth aspen	
3590	9	5	Big Tooth aspen	
3591	11	5	Big Tooth aspen	
3592	21	4	White oak	
3593	9	5	Red oak	
3594	6	5	Red oak	
3595	8	5	Black walnut	
3596	8	4	Big Tooth aspen	
3597	8	5	Red oak	
3598	5	5	Bur oak	
3601	6	5	Bur oak	
3602	8	3	Black cherry	
3603	8	3	Green ash	
3604	8	4	Bur oak	
3605	8	4	Green ash	
3606	8	4	Green ash	
3607	15	5	Red oak	
3608	9	3	Green ash	
3609	10	5	Hackberry	X
3610	13	4	White oak	X
3611	8	4	Green ash	
3612	20	5	Red oak	
3613	9	5	Bur oak	
3614	8	3	Black cherry	
3617	14	5	Big Tooth aspen	
3618	15	4	Green ash	
3619	12	3	Green ash	
3620	13	5	White oak	
3621	13	4	Red oak	
3622	10	5	White oak	
3623	9	5	Bur oak	
3624	10	4	Black cherry	
3625	9	4	Black cherry	
3626	21	5	Bur oak	
3627	15	4	Bur oak	
3628	8	5	Apple	
3629	13	5	Bur oak	
3630	12	4	Bur oak	
3631	8	5	Hackberry	
3632	9	3	Black cherry	
3633	15	5	Bur oak	X
3634	14	4	Bur oak	X
3635	8	5	Hackberry	X
3636	15	4	Red oak	X
3637	15	5	White oak	X
3638	9	4	Bur oak	X
3639	9	5	Black cherry	X
3640	15	4	Bur oak	X
3641	25	4	Red oak	X
3642	11	3	Black cherry	X
3643	10	4	Black cherry	X
3644	9	5	Black cherry	
3645	8	2	Black cherry	
3646	10	4	Green ash	
3647	11	5	Black cherry	
3648	20	3	Red oak	X
3649	8	3	Black cherry	X
3650	11	4	Bur oak	X
3651	5	5	Red pine	X
3652	5	5	Red pine	X
3653	10	4	Bur oak	X
3654	9	4	Bur oak	X
3655	4	5	Bur oak	X
3656	4	4	White oak	X
3657	12	1	Red oak	X
3658	16	4	Red oak	X
3659	14	5	Red oak	X
3661	13	4	Bur oak	X
3662	19	5	Red oak	X
3663	7	5	White pine	X
3664	8	4	Green ash	X
3665	12	5	Red oak	X
3666	12	4	Bur oak	X

Tree #	DBH	Condition	Species	Lost
3667	5	4	Bur oak	X
3668	18	4	Red oak	X
3669	10	2	Bur oak	X
3670	9	2	Bur oak	X
3671	8	3	Green ash	X
3672	14	4	White oak	X
3673	8	4	White oak	X
3674	8	2	Black cherry	X
3675	10	4	Black cherry	X
3676	10	5	Bur oak	X
3677	13	4	Bur oak	X
3678	7	4	Bur oak	X
3679	15	5	Bur oak	X
3680	5	3	Bur oak	X
3681	13	4	White oak	X
3682	8	4	Black cherry	X
3683	8	4	Black cherry	X
3684	9	5	White oak	X
3685	8	2	Hackberry	X
3686	11	3	Red oak	X
3687	10	2	White oak	X
3688	10	5	Black cherry	X
3689	8	2	Red oak	X
3690	8	1	Black cherry	X
3691	9	4	Black cherry	X
3692	9	4	White oak	
3701	10	5	Green ash	
3702	8	3	Big Tooth aspen	
3703	8	4	Big Tooth aspen	
3704	8	5	Green ash	
3705	8	5	Red oak	
3706	27	5	Black willow	X
3707	27	3	Black willow	X
3708	9	5	American elm	
3709	8	4	Big Tooth aspen	X
3710	9	5	Big Tooth aspen	X
3711	4	5	Red oak	X
3712	7	5	Red oak	X
3713	8	4	Big Tooth aspen	X
3714	8	4	Big Tooth aspen	X
3715	8	4	Paper brirch	X
3716	7	5	Red pine	X
3717	7	5	Red pine	X
3718	9	5	Red pine	X
3719	4	4	Red pine	X
3720	7	5	Red pine	X
3721	6	5	Red pine	X
3722	5	4	Red pine	X
3723	6	5	Red pine	X
3724	6	5	Red pine	X
3725	9	5	Red pine	X
3726	5	5	Red pine	X
3727	7	4	Red pine	X
3728	8	4	Red pine	X
3729	8	5	Red pine	X
3730	8	3	Black cherry	X
3731	9	5	Green ash	X
3732	11	5	Red maple	X
3733	12	4	Green ash	X
3734	13	3	Green ash	
3735	10	5	Red maple	
3736	8	3	Green ash	
3737	19	4	Green ash	X
3738	6	5	White cedar	X
3739	21	4	Green ash	X
3740	13	5	Black willow	X
3741	12	5	Black willow	X
3742	7	5	Bur oak	X
3743	10	5	White cedar	X
3744	10	4	Bur oak	X
3745	8	5	Bur oak	X
3746	6	5	Red oak	
3747	5	5	Red oak	
3748	5	6	White cedar	
3749	20	5	Bur oak	
3750	20	5	Red oak	
3751	21	4	Red oak	
3752	9	3	Black cherry	X
3753	8	2	Green ash	X
3754	8	4	Green ash	
3755	17	5	Red oak	X
3756	17	5	Bur oak	X
3757	18	5	Bur oak	X
3758	19	4	Red oak	X
3759	10	4	Bur oak	X
3760	16	5	Bur oak	X
3761	9	4	Black cherry	X
3762	7	4	Bur oak	X
3764	4	5	Bur oak	X
3765	16	4	White oak	X
3766	9	5	Bur oak	X
3768	16	5	Red oak	
3769	14	4	Red oak	
3770	18	3	Red oak	
3771	10	4	Bur oak	
3772	14	3	White oak	X
3773	5	4	White oak	X
3774	5	5	White oak	X
3775	6	5	White oak	X
3776	6	5	Red oak	X
3777	8	5	Red oak	X
3778	7	5	Red oak	X
3779	6	3	Red oak	X
3780	7	5	Red oak	X
3781	7	5	Red oak	X
3782	8	2	Black cherry	X
3783	15	5	Red oak	X
3784	15	5	White oak	
3785	12	5	Red oak	
3786	12	3	Bur oak	
3787	12	3	Green ash	

Tree #	DBH	Condition	Species	Lost
3788	9	5	Red oak	
3789	8	5	Red oak	
3790	10	5	Red oak	
3791	16	4	Bur oak	
3792	9	5	Bur oak	
3793	12	4	Green ash	
3794	5	5	Red oak	
3795	12	5	Red oak	
3796	6	5	Red oak	
3797	6	4	Red oak	
3798	12	5	Red oak	
3799	7	5	Red oak	
3800	16	4	Black cherry	
3801	4	5	White oak	
3802	12	5	Paper birch	
3803	13	4	Paper birch	
3804	12	5	Red oak	
3805	13	3	White oak	
3806	14	5	Bur oak	
3807	4	5	Red oak	
3808	5	5	Red oak	X
3809	7	5	Red oak	X
3810	6	5	Red oak	X
3811	12	5	Black cherry	X
3812	6	5	White oak	X
3813	5	5	White oak	X
3814	6	5	Red oak	X
3815	11	5	White oak	X
3816	9	5	Red oak	X
3817	18	5	White oak	X
3818	8	5	Paper birch	X
3819	24	4	Red oak	
3820	8	5	Bur oak	
3821	17	4	Bur oak	
3822	7	5	Red oak	
3823	5	5	Red oak	
3824	8	5	Red oak	
3825	7	5	Red oak	
3827	11	5	White oak	
3828	10	5	Bur oak	
3830	4	4	Red oak	X
3831	12	3	Bur oak	X
3832	25	4	Red oak	X
3833	5	3	Red oak	X
3834	7	5	Red oak	X
3835	5	5	Red oak	X
3836	6	5	Red oak	X
3837	8	3	Red oak	X
3838	5	4	Red oak	X
3840	12	4	White oak	X
3841	6	5	Bur oak	X
3842	15	4	Red oak	
3843	10	4	Red oak	
3844	12	4	Red oak	
3845	27	3	Red oak	
3846	20	4	Bur oak	
3847	8	5	Hackberry	
3848	8	5	Green ash	
3849	8	5	Green ash	
3850	25	4	Red oak	
3851	8	5	Green ash	
3852	12	5	White oak	
3853	11	4	Bur oak	
3854	15	4	Red oak	
3855	10	5	Bur oak	
3856	14	5	Bur oak	
3857	15	4	Red oak	
3858	13	5	Bur oak	
3859	13	5	Bur oak	
3860	12	2	Bur oak	X
3861	10	4	Bur oak	X
3862	8	5	Green ash	X
3863	14	4	Bur oak	
3864	11	4	Bur oak	X
3865	10	5	Green ash	
3866	9	4	Black cherry	X
3867	8	2	Black cherry	X
3868	10	3	Green ash	
3869	9	3	Green ash	X
3870	7	5	Red oak	
3871	5	5	Red oak	
3872	9	2	Black cherry	
3873	7	5	Red oak	
3874	5	5	Red oak	
3875	9	5	Red oak	
3876	8	5	Red oak	
3877	12	5	Red oak	
3878	10	5	Red oak	
3879	10	6	Red oak	X
3880	9	3	Black cherry	
3881	19	5	Bur oak	
3882	8	5	Green ash	
3883	12	5	Bur oak	X
3884	17	5	Red oak	X
3885	10	5	White oak	X
3886	12	3	Green ash	X
3887	10	3	Bur oak	X
3888	12	4	Bur oak	X
3889	9	2	Green ash	
3890	11	3	Green ash	
3891	9	3	Green ash	
3892	13	3	Black cherry	
3893	9	3	Big Tooth aspen	
3894	10	5	Big Tooth aspen	
3895	6	4	Red oak	
3896	13	4	Green ash	
3897	8	3	Green ash	
3898	14	3	White oak	
3899	8	2	Black cherry	
3900	8	3	Black cherry	
3901	5	5	Red oak	

Tree #	DBH	Condition	Species	Lost
3902	9	5	Big Tooth aspen	X
3903	8	5	Big Tooth aspen	X
3904	4	5	Red oak	X
3905	5	5	Red oak	
3906	5	5	Bur oak	X
3907	9	5	Bur oak	X
3908	4	4	Red oak	X
3909	8	5	Big Tooth aspen	X
3910	8	5	Red oak	X
3911	9	4	Big Tooth aspen	
3912	9	5	Big Tooth aspen	
3913	5	5	Red pine	
3914	6	3	Red pine	
3915	4	4	Red cedar	
3916	7	5	Red pine	
3917	8	5	Red pine	
3918	7	4	White pine	
3919	7	5	Red pine	
3920	8	5	Red pine	
3921	6	5	Red pine	
3921	7	5	Red pine	
3923	6	5	Red pine	
3924	5	5	Red pine	
3925	10	5	White pine	
3926	6	5	White pine	
3927	10	5	Red cedar	
3928	9	5	White pine	
3929	7	5	White pine	
3930	8	5	White pine	
3931	5	5	White pine	
3932	8	2	Red cedar	
3933	7	5	Red pine	
3934	7	5	Red pine	
3935	6	5	Red pine	
3936	6	5	Red pine	
3937	4	2	Bur oak	
3938	4	2	White spruce	
3939	5	4	White spruce	
3940	4	4	White spruce	
3941	5	5	Red pine	
3942	6	5	Red pine	
3943	15	5	White pine	
3944	8	5	White pine	
3945	7	5	White pine	
3946	8	5	White pine	
3946	8	6	White pine	
3947	8	6	White pine	
3948	6	5	White pine	
3950	5	4	Red pine	
3951	9	5	White pine	
3952	8	5	White pine	
3953	5	6	White pine	
3954	4	5	White pine	
3955	7	5	Bur oak	
3956	8	4	Big Tooth aspen	
3957	8	5	Big Tooth aspen	
3958	8	5	Big Tooth aspen	
3959	4	5	Red oak	
3960	10	5	Big Tooth aspen	
3961	8	5	Big Tooth aspen	
3962	10	5	Big Tooth aspen	
3964	12	5	Big Tooth aspen	
3965	4	5	Bur oak	
3966	10	5	Big Tooth aspen	
3967	4	5	Red oak	
3968	10	5	Big Tooth aspen	
3969	12	5	Big Tooth aspen	
3970	11	5	Big Tooth aspen	
3971	10	5	Big Tooth aspen	
3972	10	5	Big Tooth aspen	
3973	4	5	Bur oak	
3974	7	6	Red oak	
3975	7	5	Red oak	
3976	10	5	Red oak	
3977	11	5	Big Tooth aspen	
3978	10	5	Big Tooth aspen	
3979	10	5	Big Tooth aspen	
3980	11	5	Big Tooth aspen	
3981	10	5	Big Tooth aspen	
3983	12	5	Big Tooth aspen	
3984	12	4	Big Tooth aspen	
3985	11	5	Big Tooth aspen	
3986	8	5	Big Tooth aspen	
3987	8	4	Big Tooth aspen	
3988	5	4	Red oak	
3989	9	4	Big Tooth aspen	
3990	8	5	Big Tooth aspen	
3992	10	5	Big Tooth aspen	
3992	11	5	Big Tooth aspen	
3993	10	5	Big Tooth aspen	
3994	4	5	Bur oak	
3995	4	4	Red oak	
3996	8	5	Big Tooth aspen	
3997	8	4	Big Tooth aspen	
3998	6	5	Red oak	
3999	5	3	Bur oak	
4000	6	5	Red oak	

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DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
RAMSEY, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
05.06.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
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FILE NAME L110ZZZ543.dwg

PROJECT NO. ZZZ20543

TREE PRESERVATION TABLES (PAGE 2 of 2)

L1.10

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Department Review Status Report

Project Name: 20-138 Williams Woods, Bacon Property Subdivision

Workflow Started: 11/03/2020 10:55 AM

Report Generated: 05/28/2021 08:50 AM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1						
2						
3	Civil Engineer IV	Len Linton	llinton@cityoframsey.com	Corrections Required	Corrections are required as noted. The Volume reduction goal of at least 90% must be achieved before this reviewer will recommend this project received preliminary plat approval.	
	Engineering Tech	Logan Czech	lczech@cityoframsey.com	Corrections Required		
	Fire	Carey Schiferli	cschiferli@cityoframsey.com	Approved		
	Police	Brad Bluml	bbluml@cityoframsey.com	Denied	Police would prefer one main thoroughfare. Police second option would be a short cul-de-sac.	
	Public Works - Street					
	Environmental Review	Chris Anderson	canderson@cityoframsey.com	Corrections Required		
	City Planner	Chris Anderson	canderson@cityoframsey.com	Corrections Required		
	Community Development Director	Tim Gladhill	tgladhill@cityoframsey.com	No Review Required		
	Civil Engineer II	Joe Feriancek	jferiancek@cityoframsey.com	Corrections Required		
	Lead Engineering Tech					

ProjectDox

Changemarks Report

Project Name: 20-138 Williams Woods, Bacon Property Subdivision

Workflow Started: 11/03/2020 10:55 AM

Report Generated: 05/28/2021 09:01 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1												
	2												
	3	45	False	Unresolved	Civil Engineer IV		C3.5.pdf	LL	Temporary Sediment Basins	Temporary sediment basins must be designed by the engineer and shown on the plan. Locating the temporary sediment basins cannot be left up to the contractor.	05/25/2021 3:43 PM	Len Linton	
		43	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Wetland buffer encroachment	This driveway must be moved to avoid 16.5 ft wetland buffers.	05/25/2021 3:40 PM	Len Linton	
		44	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Stormwater ponding	Stormwater ponding must be provided to treat runoff from impervious surfaces before it enters the wetlands.	05/25/2021 3:40 PM	Len Linton	
		42	False	Unresolved	Civil Engineer IV		C3.2.pdf	LL	Adjust grading	THe driveway entrance must be higher than the cul-de-sac to contain runoiff in the ROW and not direct it down the private driveway whcih does not have ponding sized for the public street.	05/25/2021 3:33 PM	Len Linton	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	41	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Wetlands	Two reports are required for wetlands. 1. The wetland delineation report must be submitteed to and approved by the Lower Rum River Watershed Management Organization (LRRWMO). 2. A wetland mitigation plan and report must be submitted showing the replacement areas for impacted wetlands. This must also be approved by the LRRWMO.	05/25/2021 3:29 PM	Len Linton	
		51	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Address	Round Lake Boulevard is in Andover.	05/26/2021 9:48 AM	Len Linton	
		52	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Cover over storm sewer pipes	The PRELIMINARY plat plans must indicate cover over the proposed storm sewer pipe. This may be through use of profiles or notes.	05/26/2021 9:48 AM	Len Linton	
		40	False	Unresolved	Environmental Review		C2.1.pdf	CA	Wetland Setback	As shown, there is only about 14 feet between the two areas of wetland setback (between wetlands 10 & 11). The setback areas are required to be encumbered with drainage and utlity easements. Driveways are not allowed within this area. An alternate route for this driveway will be needed.	05/25/2021 3:15 PM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	46	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Infiltration must be provided	The LRRWMO rules outline the mitigation process when infiltration cannot be acheived on site.	05/26/2021 9:41 AM	Len Linton	
		47	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Exfiltration	Exfiltration should not be used as an outflow device for for wetlands, especially over the horizontal area below the water level.	05/26/2021 9:41 AM	Len Linton	
		48	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Coordination of plans	A wetland delineation report is required for this project. The HydroCAD ponds must reference the basin numbers from the wetland delineation report.	05/26/2021 9:41 AM	Len Linton	
		49	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	Node Dividing Lines	The proposed contours must be lighter and the Node dividing lines must be darker to standout over the contour lines, especially where the road is.	05/26/2021 9:41 AM	Len Linton	
		50	False	Unresolved	Civil Engineer IV		2021-05-06 Williams Woods - Stormwater Narrative.pdf	LL	MIDS Calculator	Please submit screen shots of the Watershed tab and the BMP Parameters tab for each BMP. We need to see the proposed slopes on the swales.	05/26/2021 9:41 AM	Len Linton	
		24	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Temp Sed Basin	Note 1 is confusing, is a temporary sedimentation basin being provided?	05/25/2021 10:26 AM	Joe Feriancek	

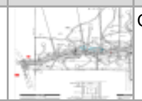
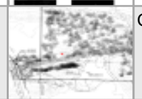
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	25	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Inspections	Add note to send weekly and storm event inspection report to the City Inspector. At project close the SWPPP history must be sent to the City.	05/25/2021 10:26 AM	Joe Feriancek	
		26	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	N.O.T.	Send the N.O.T. to the City for review before sending in.	05/25/2021 10:26 AM	Joe Feriancek	
		20	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Erosion Control Items	Make prominent items bold, to stand out better.	05/25/2021 10:16 AM	Joe Feriancek	
		21	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Wetland Elevation	What is the groundwater elevation, we need to know this to confirm lowest floor elevations.	05/25/2021 10:16 AM	Joe Feriancek	
		22	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Proflies and Cross Sections	Final Plat submittal will require profiles and cross sections.	05/25/2021 10:16 AM	Joe Feriancek	
		23	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Drainfield Area	Show the primary and secondary septic areas, need to be protected by silt fence during construction.	05/25/2021 10:16 AM	Joe Feriancek	
		17	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Subgrade Corrections	I haven't seen a geotech report for this site, but with the amount of wetlands, are soil corrections going to be needed under the road section?	05/25/2021 9:24 AM	Joe Feriancek	
		18	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Culverts?	Show proposed culvert locations.	05/25/2021 9:24 AM	Joe Feriancek	

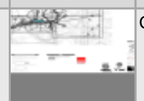
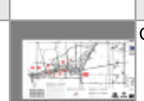
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	19	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Alignment Stationing	Show alignment stationing.	05/25/2021 9:24 AM	Joe Feriancek	
		15	False	Unresolved	Civil Engineer II		C7.1.pdf	JF	Bit Mix Design	Use a type "C" oil.	05/25/2021 9:20 AM	Joe Feriancek	
		16	False	Unresolved	Civil Engineer II		C7.1.pdf	JF	Typical Section	Not consistant with the plans, which show 32 feet of pavement plus 2-foot gravel shoulders.	05/25/2021 9:20 AM	Joe Feriancek	
		14	False	Unresolved	Civil Engineer II		C1.2.pdf	JF	Tree Removal	Show tree removals on this sheet.	05/25/2021 9:13 AM	Joe Feriancek	
		13	False	Unresolved	Civil Engineer II		C1.1.pdf	JF	Identy line type	Identify large dashed line, it's not obvious what this is.	05/25/2021 9:11 AM	Joe Feriancek	
		29	False	Unresolved	Environmental Review		L1.1.pdf	CA	Topsoil	Add note stating that 4 inches of topsoil, with not more than 35% sand content, shall be installed in all disturbed areas not otherwise improved with impervious surfaces.	05/21/2021 9:45 AM	Chris Anderson	
		28	False	Unresolved	Environmental Review		C3.1.pdf	CA	Culvert	Please have surveyor shoot the elevation of the bottom of the existing culvert at both ends. Also, replacement culvert shall be a flat bottomed (arch) style culvert.	05/21/2021 9:35 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	27	False	Unresolved	Environmental Review		C3.0.pdf	CA	Silt Fence	Silt Fence shall be no closer than 16.5 feet from the delineated boundary of wetlands or from the designed normal water level of storm water ponds (the areas intended to be encurmbered with drainage and utilty easement).	05/21/2021 9:33 AM	Chris Anderson	
		30	False	Unresolved	Environmental Review		C0.2.pdf	CA	Ingress & Egress Easement	Is this easement existing? If so, is it needed any longer once there's a public road? If not, it should be vacated.	05/28/2021 8:50 AM	Chris Anderson	
		31	False	Unresolved	Environmental Review		C0.2.pdf	CA	Drainage and Utility Easements	Drainage and utility easements must extend at least 16.5 feet beyond the delineated boundary of wetlands and 16.5 feet beyond storm water ponds as well. The easement boundaries around all wetlands need to be expanded and easement needs to be added for the storm water ponds on this sheet and all subsequent sheets as well.	05/28/2021 8:50 AM	Chris Anderson	
		32	False	Unresolved	Environmental Review		C0.2.pdf	CA	Wetland Impacts	Need to identify a way to clearly inform future home owners of the wetland boundaries on the lots (maybe some sort of small signage). This would assist in minimizing impacts (e.g. filling or excavating) to wetland areas by future home owners.	05/28/2021 8:50 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	33	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Boundary	The floodplain boundary needs to be added to this and subsequent sheets.	05/28/2021 8:50 AM	Chris Anderson	
		34	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Info	For all driveways that are in or crossing through the floodplain, documentation must be provided by the PE verifying that the driveways are not causing more than 0.5 foot rise in flood elevation.	05/28/2021 8:50 AM	Chris Anderson	
		35	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain Info	The public road and driveways can be no more than two (2) feet below the Regulatory Flood Protection Elevation. This info needs to be documented on the plan set.	05/28/2021 8:50 AM	Chris Anderson	
		36	False	Unresolved	Environmental Review		C0.2.pdf	CA	Cul-De-Sac Length	Cul-de-sac exceeds maximum length allowed by city code (600 feet). Planning Commission will be considering the requested variance at their June meeting.	05/28/2021 8:50 AM	Chris Anderson	
		37	False	Unresolved	Environmental Review		C0.2.pdf	CA	Soil Borings	Soil borings for each lot must be conducted to verify that there are suitable Class I soils for septic system and an alternate site.	05/28/2021 8:50 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	3	38	False	Unresolved	Environmental Review		C0.2.pdf	CA	Easement Width	Ten (10) foot wide drainage and utiity easement required adjacent to public road right-of-way and unplatted lands. All other drainage and utility easements along common lot lines shall be ten (10) feet in width, with five (5) feet on each side of the common lot line.	05/28/2021 8:50 AM	Chris Anderson	

7.02: Review Sketch Plan for Bacon Property; Case of Bill Boyum

Presentation

Senior Planner McGuire Brigl presented the Staff Report asked the Commission to provide feedback on which concept plan to move forward with and develop a formal sketch plan application.

Commission Business

Chairperson Bauer stated that the applicant's narrative includes two cul-de-sacs, noting that one lies within Nowthen. He recognized that the comments from public safety shows that they prefer the loop but asked if a larger cul-de-sac would accomplish the same things.

Senior Planner McGuire Brigl stated that she could bring that idea forward to public safety for review.

Chairperson Bauer stated that Commissioner Johnson stated that he preferred the 19-lot layout.

Commissioner VanScoy referenced the option which would connect to 178th and asked for additional details.

Senior Planner McGuire Brigl commented that connection would be challenging as the road would go through the park area that is mostly wetlands.

Commissioner VanScoy commented that several of the lots appear to be encumbered with floodplain and asked how the developer would intend to handle that.

Senior Planner McGuire Brigl stated that the floodplain circles the properties and there is upland area. She commented that some fill is allowed in the floodplain with proper measures and mitigation. She stated that the lots could accommodate the area needed for a house pad and well/septic and most likely only the driveways would be within floodplain.

Councilmember Musgrove referenced the nine-lot layout and easements and asked for additional input on whether those would be for roads.

Senior Planner McGuire Brigl noted that these are easements that already exist for utilities and would not be used for roads.

Commissioner Anderson referenced lots two through five, which would appear to be hard to build on because of the floodplain in that area. He commented that he does not like the 1,500-foot cul-de-sac and asked if a road could be run from the cul-de-sac bulb to 178th to provide a second access to the development. He stated that he does not prefer to have only one way in or out of a development.

Senior Planner McGuire Brigl displayed a map which identifies the wetlands on site, explaining that the road connection would run entirely through wetland. She stated that the comments of the neighbors have been that they do not want the road connection or disruption to the wetlands.

Commissioner VanScoy commented that it would appear the road connection would go through tilled fields rather than wetlands and that there would be minimal wetland disruption.

Commissioner Anderson stated that he could support a connection that would move to the west to connect to 178th.

Kendra Lindahl, Landform, commented that the only request tonight is for the nine-lot subdivision and they are requesting for input on the cul-de-sac. She stated that they do not intend to include a connection to 178th as it was clear that the neighbors do not want that. She stated that they received the input from the neighbors and reduced the number of lots from the 37 which would be allowed to nine lots. She stated that the road connection to 178th would need to go through a public park and require wetland fill and would instead preserve the natural features of the site with two estate lots that backup to that area and fits the existing character of the area. She stated that they are looking for feedback on this alignment and the longer cul-de-sac before they decide whether to invest additional funds into this proposal.

Commissioner Woestehoff asked if there is an economic consideration between the different alignments and whether a cul-de-sac would support nine lots and 19 lots would be needed to support a road connection. He commented that there just seems to be a large jump between the two proposals.

Ms. Lindahl replied that the neighbors would not support the 19-lot subdivision and they do not want to present something that the neighbors would not support. She stated that the road connection would require additional road costs and process, as the road would go through public park land and impact wetlands. She commented that they believe the nine-lot proposal would be a better subdivision.

Senior Planner McGuire Brigl commented that while it may appear easy to make the road connection on paper, the requirements of the City would require acquisition of the entire public park and a portion of a neighbor's property. She commented that it would be a difficult process and would not be preferred by staff as it would be very challenging.

Commissioner VanScoy commented that it would appear that the connection to 178th would occur at the cul-de-sac bulb and did not see how a neighboring property would be impacted.

Senior Planner McGuire Brigl stated that the City only has about 40 feet of frontage on the cul-de-sac, whereas 66 feet of right-of-way is needed for a roadway.

Commissioner Gengler asked for input from the developer on perhaps making the cul-de-sac wider for more turnaround room.

Ms. Lindahl stated that the cul-de-sac proposed would meet the City standards but confirmed that if that is the desire, they could work with City staff to satisfy those concerns.

Commissioner Anderson asked whether the road would be public or private.

Ms. Lindahl stated that as drawn this would be a public street and would meet the 66-foot street right-of-way with a 28 paved rural section street.

Commissioner Anderson commented that on the drawing it is shown as 24 feet and he would have concern with the 28-foot width as well.

Ms. Lindahl confirmed that the 24-foot shown as an error and that would be 28 feet as required by City standard. She stated that if a wider road is desired, they could work with City staff.

Commissioner VanScoy stated that he would prefer not to have another cul-de-sac that is 1,500 feet in length and would prefer to see another option.

Commissioner Anderson agreed.

Chairperson Bauer asked if there would be another option for a secondary access that would not go through the park.

Senior Planner McGuire Brigl stated that the proposal from the applicant would be the only logical option as there is no development on the north or east to connect to and the other areas are surrounded by wetland.

Commissioner Gengler commented that she likes that the applicant listened to the input from the neighbors but also acknowledged the concerns of public safety. She stated that she would tend to support this layout because of the difficulties and uniqueness of the lot.

Chairperson Bauer noted that some issues and concerns have been raised and the developer should continue to work with staff in attempt to develop something more acceptable before going forward with full plan development.

7.03: Adopt Resolution #21-018 Providing Feedback for Bacon Property Sketch Plan; Case of Bill Boyum

Deputy City Administrator Gladhill reviewed the staff report and recommendation to adopt the resolution and provide the applicant feedback on which concept plan to move forward with and develop a formal sketch plan application.

Councilmember Musgrove asked for the potential to have a wider road to help with concerns that could arise from the length of the cul-de-sac. She asked if there is an easement on the northern portion of the property that could provide a connection to a future road.

Deputy City Administrator Gladhill replied that this concept does not include an easement for a future road, as it would be unlikely that a connection would be made because of the wetlands. He stated that staff has made the comment that the road be widened to 32 feet wide, recognizing that there are some wetland constraints.

Councilmember Musgrove commented that she agrees with a width of 32 feet. She stated that in the Commission there was a narrative for a proposal with 19 lots and asked if there is potential for that to move forward. She clarified that she does prefer the nine-lot configuration.

Deputy City Administrator Gladhill stated that the developer is only seeking input on the nine-lot configuration and is not submitting the 19-lot proposal.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to Adopt Resolution #21-018 Providing Feedback on Proposed Subdivision on Bacon Property.

Further discussion: Councilmember Riley commented that he likes the nine-lot configuration and agreed that staff should work with the developer on the road width in order to provide the best product that everyone can support. Councilmember Musgrove asked for information on easements, recognizing that those can cause challenges. Deputy City Administrator Gladhill commented that there would not be a conservation easement or density transitioning in this case. He clarified that the process for conservation easements and density transitioning has changed to provide ownership and enforcement ability for the City.

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

RESOLUTION #21-018

RESOLUTION PROVIDING FEEDBACK ON PROPOSED SUBDIVISION ON BACON PROPERTY

1. Bill Boyum, hereafter referred to as "Applicant", requested feedback from the Planning Commission and City Council on a proposed subdivision for the property generally known as 7363 175th Ave NW and legally known as:

   The Southwest Quarter of the Northeast Quarter of Section 4, Township 32, Range 25; and
   The Northwest Quarter of the Southeast Quarter of Section 4, Township 32, Range 25; and
   The western 330 feet of the Southeastern Quarter of the Northeastern Quarter;
   of Section 4, Township 32, Range 25, Subject to Easement of Record, Anoka County, Minnesota.
   (the 'Subject Property');

2. The Planning Commission reviewed the request on December 3, 2020.

3. The Development Review Committee reviewed the two sketch plan and public safety preferred the 19 lot subdivision but agreed there was a path to approval for either option.

4. That at previous City Open Houses, residents preferred more environmental protections, fewer lots adjacent to their properties, and did not support a rezoning or smaller than 2.5 acre lots.

5. The Applicant proposes 2.5 acre lots on private well and septic.

6. The Planning Commission recommended that the Applicant work with City Staff to revise the application and come back with a formal sketch plan application.

7. The Applicant's preferred vision requires a variance from the Planning Commission for cul-de-sac length, but that the preferred 9 lot layout preserves significant environmental areas and has a low density aligning with resident's vision for the area.

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

1) That the Applicant shall work with Ramsey City Staff to further develop their 9 lot concept plan.

2) That the City Council supports environmental protections on the Subject Property, including larger lots, saving significant trees, and extra wetland protections.

3) That the City Council supports 2.5 acre lots, or larger, on the Subject Property, on private well and septic. The City Council does not support shared septic systems.

4) That the Applicant shall formally apply for a sketch plan application aligning with the 9 lot subdivision and shall apply for a variance, to run in parallel with the sketch plan, for cul-de-sac length.

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

Mayor Kuzma
Councilmember Musgrove
Councilmember Wosetehoff
Councilmember Howell
Councilmember Riley
Councilmember Specht

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of January, 2021.

Mark E Kuzma
Mayor

ATTEST:

Colleen Lasher
City Clerk

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.

Tim Gladhill

From: Tom Kurak (twcorp@comcast.net) <twcorp@comcast.net>
Sent: Wednesday, April 7, 2021 11:51 AM
To: Tim Gladhill
Cc: Chloe McGuire Brigl
Subject: Re: Respond to this Email - Comment on Williams Woods

Thank You for the opportunity to provide imput to the planning process . I think it serves the City's interest best to provide a reserved 60 ft. corridor to the 40 acres that has Thorn Lake as it's prominent feature . It is also the right thing to do during the planning process ,that is to eliminate land locked property. When designing the access , making it curve is an option . I think the Planner should be given maximum latitude in the design .I thank all who consider these comments , the Owner's the Planners, Board members, city residents ,and City Council members . Tom Kurak and Patti Kurak

On 04/07/2021 11:05 AM Tim Gladhill <tgladhill@ci.ramsey.mn.us> wrote:

Tom:

Thank you for your time. Here is what I believe you are asking the Planning Commission (and subsequent to that the City Council) in regards to the Williams Woods plat. Please respond to this email if you agree and we will include in public comments. A reminder that the Planning Commission is meeting tomorrow night at 7:00 p.m.

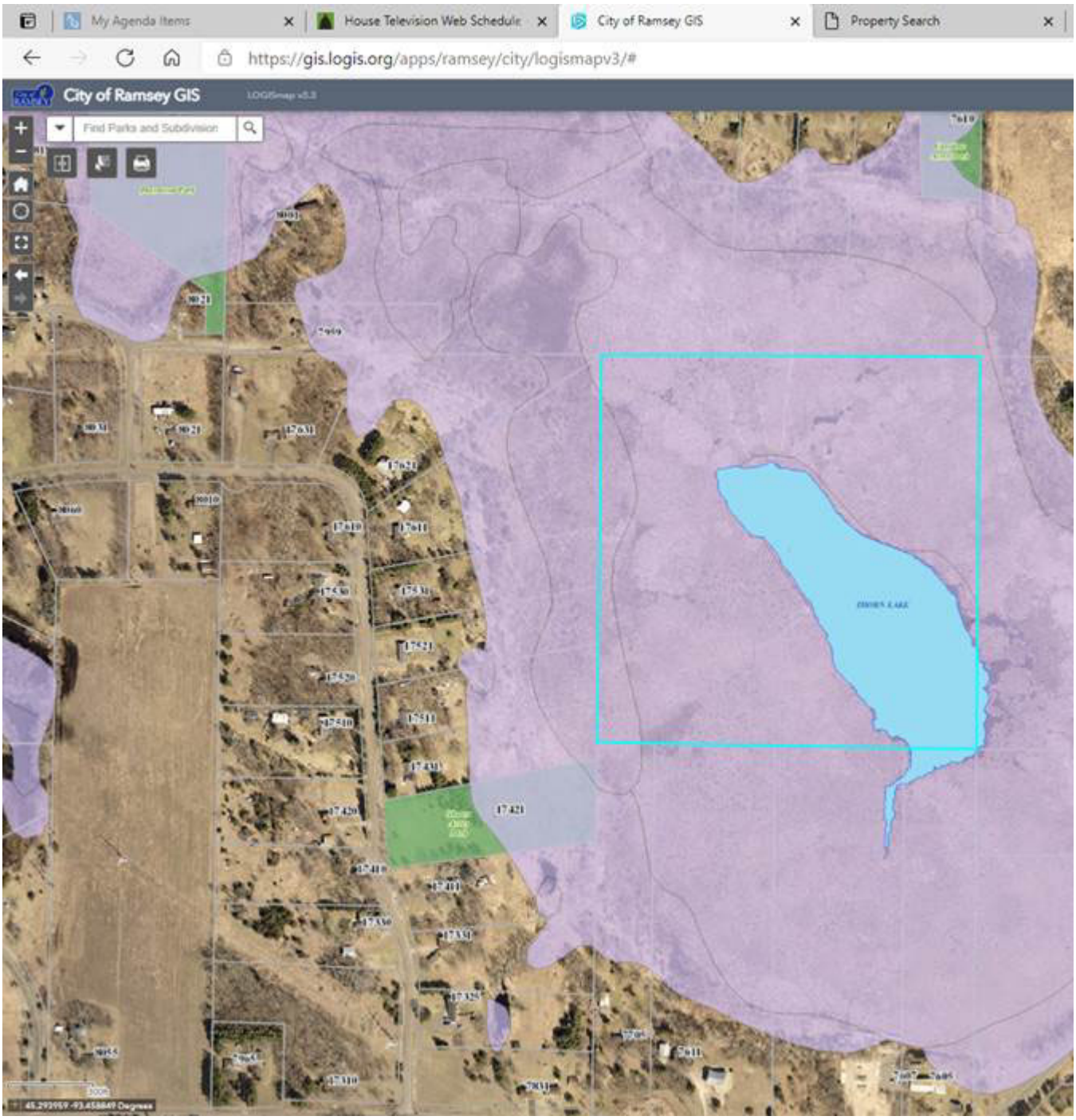
Request

- Reserve a 60 foot corridor (could be easement or outlot to the City) through the Williams Woods Plat to reserve future access to your parcel (image below).

Background

This parcel is part of the original Public Land Survey System that created a system to convey parcels in 40 acre sizes. As the area around this parcel has developed, this parcel has remained land locked. At minimum, the City is obligated to provide a cartway as defined by Minnesota Statutes. It is your belief that reserving a 60 foot corridor provides the maximum flexibility for the City in the future. You are not asking the City to construct any improvements today, just simply reserve the corridor. You understand that a wetland delineation will be required in the future. Further, you understand that there is no

guarantee that the City will accept this parcel in the future to satisfy park dedication requirements for other developable parcels within the City. Your long term vision for this parcel is more than likely some degree of open space protection, but feel other future uses may exist.





Tim Gladhill, AICP | tgladhill@cityoframsey.com

Deputy City Administrator | City of Ramsey

P: 763-433-9826 | F: 763-433-9848

7550 Sunwood Drive NW | Ramsey, MN 55303

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Tim Gladhill

From: Jeff Katers
Sent: Thursday, April 8, 2021 2:40 PM
To: Tim Gladhill
Subject: Response to Williams Woods Proposal

Tim,

The Police Department has concerns about this proposed development, specifically the extraordinary length of the cul de sac and the single point of entry/exit to this development. The proposed cul de sac length is more than double allowed by city code. The police department and other first responders (Fire, EMS, Gas/Electric utilities) have a need to have more than 1 accesses to areas.

If the roadway is completely unpassable nearest 175th ave, how do you propose we get first responders to the other residents 1/5 of a mile north? Police can achieve this by foot, but that is a long length to bring a stretcher or remove a patient for EMS. We have responded to many calls for service in areas where roadways have become completely impassible in Ramsey. Some examples are: fires, floods, downed power lines, downed trees, natural gas explosions, vehicle crashes, trains blocking, etc. Thankfully, a majority of these calls have had another route of access.

If we can be assured the 9 homes are the only homes that will ever be built on this roadway the length of the cul de sac might be more feasible. The concern is with potential future development with the larger two parcels on the north end and their future use. It is not safe for a subdivision with multiple homes to have 1 vehicular point of entry exit.

My concerns are the same public safety concerns as with Bowers Dr. What is the Public benefit for not connecting this road to another existing roadway? I believe connecting roadways is also a requirement of city code (117-614):

Sec. 117-614. Subdivision design standards.

(a) *General requirements.* The planning commission in its review of a preliminary plat shall determine whether the proposed subdivision is in conformity with this Code and shall take into consideration the requirements of the community and the best use of the land. Particular attention shall be given to the arrangement, location and widths of streets, drainage and lot sizes and arrangements.

(b) *Street plan.*

(1) The arrangement, character, extent, width, grade and location of all streets shall conform to the approved standard street specifications and all applicable sections of this Code. All streets shall be paved with concrete or bituminous surfacing.

(2) The arrangement of streets in new subdivisions shall connect to adjacent street stubs and provide future street stubs to adjoining areas. In instances where a stub street abuts an undeveloped parcel, it is the stated intention of the city to connect streets with the adjoining parcel for development. In the interim, the stub streets shall have a sign stating that the stub street is a future through street.

Jeff Katers
Police Chief | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-427-6812 (Police Dept.)
763-427-2361 (Fax)
jkaters@cityoframsey.com

Police Mission: To protect and serve with courage, integrity and honor.

6.01: Public Hearing: Consider Preliminary Plat and Variance for Williams Woods (Project No. 20-138); Case of Bill Boyum

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of both the variance and Preliminary Plat. It was noted that the staff recommendation includes revising the proposed street name to match the Public Safety Grid for Anoka County.

Chairperson Bauer asked if conditions can be put on a variance.

Deputy City Administrator Gladhill commented that conditions could be put upon a variance if there is something the Commission is attempting to mitigate.

Chairperson Bauer stated that the largest concern came from public safety and the statement from Police Chief Katers expressed that public safety could agree with the extended cul-de-sac if there was a guarantee that these nine homes would be the only homes on the cul-de-sac and there would not be future subdivision. He asked if the condition could be placed upon the variance that only the nine homes could be built.

Senior Planner McGuire Brigl commented that she could speak with the City Attorney for input. She noted that any future subdivision would require an additional variance and therefore would need to come back before the Commission and City Council. She stated that the statement can be made that another variance would not be granted in the future for subdivision and that can be included in the file for future inquiries.

Commissioner Anderson stated that there appear to be outstanding environmental issues related to the wetlands. He stated that it did not appear this would be ready for Preliminary Plat.

City Planner Anderson commented that the approval would be contingent upon those conditions. He reviewed the statements related to drainage and utility easements. He noted that one driveway will need to be realigned in order to avoid the drainage and utility easement. He stated that staff is also working with the DNR to ensure that there would not be floodplain impacts or concerns with driveways being inundated. He stated that the applicant would continue to work on those items. He stated that he would not have any hesitation making the approval contingent upon those actions.

Senior Planner McGuire Brigl commented that there are a similar number of comments for this request as there have been for other development requests.

City Planner Anderson commented that the Environmental Policy Board has also reviewed this and provided a positive recommendation related to natural resources.

Commissioner VanScoy asked for input on the variance requested. He asked if there is a reasoning within City Code as to the maximum length of a cul-de-sac.

City Planner Anderson commented that the variance is related to the cul-de-sac length. He commented that he is not aware of the specific rationale within City Code as to the allowed length of a cul-de-sac.

Commissioner VanScoy commented that he has been under the impression that the policy is based off public safety. He stated that his concern would be that there is a standard that the City is looking to compromise to allow something to happen outside of that standard. He stated that he would be hesitant to compromise public safety. He stated that having a few extra feet of road width may seem to be an improvement but would not be if the road were blocked. He stated that he has difficulty in considering approval.

City Planner Anderson noted that there are other examples of longer cul-de-sacs that have not resulted in issues with safety. He stated that the recommendation from public safety and related comments were included in the staff report.

Chairperson Bauer asked if the Ramsey Code is in line with the adjacent community regulations for cul-de-sac length.
City Planner Anderson replied that he believed that Ramsey fell in the average as some communities had shorter maximums and some communities allowed longer.

Citizen Input

Todd Olin, Landform, spoke in representation of the applicant and stated that they went through several iterations of concepts to find a solution that would avoid requesting a variance but there were none. He stated that the property is bordered by an existing home, multiple properties, wetlands, and a City park. He noted that there were several layouts including one with more lots and the Council preferred the nine-lot layout and therefore they went forward with that concept. He stated that this concept preserves the natural resources in this area and noted that they have tried to be mindful of the wetlands, topography, and tree preservation. He noted that typically a longer road equates to more lots but in this case a longer road is minimizing the impact to the natural resources. He stated that the lots will vary in size from 3.5 acres to 22 acres and will be beautiful premium lots. He noted that they have reviewed the planning and engineering comments in detail and do not have concern in meeting those conditions. He explained that they will also need approvals from other agencies and by the time of Final Plat those comments would be addressed.

Mark Hager, 7431 175th Avenue, stated that this project is in his backyard. He stated that he favors this nine-lot layout versus the 23 lots previously proposed. He commented that his concern is that he has 10 acres while the 3.5-acre lot will abut his property. He asked if the smaller lot could be placed in a different location. He stated that they do have concerns with the water in that area and wanted to ensure that the project does not impact his home. He commented that his driveway is next to this road that will enter the development and asked if that would be an issue. He asked if

his driveway would need to be moved to make it safer, and whether that would be his expense to do so.

Chairperson Bauer recalled the issue with the driveway being raised during a prior open house meeting.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:33 p.m.

Commission Business

Chairperson Bauer suggested that the Commission first review the variance request. He noted his previous suggestion to place a condition upon the variance which would limit the extended cul-de-sac to the nine homes proposed.

Commissioner Anderson stated that there are two conditions that create an issue to connect to 178th one of which would be the existing park land. He asked if changing the dedication of that land is difficult to do or is something that cannot be done.

Deputy City Administrator Gladhill commented that un-dedicating a dedicated park plat is almost impossible. He noted that if the land is not put to the intended purpose of park, the first right to the land would be to the person that dedicated the land. He stated that there is the technical issue and then the perceived issue of changing the use of the land as neighbors are used to the park use. He confirmed that the City has attempted to change the use of unused park land in the past and it proved to be difficult and to be a process of multiple years.

Chairperson Bauer commented that in previous meetings the neighbors were strongly opposed to changing the use of the park.

Commissioner Gengler commented that she feels that all options have been reviewed and this development has gone forward with a lot of caution in order to maintain the natural resources on the site.

DRAFT

Motion by Commissioner Gengler, seconded by Commissioner Peters, to adopt Resolution #21-155 granting a variance to cul-de-sac length with the restriction that the cul-de-sac has a maximum of nine lots, subject to City Attorney review as to legal form.

Further discussion

Commissioner VanScoy stated that he is reluctant to approve this as he views it as a public safety issue but appreciates the work of staff and the applicant. Chairperson Bauer commented that the applicant did review multiple other options but there did not seem to be an option that would not result in a variance.

A roll call vote was performed:

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

Motion Carried.

Motion by Commissioner Peters, seconded by Commissioner Dunaway, to recommend that City Council adopt Resolution #21-156 approving the Preliminary Plat for Williams Woods.

Further discussion

Commissioner Anderson commented that he does not support the cul-de-sac length and therefore cannot support this request as well.

A roll call vote was performed:

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

Motion Carried.

DRAFT

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

RESOLUTION #21-156

RESOLUTION APPROVING PRELIMINARY PLAT FOR WILLIAMS WOODS

WHEREAS, Bill Boyum, hereafter referred to as "Developer," properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

THE SW1/4 OF NE1/4 OF SEC 4 TWP 32 RGE 25, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THE W 330 FT OF SE1/4 OF NE1/4 OF SEC 04-32-25 (AS MEAS ALG N LINE THEREOF) EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

NW1/4 OF SE1/4 OF SEC 04 TWP 32 RGE 25, EX THAT PRT DESC AS FOL: BEG AT NE COR OF SD 1/4,1/4, TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO A PT ON SD E LINE 1 20 FT N OF SE COR THEREOF, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF NW1/4 OF SE1/4 OF SEC 4-32-25 DESC AS FOL: BEG AT NE COR OF SD 1/4.1/4 TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO PT ON SD E LINE 120 FT N OF SE COR AS MEAS ALG SD E LINE, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County Minnesota;

and

THE W1/2 OF NE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25, EX E 15 ACRES THEREOF, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF SE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25 LYG NLY OF CSAH NO 63 & LYG W OF E 15 ACRES OF W1/2 THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed two (2) Concept Plans, including a nine (9) lot layout and a nineteen (19) lot layout, in December of 2020; and

WHEREAS, the City Council reviewed the two (2) Concept Plans in January of 2021 and directed the Permittee to proceed with plan design for the nine (9) lot layout due to existing physical constraints of the Subject Property, including significant wetlands both on and adjacent to the Subject Property and dedicated parkland adjacent to the Subject Property; and

WHEREAS, the Planning Commission reviewed the Sketch Plan on April 8, 2021; and

WHEREAS, the City received an Application for Preliminary Plat Approval and a Variance to cul-de-sac length on May 5, 2021; and

WHEREAS, the Planning Commission held a Public Hearing and considered both applications on June 3, 2021.

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

1. That the Ramsey City Council hereby grants preliminary plat approval for Williams Woods in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with the Staff Review Letters.
    b. Compliance with all Staff Review Comments in ProjectDox.
    c. Amending street name in accordance with street grid.
    d. Final approval by City Engineer and City Attorney.
    e. LRRWMO review and approval.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 3.**

Meeting Date: 06/22/2021

By: Bria Raines, Community Development

Information

Title

Introduce Ordinance #21-13 Amending City Code Section 105-142 (Building and Building Regulations) to add 2021 International Property Maintenance Code

Purpose/Background:

Ordinance #21-13 amends Section 105-142 to adopt current international building and property maintenance standards in the City of Ramsey, while eliminating reference to the previous International Property Maintenance Code from 2006. The 2021 International Property Maintenance Code is the current building regulation standards in the City of Ramsey. This would update the City's Code references to currently available documents, and make both building permit and code enforcement regulations easier and more streamlined. This change is very minor and more administrative in nature.

Notification:

No notifications required.

Observations/Alternatives:

Ramsey City Code Section 105-142 adopted 2006 International Property Maintenance Code. The 2021 International Property Maintenance Code has recently been published and City Staff would like to update the Code to enforce the revised standards. The International Property Maintenance Code are a set of standards used widely.

Funding Source:

Staff is handling this as part of normal duties.

Recommendation:

Staff recommends Approval of Ordinance #21-13 Amending the International Property Maintenance Code for City Code Section 105-142.

Action:

Motion to introduce Ordinance #21-13 Amending the International Property Maintenance Code for City Code Section 105-142.

Roll Call Vote.

Attachments

Ordinance #21-13

2021 International Property Maintenance Code

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/17/2021 08:57 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:42 AM

Form Started By: Bria Raines Started On: 06/09/2021 08:51 AM
Final Approval Date: 06/17/2021

ORDINANCE #21-13

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING SECTION 105-142 (ADOPTION OF 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE), OF CHAPTER 10, ARTICLE V (PROPERTY MAINTENANCE CODE), AND SECTION 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. AMENDMENT TO CITY CODE SECTION 105-142

The current City Code Section 105-142 is revised as follows (additions indicated by underline, deletions indicated by strikethrough):

Sec. 105-142. – Adopted.

The ~~2006~~ 2021 International Property Maintenance Code, as published by the International Code Council, Inc., is hereby adopted by reference.

State Law reference— Adoption by reference, Minn. Stats. § 471.62.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

SECTION 5. SUMMARY

The following official summary of Ordinance #21-13 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 #21-13 amends Section 105-142 to adopt current international building and property maintenance standards in the City of Ramsey, while eliminating reference to the previous International Property Maintenance Code. The 2021 International Property Maintenance Code is the current building regulation standards in the City of Ramsey.

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:

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2021 International Property Maintenance Code®

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PREFACE

Introduction

The *International Property Maintenance Code*® (IPMC®) establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions. This 2021 edition is fully compatible with all of the International Codes® (I-Codes®) published by the International Code Council® (ICC®), including the *International Building Code*® (IBC®), *International Energy Conservation Code*® (IECC®), *International Existing Building Code*® (IEBC®), *International Fire Code*® (IFC®), *International Fuel Gas Code*® (IFGC®), *International Green Construction Code*® (IgCC®), *International Mechanical Code*® (IMC®), *International Plumbing Code*® (IPC®), *International Private Sewage Disposal Code*® (IPSDC®), *International Residential Code*® (IRC®), *International Swimming Pool and Spa Code*® (ISPSC®), *International Wildland-Urban Interface Code*® (IWUIC®), *International Zoning Code*® (IZC®) and *International Code Council Performance Code*® (ICCPC®).

The I-Codes, including the IPMC, are used in a variety of ways in both the public and private sectors. Most industry professionals are familiar with the I-Codes as the basis of laws and regulations in communities across the US and in other countries. However, the impact of the codes extends well beyond the regulatory arena, as they are used in a variety of nonregulatory settings, including:

- Voluntary compliance programs such as those promoting sustainability, energy efficiency and disaster resistance.
- The insurance industry, to estimate and manage risk, and as a tool in underwriting and rate decisions.
- Certification and credentialing of individuals involved in the fields of building design, construction and safety.
- Certification of building and construction-related products.
- US federal agencies, to guide construction in an array of government-owned properties.
- Facilities management.
- "Best practices" benchmarks for designers and builders, including those who are engaged in projects in jurisdictions that do not have a formal regulatory system or a governmental enforcement mechanism.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

In addition to the codes themselves, the code development process brings together building professionals on a regular basis. It provides an international forum for discussion and deliberation about building design, construction methods, safety, performance requirements, technological advances and innovative products.

Development

This 2021 edition presents the code as originally issued, with changes reflected in the 2003 through 2018 editions and with further changes developed through the ICC Code Development Process through 2019. A new edition of the code is promulgated every 3 years.

This code is intended to establish provisions that adequately protect public health, safety and welfare and that neither unnecessarily increase construction costs nor give preferential treatment to particular types or classes of materials, products or methods of construction.

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Maintenance

The *International Property Maintenance Code* is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The ICC Code Development Process reflects principles of openness, transparency, balance, due process and consensus, the principles embodied in OMB Circular A-119, which governs the federal government's use of private-sector standards. The ICC process is open to anyone; there is no cost to participate, and people can participate without travel cost through the ICC's cloud-based app, cdpAccess®. A broad cross section of interests are represented in the ICC Code Development Process. The codes, which are updated regularly, include safeguards that allow for emergency action when required for health and safety reasons.

In order to ensure that organizations with a direct and material interest in the codes have a voice in the process, the ICC has developed partnerships with key industry segments that support the ICC's important public safety mission. Some code development committee members were nominated by the following industry partners and approved by the ICC Board:

- American Institute of Architects (AIA)
- National Association of Home Builders (NAHB)

The code development committees evaluate and make recommendations regarding proposed changes to the codes. Their recommendations are then subject to public comment and council-wide votes. The ICC's governmental members–public safety officials who have no financial or business interest in the outcome–cast the final votes on proposed changes.

The contents of this work are subject to change through the code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the ICC.

While the I-Code development procedure is thorough and comprehensive, the ICC, its members and those participating in the development of the codes disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. The ICC does not have the power or authority to police or enforce compliance with the contents of this code.

Code Development Committee Responsibilities (Letter Designations in Front of Section Numbers)

In each code development cycle, proposed changes to this code are considered at the Code Development Hearings by the International Property Maintenance/Zoning Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed changes. Proposed changes to a code section having a number beginning with a letter in brackets are considered by a different code development committee. For example, proposed changes to code sections that have the letter [F] in front of them (e.g., [F] 704.1) are considered by the International Fire Code Development Committee at the Committee Action Hearing.

The content of sections in this code that begin with a letter designation is maintained by another code development committee in accordance with the following:

[A] = Administrative Code Development Committee;

[F] = International Fire Code Development Committee;

[P] = International Plumbing Code Development Committee;

[BE] = IBC–Egress Code Development Committee; and

[BG] = IBC–General Code Development Committee.

For the development of the 2024 edition of the I-Codes, there will be two groups of code development committees and they will meet in separate years, as shown in the following Code Development Hearings Table.

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Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold Committee Action Hearings in different years, proposals for the IPMC will be heard by committees in both the 2021 (Group A) and the 2022 (Group B) code development cycles.

For instance, every section of Chapter 1 of this code is designated as the responsibility of the Administrative Code Development Committee, which is part of the Group B portion of the hearings. This committee will hold its Committee Action Hearings in 2022 to consider code change proposals for Chapter 1 of all I-Codes except the IECC, IRC and IgCC. Therefore, any proposals received for Chapter 1 of this code will be assigned to the Administrative Code Development Committee for consideration in 2022.

It is very important that anyone submitting code change proposals understands which code development committee is responsible for the section of the code that is the subject of the code change proposal. For further information on the Code Development Committee responsibilities, please visit the ICC website at www.iccsafe.org/current-code-development-cycle.

CODE DEVELOPMENT HEARINGS

Group A Codes (Heard in 2021, Code Change Proposals Deadline: January 11, 2021)	Group B Codes (Heard in 2022, Code Change Proposals Deadline: January 10, 2022)
International Building Code– Egress (Chapters 10, 11, Appendix E) – Fire Safety (Chapters 7, 8, 9, 14, 26) – General (Chapters 2–6, 12, 27–33, Appendices A, B, C, D, K, N)	Administrative Provisions (Chapter 1 of all codes except IECC, IRC and IgCC; IBC Appendix O; the appendices titled "Board of Appeals" for all codes except IECC, IRC, IgCC, ICCPC and IZC; administrative updates to currently referenced standards; and designated definitions)
International Fire Code	**International Building Code** – Structural (Chapters 15–25, Appendices F, G, H, I, J, L, M)
International Fuel Gas Code	**International Existing Building Code**
International Mechanical Code	**International Energy Conservation Code—Commercial**
International Plumbing Code	**International Energy Conservation Code—Residential** – IECC—Residential – IRC—Energy (Chapter 11)
International Property Maintenance Code	**International Green Construction Code** (Chapter 1)
International Private Sewage Disposal Code	**International Residential Code** – IRC—Building (Chapters 1–10; Appendices AE, AF, AH, AJ, AK, AL, AM, AO, AQ, AR, AS, AT, AU, AV, AW)
International Residential Code – IRC—Mechanical (Chapters 12–23) – IRC—Plumbing (Chapters 25–33, Appendices AG, AI, AN, AP)	
International Swimming Pool and Spa Code	
International Wildland-Urban Interface Code	
International Zoning Code	

Note: Proposed changes to the ICCPC will be heard by the code development committee noted in brackets [ ] in the text of the ICCPC.

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Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2018 edition. Deletion indicators in the form of an arrow (➡) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a row of a table has been deleted.

A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [**] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code. The following table indicates such relocations in the 2021 edition of the IPMC.

RELOCATIONS

2021 LOCATION	2018 LOCATION
104.1	103.5
105	104
105.7-105.7.1	103.4-103.4.1
106	105
107.2	111.1
108.1	111.2
109	106
110	112
111	108
111.4-111.6	107.1-107.4, 107.6
112	109
113	110
B101.2.2	111.8
B101.3	111.2
B101.3.2	111.2.1
B101.3.4	111.2.2
B101.3.5	111.2.4
B101.3.6	111.2.3
B101.3.7	111.2.5
B101.4	111.4.1
B101.5	111.3
B101.5.3	111.5
B101.7	111.6
B101.7.1	111.6.1
B101.8	111.7

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Coordination of the International Codes

The coordination of technical provisions is one of the strengths of the ICC family of model codes. The codes can be used as a complete set of complementary documents, which will provide users with full integration and coordination of technical provisions. Individual codes can also be used in subsets or as stand-alone documents. To make sure that each individual code is as complete as possible, some technical provisions that are relevant to more than one subject area are duplicated in some of the model codes. This allows users maximum flexibility in their application of the I-Codes.

Italicized Terms

Terms italicized in code text, other than document titles, are defined in Chapter 2. The terms selected to be italicized have definitions that the user should read carefully to better understand the code. Where italicized, the Chapter 2 definition applies. If not italicized, common-use definitions apply.

Adoption

The ICC maintains a copyright in all of its codes and standards. Maintaining copyright allows the ICC to fund its mission through sales of books, in both print and electronic formats. The ICC welcomes adoption of its codes by jurisdictions that recognize and acknowledge the ICC's copyright in the code, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and the ICC.

The ICC also recognizes the need for jurisdictions to make laws available to the public. All I-Codes and I-Standards, along with the laws of many jurisdictions, are available for free in a nondownloadable form on the ICC's website. Jurisdictions should contact the ICC at adoptions@iccsafe.org to learn how to adopt and distribute laws based on the IPMC in a manner that provides necessary access, while maintaining the ICC's copyright.

To facilitate adoption, several sections of this code contain blanks for fill-in information that needs to be supplied by the adopting jurisdiction as part of the adoption legislation. For this code, please see:

Section 101.1. Insert: **[NAME OF JURISDICTION]**

Section 103.1. Insert: **[NAME OF DEPARTMENT]**

Section 302.4. Insert: **[HEIGHT IN INCHES]**

Section 304.14. Insert: **[DATES IN TWO LOCATIONS]**

Section 602.3. Insert: **[DATES IN TWO LOCATIONS]**

Section 602.4. Insert: **[DATES IN TWO LOCATIONS]**

Effective Use of the International Property Maintenance Code

The IPMC is a model code that regulates the minimum maintenance requirements for existing buildings.

The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. Responsibility is fixed among owners, operators and occupants for code compliance. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

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ARRANGEMENT AND FORMAT OF THE 2021 IPMC

Before applying the requirements of the IPMC, it is beneficial to understand its arrangement and format. The IPMC, like other codes published by ICC, is arranged and organized to follow sequential steps that generally occur during a plan review or inspection. Below is a chapter-by-chapter synopsis of the scope and intent of the provisions of the IPMC. The following table shows how the IPMC is divided. The ensuing chapter-by-chapter synopsis details the scope and intent of the provisions of the IPMC.

Chapter Topics

Chapter	Subjects
1	Scope and Administration
2	Definitions
3	General Requirements
4	Light, Ventilation and Occupancy Limitations
5	Plumbing Facilities and Fixture Requirements
6	Mechanical and Electrical Requirements
7	Fire Safety Requirements
8	Referenced Standards
Appendix A	Boarding Standard
Appendix B	Board of Appeals

Chapter 1 Scope and Administration

Chapter 1 contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining "due process of law" in enforcing the property maintenance criteria contained in the body of the code. Only through careful observation of the administrative provisions can the building official reasonably expect to demonstrate that "equal protection under the law" has been provided.

Chapter 2 Definitions

All terms that are defined in the code are listed alphabetically in Chapter 2. While a defined term may be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Where understanding of a term's definition is especially key to or necessary for understanding of a particular code provision, the term is shown in italics. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known.

Guidance is provided regarding tense, gender and plurality of defined terms as well as guidance regarding terms not defined in this code.

Chapter 3 General Requirements

Chapter 3, "General Requirements," is broad in scope. It includes a variety of requirements for the exterior property areas as well as the interior and exterior elements of the structure. This chapter provides requirements that are intended to maintain a minimum level of safety and sanitation for both

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the general public and the occupants of a structure, and to maintain a building's structural and weather-resistance performance. Chapter 3 provides specific criteria for regulating the installation and maintenance of specific building components; maintenance requirements for vacant structures and land; requirements regulating the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; vehicle storage regulations and establishes who is responsible for complying with the chapter's provisions. This chapter also contains the requirements for swimming pools, spas and hot tubs and the requirements for protective barriers and gates in these barriers. Chapter 3 establishes the responsible parties for exterminating insects and rodents, and maintaining sanitary conditions in all types of occupancies.

Chapter 4 Light, Ventilation and Occupancy Limitations

The purposes of Chapter 4 are to set forth these requirements in the code and to establish the minimum environment for occupiable and habitable buildings, by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding. This chapter also provides for alternative arrangements of windows and other devices to comply with the requirements for light and ventilation and prohibits certain room arrangements and occupancy uses.

Chapter 5 Plumbing Facilities and Fixture Requirements

Chapter 5 establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal system and related plumbing fixtures.

Sanitary and clean conditions in occupied buildings are dependent upon certain basic plumbing principles, including providing potable water to a building, providing the basic fixtures to effectively utilize that water and properly removing waste from the building. Chapter 5 establishes the minimum criteria to verify that these principles are maintained throughout the life of a building.

Chapter 6 Mechanical and Electrical Requirements

The purpose of Chapter 6 is to establish minimum performance requirements for heating, electrical and mechanical facilities and to establish minimum standards for the safety of these facilities.

This chapter establishes minimum criteria for the installation and maintenance of the following: heating and air-conditioning equipment, appliances and their supporting systems; water heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures; electrical receptacle outlets; electrical distribution system equipment, devices and wiring; and elevators, escalators and dumbwaiters.

Chapter 7 Fire Safety Requirements

The purpose of Chapter 7 is to address those fire hazards that arise as the result of a building's occupancy. It also provides minimum requirements for fire safety issues that are most likely to arise in older buildings.

This chapter contains requirements for means of egress in existing buildings, including path of travel, required egress width, means of egress doors and emergency escape openings.

Chapter 8 Referenced Standards

The code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in the code. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code. By providing specifically adopted standards, the construction and installation requirements necessary for compliance with the code can be readily determined. The basis for code compliance is, therefore, established and available on an equal basis to the code official, contractor, designer and owner.

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Chapter 8 is organized in a manner that makes it easy to locate specific standards. It lists all of the referenced standards, alphabetically, by acronym of the promulgating agency of the standard. Each agency's standards are then listed in either alphabetical or numeric order based upon the standard identification. The list also contains the title of the standard; the edition (date) of the standard referenced; any addenda included as part of the ICC adoption; and the section or sections of this code that reference the standard.

Appendix A Boarding Standard

The provisions in Appendix A are not mandatory unless specifically referenced in the adopting ordinance. This appendix provides minimum specifications for boarding a structure. This can be utilized by a jurisdiction as a set of minimum requirements in order to result in consistent boarding quality.

Appendix B Board of Appeals

The provisions contained in Appendix B are not mandatory unless specifically referenced in the adopting ordinance. This appendix provides criteria for Board of Appeals members and procedures by which the Board of Appeals should conduct its business.

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CHAPTER 1
SCOPE AND ADMINISTRATION

User note:

About this chapter: *Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1—Scope and Application (Sections 101 and 102) and Part 2—Administration and Enforcement (Sections 103 – 110). Section 101 identifies which buildings and structures come under its purview and references other I-Codes as applicable.*

This code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the property owner and building occupants.

This Chapter was extensively reorganized for the 2021 edition. For clarity, the relocation marginal markings have not been included. For complete information, see the relocations table in the Preface information of this code.

PART 1 — SCOPE AND APPLICATION

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

[A] 101.1 Title. These regulations shall be known as the *International Property Maintenance Code* of **[NAME OF JURISDICTION]**, hereinafter referred to as "this code."

[A] 101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises*, structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of *owners*, an *owner*'s authorized agent, *operators* and *occupants;* the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

[A] 101.3 Purpose. The purpose of this code is to establish minimum requirements to provide a reasonable level of health, safety, property protection and general welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a reasonable minimum level of health, safety and general welfare as required herein.

[A] 101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102
APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the *structure* or *premises* was constructed, altered or repaired shall be maintained in good working order. An *owner*, *owner*'s authorized agent, *operator* or *occupant* shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the *owner* or the *owner's* authorized agent shall be responsible for the maintenance of buildings, structures and *premises.*

[A] 102.3 Application of other codes. Repairs, additions or alterations to a *structure*, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *International Building Code*, *International Existing Building Code*, *International Energy Conservation Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Residential Code*, *International Plumbing Code* and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *International Zoning Code*.

[A] 102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any *structure* that is dangerous, unsafe and insanitary.

[A] 102.5 Workmanship. Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer's instructions.

102.6 Structural analysis. Where structural analysis is used to determine if an unsafe structural condition exists, the analysis shall be permitted to use nominal strengths, nominal

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loads, load effects, required strengths and limit states in accordance with the requirements under which the *structure* was constructed or in accordance with any subsequent requirement.

[A] 102.7 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the *code official* to be safe and in the public interest of health, safety and welfare.

[A] 102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

[A] 102.8.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

[A] 102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.9 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, *structure* or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the *code official*.

[A] 102.10 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.11 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

PART 2 — ADMINISTRATION AND ENFORCEMENT

SECTION 103
CODE COMPLIANCE AGENCY

[A] 103.1 Creation of agency. The **[INSERT NAME OF DEPARTMENT]** is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

[A] 103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104
FEES

[A] 104.1 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as established by the applicable governing authority.

104.2 Refunds. The *code official* is authorized to establish a refund policy.

SECTION 105
DUTIES AND POWERS OF THE CODE OFFICIAL

[A] 105.1 General. The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 105.2 Inspections. The *code official* shall make all of the required inspections, or shall accept reports of inspection by *approved* agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved* agency or by the responsible individual. The *code official* is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the *code official* has reasonable cause to believe that there exists in a *structure* or upon a *premises* a condition in violation of this code, the *code official* is authorized to enter the *structure* or *premises* at reasonable times to inspect or perform the duties imposed by this code, provided that if such *structure* or *premises* is occupied the *code official* shall present credentials to the *occupant* and request entry. If such *structure* or *premises* is unoccupied, the *code official* shall first make a reasonable effort to locate the *owner*, *owner*'s authorized agent or other person having charge or control of the *structure* or *premises* and request entry. If entry is refused, the *code official* shall have recourse to the remedies provided by law to secure entry.

[A] 105.4 Identification. The *code official* shall carry proper identification when inspecting *structures* or *premises* in the performance of duties under this code.

[A] 105.5 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

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[A] 105.6 Department records. The *code official* shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

[A] 105.7 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

[A] 105.7.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

SECTION 106
APPROVAL

[A] 106.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases upon application of the *owner* or *owner's* authorized agent, provided that the *code official* shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

[A] 106.2 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *code official* shall respond in writing, stating the reasons why the alternative was not *approved*.

[A] 106.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *code official* shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

[A] 106.3.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall be permitted to approve appropriate testing procedures performed by an *approved* agency.

[A] 106.3.2 Test reports. Reports of tests shall be retained by the *code official* for the period required for retention of public records.

[A] 106.4 Used material and equipment. Materials that are reused shall comply with the requirements of this code for new materials. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and *approved* by the *code official*.

[A] 106.5 Approved materials and equipment. Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

[A] 106.6 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

SECTION 107
MEANS OF APPEAL

107.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

[A] 107.2 Limitations of authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

107.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training and are not employees of the jurisdiction.

107.4 Administration. The *code official* shall take immediate action in accordance with the decision of the board.

SECTION 108
BOARD OF APPEALS

[A] 108.1 Membership of board. The board of appeals shall consist of not less than three members who are qualified by

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experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The *code official* shall be an ex-officio member but shall not vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

SECTION 109
VIOLATIONS

[A] 109.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

[A] 109.2 Notice of violation. The *code official* shall serve a notice of violation or order in accordance with Section 111.4.

[A] 109.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 111.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the *structure* in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate.

[A] 109.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

[A] 109.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal *occupancy* of a building, *structure* or *premises*, or to stop an illegal act, conduct, business or utilization of the building, *structure* or *premises*.

SECTION 110
STOP WORK ORDER

[A] 110.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

[A] 110.2 Issuance. The stop work order shall be in writing and shall be given to the *owner* of the property, to the *owner's* authorized agent, or to the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

[A] 110.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

[A] 110.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

SECTION 111
UNSAFE STRUCTURES AND EQUIPMENT

111.1 Unsafe conditions. When a *structure* or equipment is found by the *code official* to be unsafe, or when a *structure* is found unfit for human *occupancy*, or is found unlawful, such *structure* shall be *condemned* pursuant to the provisions of this code.

111.1.1 Unsafe structures. An unsafe *structure* is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the *structure* by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such *structure* contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

111.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the *structure* that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or *structure*.

111.1.3 Structure unfit for human occupancy. A *structure* is unfit for human *occupancy* whenever the *code official* finds that such *structure* is unsafe, unlawful or, because of the degree to which the *structure* is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the *structure* constitutes a hazard to the *occupants* of the *structure* or to the public.

111.1.4 Unlawful structure. An unlawful *structure* is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

111.1.5 Dangerous structure or premises. For the purpose of this code, any *structure* or *premises* that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction

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as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, *structure* or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration, neglect,* abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or *structure,* or part of the building or *structure,* because of dilapidation, *deterioration,* decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or *structure* is likely to fail or give way.
6. The building or *structure,* or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or *structure* is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or *structure* to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or *structure* for committing a nuisance or an unlawful act.
8. Any building or *structure* has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or *structure* provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or *structure,* used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation,* mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or *structure,* because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or *structure* or whenever any building or *structure* is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

111.2 Closing of vacant structures. If the *structure* is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *code official* is authorized to post a placard of condemnation on the *premises* and order the *structure* closed up so as not to be an attractive nuisance. Upon failure of the *owner* or *owner*'s authorized agent to close up the *premises* within the time specified in the order, the *code official* shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

111.2.1 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, *structure* or system regulated by this code and the referenced codes and standards set forth in Section 102.8 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the *owner* or *owner*'s authorized agent and *occupant* of the building, *structure* or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner*, *owner*'s authorized agent or *occupant* of the building *structure* or service system shall be notified in writing as soon as practical thereafter.

111.3 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the *structure* and the nature of the unsafe condition.

111.4 Notice. Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2 to the owner or the owner's authorized agent, for the violation as specified in this code. Notices for condemnation procedures shall comply with this section.

111.4.1 Form. Such notice shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or *structure* into compliance with the provisions of this code.

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5. Inform the property *owner* or *owner*'s authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 109.3.

111.4.2 Method of service. Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered personally.
2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.
3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

111.5 Unauthorized tampering. Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

111.6 Transfer of ownership. It shall be unlawful for the *owner* of any *dwelling unit* or *structure* who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or *structure* to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the *owner*'s authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

111.7 Placarding. Upon failure of the *owner*, *owner*'s authorized agent or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard. Such notice shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

111.7.1 Placard removal. The *code official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code.

111.8 Prohibited occupancy. Any occupied *structure condemned* and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner or owner*'s authorized agent who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

111.9 Restoration or abatement. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. The *owner*, *owner*'s authorized agent, *operator* or *occupant* of a structure, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of the *International Existing Building Code*.

SECTION 112
EMERGENCY MEASURES

112.1 Imminent danger. When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or *structure* that endangers life, or when any *structure* or part of a *structure* has fallen and life is endangered by the occupation of the *structure*, or when there is actual or potential danger to the building *occupants* or those in the proximity of any *structure* because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such *structure* a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such *structure* except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

112.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such *structure* temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

112.3 Closing streets. When necessary for public safety, the *code official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

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112.4 Emergency repairs. For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

112.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* of the *premises* or *owner*'s authorized agent where the unsafe *structure* is or was located for the recovery of such costs.

112.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 113
DEMOLITION

113.1 General. The *code official* shall order the *owner* or *owner*'s authorized agent of any *premises* upon which is located any *structure*, which in the *code official's* or *owner*'s authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or *occupancy*, and such that it is unreasonable to repair the *structure*, to demolish and remove such *structure*; or if such *structure* is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any *structure* for a period of more than two years, the *code official* shall order the *owner* or owner's authorized agent to demolish and remove such *structure*, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

113.2 Notices and orders. Notices and orders shall comply with Section 111.4.

113.3 Failure to comply. If the *owner* of a *premises* or *owner*'s authorized agent fails to comply with a demolition order within the time prescribed, the *code official* shall cause the *structure* to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate.

113.4 Salvage materials. Where any *structure* has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

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CHAPTER 2
DEFINITIONS

User note:

About this chapter: *Codes, by their very nature, are technical documents. Every word, term and punctuation mark can add to or change the meaning of a technical requirement. It is necessary to maintain a consensus on the specific meaning of each term contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.*

SECTION 201
GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Plumbing Code*, *International Residential Code*, *International Zoning Code* or *NFPA 70*, such terms shall have the meanings ascribed to them as stated in those codes.

Exception: When used within this code, the terms unsafe and dangerous shall have only the meanings ascribed to them in this code and shall not have the meanings ascribed to them by the International Existing Building Code.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words "*dwelling unit*," "dwelling," "*premises*," "building," "*rooming house*," "*rooming unit*," "*housekeeping unit*" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

SECTION 202
GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

[A] APPROVED. Acceptable to the *code official*.

BASEMENT. That portion of a building that is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or *sleeping unit*.

[A] CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for *occupancy*.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The costs shall include the actual costs of the demolition or repair of the *structure* less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a *code official*, the governing body or board of appeals.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

[A] DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

[Z] EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee *owner*(s) of the property. The *easement* shall be permitted to be for use under, on or above said lot or lots.

EMERGENCY ESCAPE AND RESCUE OPENING. An operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the *structure*.

EXTERIOR PROPERTY. The open space on the *premises* and on adjoining property under the control of *owners* or *operators* of such *premises*.

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GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

[BE] GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

[BG] HABITABLE SPACE. Space in a *structure* for living, sleeping, eating or cooking. *Bathrooms, toilet rooms*, closets, halls, storage or utility spaces, and similar areas are not considered *habitable spaces*.

[A] HISTORIC BUILDING. Any building or *structure* that is one or more of the following:

1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register or state or locally designated historic district.

HOUSEKEEPING UNIT. A room or group of rooms forming a single *habitable space* equipped and intended to be used for living, sleeping, cooking and eating that does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition that could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a *structure* or *premises* of insects, rodents, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

[A] LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, *approved* agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-*labeled* items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LET FOR OCCUPANCY or LET. To permit, provide or offer possession or *occupancy* of a dwelling, *dwelling unit*, *rooming unit*, building, premise or *structure* by a person who is or is not the legal *owner* of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

NEGLECT. The lack of proper maintenance for a building or *structure*.

[A] OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed *ventilation* and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a *structure* or *premises* that is let or offered for *occupancy*.

[A] OWNER. Any person, agent, *operator*, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

[A] PERSON. An individual, corporation, partnership or any other group acting as a unit.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other *approved pest elimination* methods.

[A] PREMISES. A lot, plot or parcel of land, *easement* or *public way*, including any structures thereon.

[A] PUBLIC WAY. Any street, alley or other parcel of land that: is open to the outside air; leads to a street; has been deeded, dedicated or otherwise permanently appropriated to the public for public use; and has a clear width and height of not less than 10 feet (3048 mm).

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, *yard* trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

[A] SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a *dwelling unit* are not *sleeping units*.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

[A] STRUCTURE. That which is built or constructed.

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TENANT. A person, corporation, partnership or group, whether or not the legal *owner* of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

ULTIMATE DEFORMATION. The deformation at which failure occurs and that shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

[M] VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

[Z] YARD. An open space on the same lot with a *structure*.

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CHAPTER 3
GENERAL REQUIREMENTS

User note:

About this chapter: *Chapter 3 is broad in scope and includes a variety of requirements for the maintenance of exterior property areas, as well as the interior and exterior elements of the structure, that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building's structural and weather-resistance performance. Specifically, Chapter 3 contains criteria for the maintenance of building components; vacant structures and land; the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; extermination of insects and rodents; access barriers to swimming pools, spas and hot tubs; vehicle storage and owner/occupant responsibilities.*

SECTION 301
GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as *owner-occupant* or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* they occupy and control.

301.3 Vacant structures and land. Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302
EXTERIOR PROPERTY AREAS

302.1 Sanitation. *Exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* that such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. *Premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any *structure* located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. *Premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of **[JURISDICTION TO INSERT HEIGHT IN INCHES]**. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. Structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a *structure* or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface

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of any *structure* or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303
SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

SECTION 304
EXTERIOR STRUCTURE

304.1 General. The exterior of a *structure* shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guard*s and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treat-

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ment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the *structure*. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper *anchorage* and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper *anchorage* and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from **[DATE]** to **[DATE]**, every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to *dwelling units* and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupant*s and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

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304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.19 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

SECTION 305
INTERIOR STRUCTURE

305.1 General. The interior of a *structure* and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the *structure* that they occupy or control in a clean and sanitary condition. Every *owner* of a *structure* containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling unit*s or two or more nonresidential *occupancies*, shall maintain, in a clean and sanitary condition, the shared or public areas of the *structure* and *exterior property*.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306
COMPONENT SERVICEABILITY

306.1 General. The components of a *structure* and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
   1.1. Collapse of footing or foundation system.
   1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
   1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.
   1.4. Inadequate soil as determined by a geotechnical investigation.
   1.5. Where the allowable bearing capacity of the soil is in doubt.

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1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:
   2.1. *Deterioration.*
   2.2. *Ultimate deformation.*
   2.3. Fractures.
   2.4. Fissures.
   2.5. Spalling.
   2.6. Exposed reinforcement.
   2.7. *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
   3.1. *Deterioration.*
   3.2. Corrosion.
   3.3. Elastic deformation.
   3.4. *Ultimate deformation.*
   3.5. Stress or strain cracks.
   3.6. Joint fatigue.
   3.7. *Detached*, dislodged or failing connections.
4. Masonry that has been subjected to any of the following conditions:
   4.1. *Deterioration.*
   4.2. *Ultimate deformation.*
   4.3. Fractures in masonry or mortar joints.
   4.4. Fissures in masonry or mortar joints.
   4.5. Spalling.
   4.6. Exposed reinforcement.
   4.7. *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
   5.1. *Deterioration.*
   5.2. Elastic deformation.
   5.3. *Ultimate deformation.*
   5.4. Metal fatigue.
   5.5. *Detached*, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:
   6.1. Ultimate deformation.
   6.2. Deterioration.
   6.3. Damage from insects, rodents and other vermin.
   6.4. Fire damage beyond charring.
   6.5. Significant splits and checks.
   6.6. Horizontal shear cracks.
   6.7. Vertical shear cracks.
   6.8. Inadequate support.
   6.9. *Detached*, dislodged or failing connections.
   6.10. Excessive cutting and notching.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

SECTION 307
HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

SECTION 308
RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. *Exterior property* and *premises*, and the interior of every *structure*, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a *structure* shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a *structure* shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit;* an *approved* incinerator unit in the *structure* available to the *occupants* in each *dwelling unit;* or an *approved* leakproof, covered, outside garbage container.

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

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SECTION 309
PEST ELIMINATION

309.1 Infestation. Structures shall be kept free from insect and rodent *infestation*. Structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. The *owner* of any *structure* shall be responsible for *pest elimination* within the *structure* prior to renting or leasing the *structure.*

309.3 Single occupant. The *occupant* of a one-family dwelling or of a single-*tenant* nonresidential *structure* shall be responsible for *pest elimination* on the *premises.*

309.4 Multiple occupancy. The *owner* of a *structure* containing two or more *dwelling unit*s, a multiple *occupancy*, a *rooming house* or a nonresidential *structure* shall be responsible for *pest elimination* in the public or shared areas of the *structure* and *exterior property*. If *infestation* is caused by failure of an *occupant* to prevent such *infestation* in the area occupied, the *occupant* and *owner* shall be responsible for *pest elimination.*

309.5 Occupant. The *occupant* of any *structure* shall be responsible for the continued rodent and pest-free condition of the *structure*.

Exception: Where the *infestations* are caused by defects in the *structure*, the *owner* shall be responsible for *pest elimination.*

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CHAPTER 4
LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

User note:

About this chapter: *Chapter 4 sets forth requirements to establish the minimum environment for occupiable and habitable buildings by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding.*

SECTION 401
GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, *ventilation* and space for occupying a *structure*.

401.2 Responsibility. The *owner* of the *structure* shall provide and maintain light, *ventilation* and space conditions in compliance with these requirements. A person shall not occupy as *owner-occupant*, or permit another person to occupy, any *premises* that do not comply with the requirements of this chapter.

401.3 Alternative devices. In lieu of the means for natural light and *ventilation* herein prescribed, artificial light or mechanical *ventilation* complying with the *International Building Code* shall be permitted.

SECTION 402
LIGHT

402.1 Habitable spaces. Every *habitable space* shall have not less than one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room. Wherever walls or other portions of a *structure* face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, or not less than 25 square feet (2.33 m^2), whichever is greater. The exterior glazing area shall be based on the total floor area being served.

402.2 Common halls and stairways. Every common hall and stairway in residential *occupancies*, other than in one- and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m^2) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

402.3 Other spaces. Other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

SECTION 403
VENTILATION

403.1 Habitable spaces. Every *habitable space* shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m^2). The *ventilation* openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms. Every *bathroom* and *toilet room* shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a *bathroom* or *toilet room* shall discharge to the outdoors and shall not be recirculated.

403.3 Cooking facilities. Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the *rooming unit* or dormitory unit.

Exceptions:

1. Where specifically *approved* in writing by the *code official*.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

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403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the *structure* in accordance with the manufacturer's instructions.

Exception: Listed and *labeled* condensing (ductless) clothes dryers.

SECTION 404
OCCUPANCY LIMITATIONS

404.1 Privacy. *Dwelling units*, hotel units, *housekeeping units, rooming units* and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths. A habitable room, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.

404.3 Minimum ceiling heights. *Habitable spaces*, hallways, corridors, laundry areas, *bathrooms*, *toilet rooms* and habitable *basement* areas shall have a minimum clear ceiling height of 7 feet (2134 mm).

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not greater than 6 inches (152 mm) below the required ceiling height.
2. *Basement* rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.

404.4 Bedroom and living room requirements. Every *bedroom* and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every living room shall contain not less than 120 square feet (11.2 m^2) and every bedroom shall contain not less than 70 square feet (6.5 m^2) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m^2) of floor area for each *occupant* thereof.

404.4.2 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces.*

Exception: Units that contain fewer than two *bedrooms*.

404.4.3 Water closet accessibility. Every *bedroom* shall have access to not less than one water closet and one lavatory without passing through another *bedroom*. Every *bedroom* in a *dwelling unit* shall have access to not less than one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements. *Bedrooms* shall comply with the applicable provisions of this code including, but not limited to, the light, *ventilation*, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding. *Dwelling units* shall not be occupied by more *occupants* than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5
MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room[a, b]	120	120	150
Dining room[a, b]	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

For SI: 1 square foot = 0.0929 m^2.

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. Sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one *occupant* shall have a minimum clear floor area of 120 square feet (11.2 m^2). A unit occupied by not more than two *occupants* shall have a minimum clear floor area of 220 square feet (20.4 m^2). A unit occupied by three *occupants* shall have a minimum clear floor area of 320 square feet (29.7 m^2). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches

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(762 mm) in front. Light and *ventilation* conforming to this code shall be provided.

3. The unit shall be provided with a separate *bathroom* containing a water closet, lavatory and bathtub or shower.
4. The maximum number of *occupants* shall be three.

404.7 Food preparation. Spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

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CHAPTER 5
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

User note:

About this chapter: *Chapter 5 establishes minimum sanitary and clean conditions in occupied buildings by containing requirements for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal systems and related plumbing fixtures. Chapter 5 includes requirements for providing potable water to a building and the basic fixtures to effectively utilize and dispose of that water.*

SECTION 501
GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The *owner* of the *structure* shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *structure* or *premises* that does not comply with the requirements of this chapter.

SECTION 502
REQUIRED FACILITIES

[P] 502.1 Dwelling units. Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

[P] 502.2 Rooming houses. Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four *rooming units*.

[P] 502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 *occupants*.

[P] 502.4 Employees' facilities. Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

[P] 502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in *toilet rooms* or *bathrooms*.

[P] 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the *International Plumbing Code*. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises*.

SECTION 503
TOILET ROOMS

[P] 503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared *bathrooms* and *toilet rooms* in a multiple dwelling.

[P] 503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

[P] 503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

[P] 503.4 Floor surface. In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504
PLUMBING SYSTEMS AND FIXTURES

[P] 504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

[P] 504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

[P] 504.3 Plumbing system hazards. Where it is found that a plumbing system in a *structure* constitutes a hazard to the *occupants* or the *structure* by reason of inadequate service,

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inadequate venting, cross connection, backsiphonage, improper installation, *deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

SECTION 505
WATER SYSTEM

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Code*.

[P] 505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an *approved* atmospheric-type vacuum breaker or an *approved* permanently attached hose connection vacuum breaker.

[P] 505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

[P] 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom*, *toilet room*, *bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

[P] 505.5 Nonpotable water reuse systems. Nonpotable water reuse systems and rainwater collection and conveyance systems shall be maintained in a safe and sanitary condition. Where such systems are not properly maintained, the systems shall be repaired to provide for safe and sanitary conditions, or the system shall be abandoned in accordance with Section 505.5.1.

[P] 505.5.1 Abandonment of systems. Where a nonpotable water reuse system or a rainwater collection and distribution system is not maintained or the *owner* ceases use of the system, the system shall be abandoned in accordance with Section 1301.10 of the *International Plumbing Code*.

SECTION 506
SANITARY DRAINAGE SYSTEM

[P] 506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

[P] 506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

[P] 506.3 Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the *code official*.

SECTION 507
STORM DRAINAGE

[P] 507.1 General. Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

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CHAPTER 6
MECHANICAL AND ELECTRICAL REQUIREMENTS

User note:

About this chapter: *Chapter 6 establishes minimum performance requirements for heating, electrical and mechanical facilities serving existing structures, such as heating and air-conditioning equipment, appliances and their supporting systems; water heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures; electrical receptacle outlets; electrical distribution system equipment, devices and wiring; and elevators, escalators and dumbwaiters.*

SECTION 601
GENERAL

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The *owner* of the *structure* shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that does not comply with the requirements of this chapter.

SECTION 602
HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.3 Heat supply. Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from **[DATE]** to **[DATE]** to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms.*

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from **[DATE]** to **[DATE]** to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

602.5 Room temperature measurement. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

SECTION 603
MECHANICAL EQUIPMENT

603.1 Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances that are *labeled* for unvented operation.

603.3 Clearances. Required clearances to combustible materials shall be maintained.

603.4 Safety controls. Safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

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603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

SECTION 604
ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards. Where it is found that the electrical system in a *structure* constitutes a hazard to the *occupants* or the *structure* by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated not more than 600 volts or less.
2. Busway, rated not more than 600 volts.
3. Panelboards, rated not more than 600 volts.
4. Switchboards, rated not more than 600 volts.
5. Fire pump controllers, rated not more than 600 volts.
6. Manual and magnetic motor controllers.
7. Motor control centers.
8. Alternating current high-voltage circuit breakers.
9. Low-voltage power circuit breakers.
10. Protective relays, meters and current transformers.
11. Low- and medium-voltage switchgear.
12. Liquid-filled transformers.
13. Cast-resin transformers.
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water.
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water.
16. Luminaires that are listed as submersible.
17. Motors.
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605
ELECTRICAL EQUIPMENT

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

605.2 Receptacles. Every *habitable space* in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain not less than one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

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605.4 Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

SECTION 606
ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building *operator* or be posted in a publicly conspicuous location *approved* by the *code official*. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607
DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

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CHAPTER 7
FIRE SAFETY REQUIREMENTS

User note:

About this chapter: *Chapter 7 establishes fire safety requirements for existing structures by providing requirements for means of egress, including path of travel, required egress width, means of egress doors and emergency escape openings, and for the maintenance of fire-resistance-rated assemblies, fire protection systems, and carbon monoxide alarm and detection systems.*

SECTION 701
GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior *premises*, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

SECTION 702
MEANS OF EGRESS

[BE] 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or *structure* to the *public way*. Means of egress shall comply with the *International Fire Code*.

[BE] 702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

[BE] 702.3 Locked doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

[BE] 702.4 Emergency escape and rescue openings. Required emergency escape and rescue openings shall be maintained in accordance with the code in effect at the time of construction, and both of the following:

1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
2. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and the unit is equipped with smoke alarms installed in accordance with Section 907.2.10 of the *International Building Code*. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION 703
FIRE-RESISTANCE RATINGS

[BF] 703.1 Fire-resistance-rated assemblies. The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

[BF] 703.2 Unsafe conditions. Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 114.1.1 of the *International Fire Code*. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, *structure* or portion thereof presents an *imminent danger* to the *occupants* of the building, *structure* or portion thereof, the fire *code official* shall act in accordance with Section 114.2 of the *International Fire Code*.

[BF] 703.3 Maintenance. The required fire-resistance rating of fire-resistance-rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the *owner* and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the *owner* unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with *approved* methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of *approved* construction meeting the fire protection requirements for the assembly.

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[BF] 703.3.1 Fire blocking and draft stopping. Required fire blocking and draft stopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

[BF] 703.3.2 Smoke barriers and smoke partitions. Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with *approved* smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.

[BF] 703.3.3 Fire walls, fire barriers, and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with *approved* doors or fire dampers shall be maintained in accordance with NFPA 80.

[BF] 703.4 Opening protectives. Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. The application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the *approved* third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.

[BF] 703.4.1 Signs. Where required by the *code official*, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR – DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR – KEEP CLOSED.

[BF] 703.4.2 Hold-open devices and closers. Hold-open devices and automatic door closers shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position.

[BF] 703.4.3 Door operation. Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

[BF] 703.5 Ceilings. The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly shall be prohibited.

[BF] 703.6 Testing. Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm operation and full closure. Records of inspections and testing shall be maintained.

[BF] 703.7 Vertical shafts. Interior vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the *International Fire Code*. New floor openings in existing buildings shall comply with the *International Building Code*.

[BF] 703.8 Opening protective closers. Where openings are required to be protected, opening protectives shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices shall be replaced if the fusible link rating exceeds 135°F (57°C).

SECTION 704
FIRE PROTECTION SYSTEMS

[F] 704.1 Inspection, testing and maintenance. Fire protection and life safety systems shall be maintained in accordance with the *International Fire Code* in an operative condition at all times, and shall be replaced or repaired where defective.

[F] 704.1.1 Fire protection and life safety systems. Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with this code the International Fire Code and the International Building Code.

[F] 704.1.2 Required fire protection and life safety systems. Fire protection and life safety systems required by this code, the *International Fire Code* or the *International Building Code* shall be installed, repaired, operated, tested and maintained in accordance with this code. A fire protection and life safety system for which a design option, exception or reduction to the provisions of this code, the *International Fire Code* or the *International Building Code* has been granted shall be considered to be a required system.

[F] 704.1.3 Fire protection systems. Fire protection systems shall be inspected, maintained and tested in accordance with the following *International Fire Code* requirements.

1. Automatic sprinkler systems, see Section 903.5.
2. Automatic fire-extinguishing systems protecting commercial cooking systems, see Section 904.13.5.
3. Automatic water mist extinguishing systems, see Section 904.11.
4. Carbon dioxide extinguishing systems, see Section 904.8.
5. Carbon monoxide alarms and carbon monoxide detection systems, see Section 915.6.
6. Clean-agent extinguishing systems, see Section 904.10.
7. Dry-chemical extinguishing systems, see Section 904.6.
8. Fire alarm and fire detection systems, see Section 907.8.
9. Fire department connections, see Sections 912.4 and 912.7.
10. Fire pumps, see Section 913.5.
11. Foam extinguishing systems, see Section 904.7.
12. Halon extinguishing systems, see Section 904.9.

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13. Single- and multiple-station smoke alarms, see Section 907.10.
14. Smoke and heat vents and mechanical smoke removal systems, see Section 910.5.
15. Smoke control systems, see Section 909.22.
16. Wet-chemical extinguishing systems, see Section 904.5.

[F] 704.2 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 704.2 and as required in this section.

TABLE 704.2
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

[F] 704.2.1 Records. Records shall be maintained of all system inspections, tests and maintenance required by the referenced standards.

[F] 704.2.2 Records information. Initial records shall include the: name of the installation contractor; type of components installed; manufacturer of the components; location and number of components installed per floor; and manufacturers' operation and maintenance instruction manuals. Such records shall be maintained for the life of the installation.

[F] 704.3 Systems out of service. Where a required fire protection system is out of service, the fire department and the fire *code official* shall be notified immediately and, where required by the fire *code official*, either the building shall be evacuated or an *approved* fire watch shall be provided for all *occupants* left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with not less than one *approved* means for notification of the fire department and shall not have duties beyond performing constant patrols of the protected *premises* and keeping watch for fires. Actions shall be taken in accordance with Section 901 of the *International Fire Code* to bring the systems back in service.

Exception: Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with NFPA 25.

[F] 704.3.1 Emergency impairments. Where unplanned impairments of fire protection systems occur, appropriate emergency action shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in Section 901.7.4 of the *International Fire Code*.

[F] 704.4 Removal of or tampering with equipment. It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire protection or life safety system required by this code except for the purposes of extinguishing fire, training, recharging or making necessary repairs.

[F] 704.4.1 Removal of or tampering with appurtenances. Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire *code official* shall not be removed, unlocked, destroyed or tampered with in any manner.

[F] 704.4.2 Removal of existing occupant-use hose lines. The fire *code official* is authorized to permit the removal of existing *occupant*-use hose lines where all of the following apply:

1. The installation is not required by the *International Fire Code* or the *International Building Code*.
2. The hose line would not be utilized by trained personnel or the fire department.
3. The remaining outlets are compatible with local fire department fittings.

[F] 704.4.3 Termination of monitoring service. For fire alarm systems required to be monitored by the *International Fire Code*, notice shall be made to the fire *code official* whenever alarm monitoring services are terminated. Notice shall be made in writing by the provider of the monitoring service being terminated.

[F] 704.5 Fire department connection. Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire *code official*.

[F] 704.5.1 Fire department connection access. Ready access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be *approved* by the fire chief.

Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 of the *International Fire Code* and a means of emergency operation. The gate and the means of emergency operation shall be *approved* by the fire chief and maintained operational at all times.

[F] 704.5.2 Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in

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height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.

[F] 704.6 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be installed in existing Group I-1 and R *occupancies* in accordance with Sections 704.6.1 through 704.6.3.

[F] 704.6.1 Where required. Existing Group I-1 and R *occupancies* shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

[F] 704.6.1.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the *sleeping unit*.
3. In each story within the *sleeping unit*, including *basements*. For *sleeping units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.6.1.2 Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of *occupant load* at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including *basements* but not including crawl spaces and uninhabitable attics. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.6.1.3 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.6.1.1 or 704.6.1.2.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 m) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

[F] 704.6.1.4 Installation near bathrooms. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a *bathroom* that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 704.6.1.1 or 704.6.1.2.

[F] 704.6.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual *dwelling* or *sleeping unit*, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing *alterations*, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available that could provide access for interconnection without the removal of interior finishes.

[F] 704.6.3 Power source. Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a

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signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing *alterations* or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available that could provide access for building wiring without the removal of interior finishes.

[F] 704.6.4 Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in Section 907 of the *International Fire Code*.
2. Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the *dwelling* or *sleeping unit* in accordance with Section 907.5.2 of the *International Fire Code*.
3. Activation of a smoke detector in a *dwelling* or *sleeping unit* shall not activate alarm notification appliances outside of the *dwelling* or *sleeping unit*, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.6 of the *International Fire Code*.

[F] 704.7 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined.

SECTION 705
CARBON MONOXIDE ALARMS AND DETECTION

[F] 705.1 General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the *International Fire Code*, except that alarms in dwellings covered by the *International Residential Code* shall be installed in accordance with Section R315 of that code.

[F] 705.2 Carbon monoxide alarms and detectors. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

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CHAPTER 8
REFERENCED STANDARDS

User note:

About this chapter: *This code contains numerous references to standards promulgated by other organizations that are used to provide requirements for materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in this code. These standards, in essence, are part of this code to the extent of the reference to the standard.*

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.8.

ASME

American Society of Mechanical Engineers
Two Park Avenue
New York, NY 10016-5990

ASME A17.1—2019/CSA B44—19: Safety Code for Elevators and Escalators
606.1

ASTM

ASTM International
100 Barr Harbor Drive, P.O. Box C700
West Conshohocken, PA 19428-2959

F1346—91 (2018): Performance Specifications for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs
303.2

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International Code Council
500 New Jersey Avenue, NW 6th Floor
Washington, DC 20001

IBC—21: International Building Code®
102.3, 201.3, 304.1.1, 305.1.1, 306.1.1, 403.1, 604.3.1.1, 604.3.2.1, 702.3, 704.4.2

IEBC—21: International Existing Building Code®
102.3, 201.3, 304.1.1, 305.1.1, 306.1.1

IECC—21: International Energy Conservation Code®
102.3

IFC—21: International Fire Code®
102.3, 201.3, 604.3.1.1, 702.1, 702.2, 704.1, 704.1.2, 704.1.3, 704.3, 704.3.1, 704.4.2, 704.4.3, 704.5.1, 704.6.4, 705.1

IFGC—21: International Fuel Gas Code®
102.3, 201.3

IMC—21: International Mechanical Code®
102.3, 201.3

IPC—21: International Plumbing Code®
102.3, 201.3, 502.5, 505.1, 505.5.1, 602.2, 602.3

IRC—21: International Residential Code®
102.3, 201.3

IZC—21: International Zoning Code®
102.3, 201.3

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NFPA

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

10—21: Standard for Portable Fire Extinguishers
Table 704.2

12—18: Standard on Carbon Dioxide Extinguishing Systems
Table 704.2

12A—18: Standard on Halon 1301 Fire Extinguishing Systems
Table 704.2

17—20: Standard for Dry Chemical Extinguishing Systems
Table 704.2

17A—20: Standard for Wet Chemical Extinguishing Systems
Table 704.2

25—20: Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems
Table 704.2

70—20: National Electrical Code
102.3, 201.3, 604.2

72—19: National Fire Alarm and Signaling Code
Table 704.2

80—19: Standard for Fire Doors and Other Opening Protectives
703.3.3, 703.4

105—19: Standard for Smoke Door Assemblies and Other Opening Protectives
703.3.2

204—18: Standard for Smoke and Heat Venting
Table 704.2

720—15: Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment
705.2

750—19: Standard on Water Mist Fire Protection Systems
Table 704.2

2001—18: Standard on Clean Agent Fire Extinguishing Systems
Table 704.2

UL

Underwriters Laboratories, LLC
333 Pfingsten Road
Northbrook, IL 60062

268—2016: Smoke Detectors for Fire Alarm Systems—with revisions through July 2016
704.6.4

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APPENDIX A
BOARDING STANDARD

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: *Appendix A provides minimum specifications for boarding a structure. This can be utilized by a jurisdiction as a set of minimum requirements in order to result in consistent boarding quality. These requirements also provide a reasonable means to eliminate having to approve numerous methods or materials for the boarding and securing of a structure. It is important to note that the provisions of Appendix A are not mandatory unless specifically referenced in the adopting ordinance of the authority having jurisdiction.*

A101
GENERAL

A101.1 General. Windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing *structure*.

A102
MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum $^1/_2$-inch-thick (12.7 mm) wood structural panels complying with the *International Building Code*.

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying with the *International Building Code*.

A102.3 Boarding fasteners. Boarding fasteners shall be minimum $^3/_8$-inch-diameter (9.5 mm) carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

A103
INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches (152 mm) minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 Door walls. The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the *structure* shall be available for authorized entry and shall be secured and locked in an *approved* manner.

A104
REFERENCED STANDARD

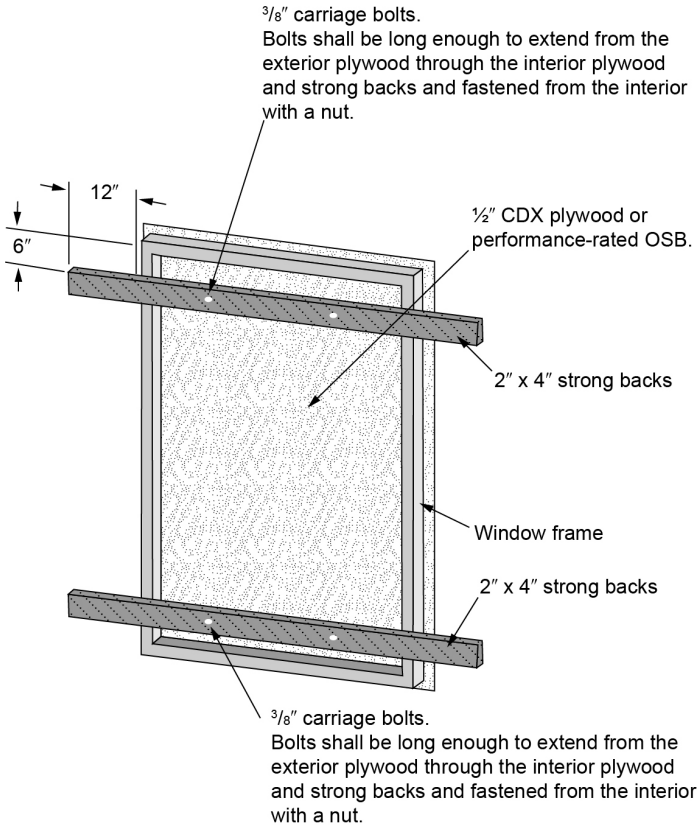
A104.1 Referenced standards. Table A104.1 lists the standard that is referenced in various sections of this appendix. The standard is listed herein by the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.8.

TABLE A104.1
REFERENCED STANDARD

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
IBC—21	International Building Code	A102.1, A102.2, A102.3

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For SI: 1 inch = 25.4 mm.

FIGURE A103.1(1)
BOARDING OF DOOR OR WINDOW

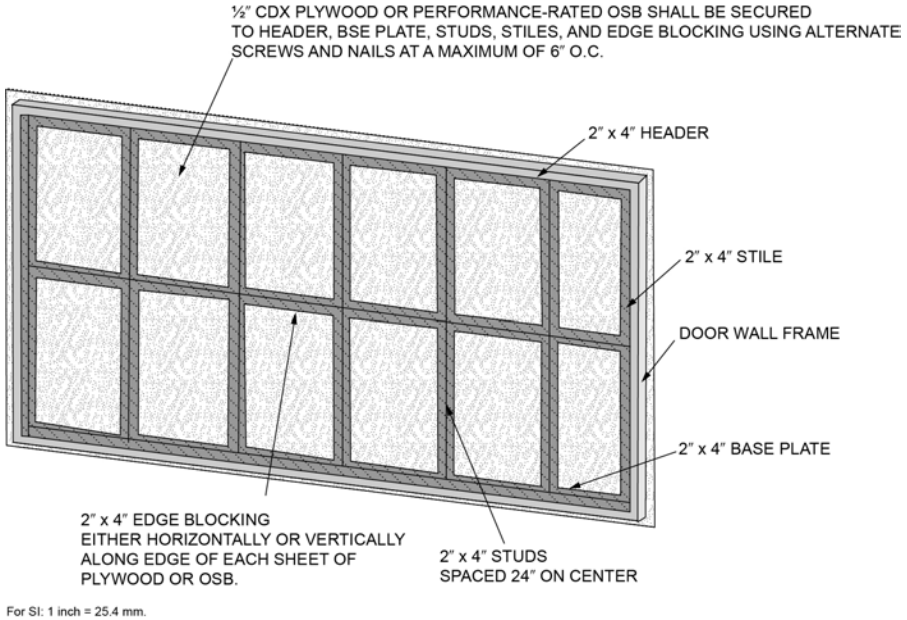


FIGURE A103.1(2)
BOARDING OF DOOR WALL

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APPENDIX B
BOARD OF APPEALS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: *Appendix B provides criteria for Board of Appeals members. Also provided are procedures by which the Board of Appeals should conduct its business.*

Code development reminder: *Code change proposals to this appendix will be considered by the Administrative Code Development Committee during the 2022 (Group B) Code Development Cycle.*

SECTION B101
GENERAL

B101.1 Scope. A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of this code pursuant to the provisions of Section 107 (Means of Appeals). The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants and the code official pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

B101.2 Application for appeal. Any person shall have the right to appeal a decision of the *code official* to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the *code official* within 20 days after the notice was served.

B101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

B101.2.2 Stays of enforcement. Appeals of notice and orders, other than *Imminent Danger* notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.

**

B101.3 Membership of the board. The board shall consist of five voting members appointed by the chief appointing authority of the jurisdiction. Each member shall serve for [INSERT NUMBER OF YEARS] years or until a successor has been appointed. The board member's terms shall be staggered at intervals, so as to provide continuity. The *code official* shall be an ex officio member of said board but shall not vote on any matter before the board.

B101.3.1 Qualifications. The board shall consist of five individuals, who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

B101.3.2 Alternate members. The chief appointing authority is authorized to appoint two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership, and shall be appointed for the same term or until a successor has been appointed.

B101.3.3 Vacancies. Vacancies shall be filled for an unexpired term in the same manner in which original appointments are required to be made.

B101.3.4 Chairperson. The board shall annually select one of its members to serve as chairperson.

B101.3.5 Secretary. The chief appointing authority shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings which shall set forth the reasons for the board's decision, the vote of each member, the absence of a member and any failure of a member to vote.

B101.3.6 Conflict of interest. A member with any personal, professional or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.

B101.3.7 Compensation of members. Compensation of members shall be determined by law.

B101.3.8 Removal from the board. A member shall be removed from the board prior to the end of their terms only for cause. Any member with continued absence from regular meeting of the board may be removed at the discretion of the chief appointing authority.

B101.4 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

B101.5 Notice of meeting. The board shall meet upon notice from the chairperson, within 10 days of the filing of an appeal or at stated periodic intervals.

B101.5.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the *code official* and any person whose interests are affected shall be given an opportunity to be heard.

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B101.5.2 Quorum. Three members of the board shall constitute a quorum.

B101.5.3 Postponed hearing. When five members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

B101.6 Legal counsel. The jurisdiction shall furnish legal counsel to the board to provide members with general legal advice concerning matters before them for consideration. Members shall be represented by legal counsel at the jurisdiction's expense in all matters arising from service within the scope of their duties.

B101.7 Board decision. The board shall only modify or reverse the decision of the *code official* by a concurring vote of three or more members.

B101.7.1 Resolution. The decision of the board shall be by resolution. Every decision shall be promptly filed in writing in the office of the *code official* within three days and shall be open to the public for inspection. A certified copy shall be furnished to the appellant or the appellant's representative and to the *code official*.

B101.7.2 Administration. The *code official* shall take immediate action in accordance with the decision of the board.

B101.8 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

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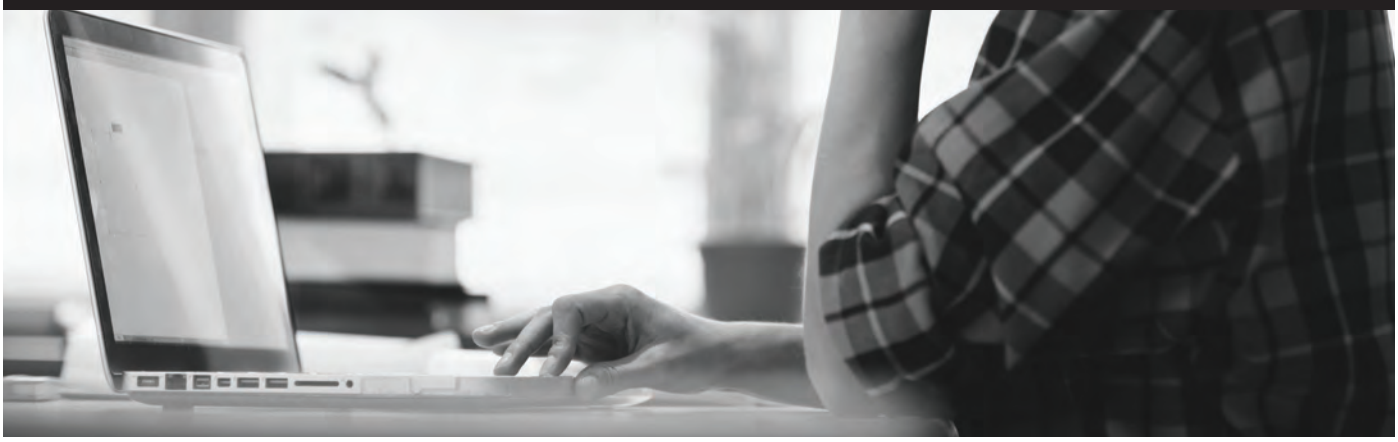
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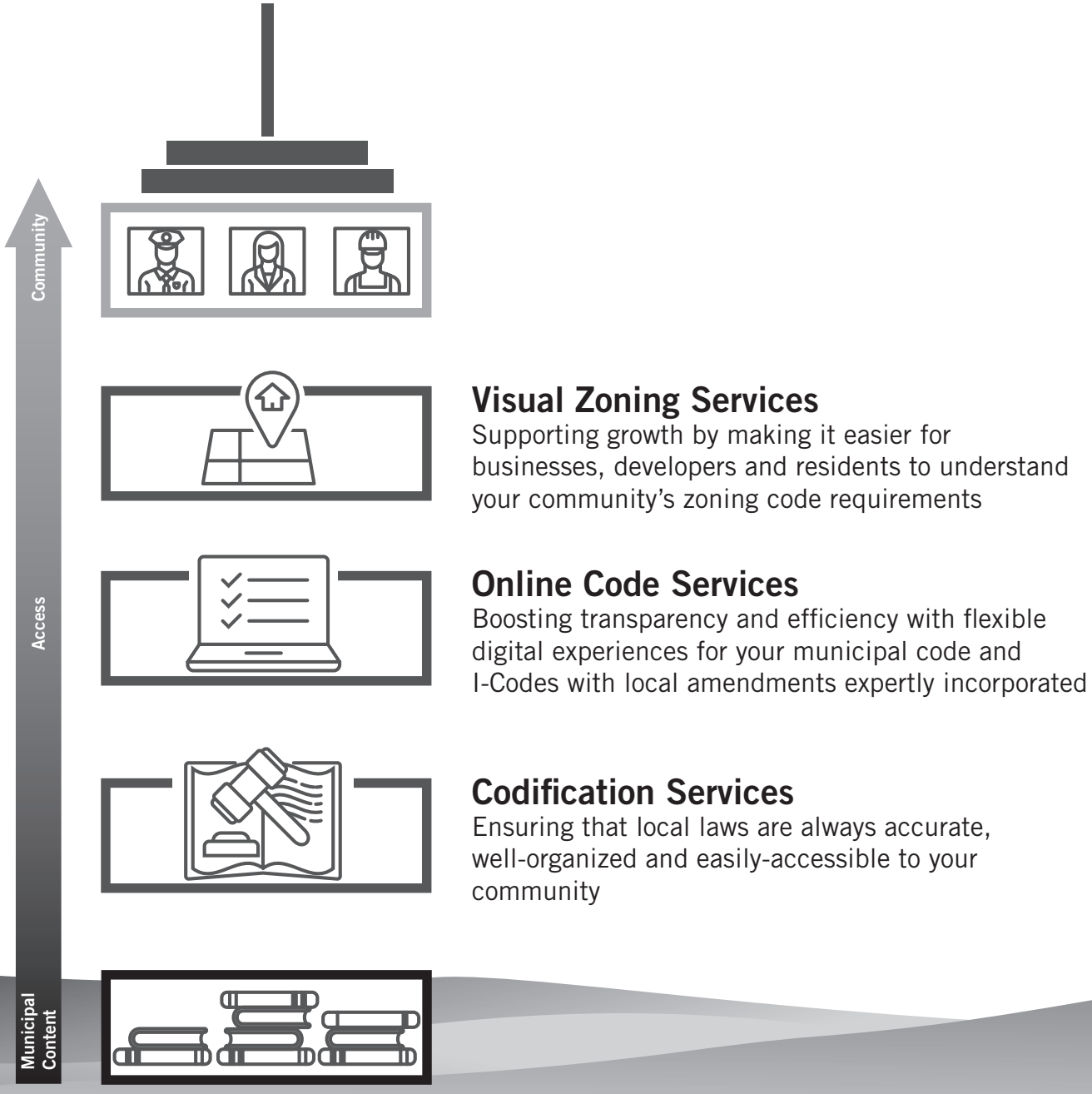
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CC Regular Session **7. 4.**

Meeting Date: 06/22/2021

By: Bria Raines, Community Development

Information

Title

Introduce Ordinance #21-14 Amending Chapter 105 and 117 Regarding Swimming and Building Code

Purpose/Background:

Ordinance #21-14 amends Section 105-55 to add accessory uses and buildings, while eliminating reference to the same standards in Section 117-349. The Ramsey City Code revision contains swimming and building standards in the Building and Building Regulations Chapter.

Notification:

The City provided notification to the City's Official Newspaper, the Anoka County Union-Herald.

Observations/Alternatives:

Ramsey City Staff is aware that two sections of City Code addressed swimming and building codes. City Staff is recommending that Section 105-55 be amended to join the sections and Section 117-349 eliminate the swimming and building codes. This does not change any existing codes, but instead moves two separate code sections into one section as a means of eliminating unnecessary codes and making our City Code more efficient and easy to use.

Recommendation:

Staff recommends Approval of Ordinance #21-14 Amending Chapter 105 and 117 Regarding Swimming and Building Code.

Action:

Motion to introduce Ordinance #21-14 Amending Chapter 105 and 117 Regarding Swimming and Building Code.

Roll call vote.

Attachments

Ordinance #21-14

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/17/2021 08:57 AM
Kurt Ulrich	Kurt Ulrich	06/17/2021 09:45 AM
Form Started By: Bria Raines		Started On: 06/09/2021 10:29 AM
Final Approval Date: 06/17/2021		

ORDINANCE #21-14

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 105 WHICH IS KNOWN AS THE BUILDINGS AND BUILDING REGULATIONS CHAPTER OF THE CITY CODE AND AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER 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. AMENDMENT TO CITY CODE SECTION 105-55

The current City Code Section 105-55 is revised as follows (additions indicated by underline, deletions indicated by strikethrough):

Sec. 105-55 – ~~105.81. Reserved.~~ Accessory uses and buildings

(c) Swimming pools and spas.

(1) Setback requirements.

a. Swimming pools and spas shall be set back a minimum of ten feet from all adjoining lots. For corner lots, swimming pools and spas shall meet the required side yard setback for buildings in the applicable zoning district (section 117-110(d)). Swimming pools and spas may not extend closer to the front lot line of the parcel than the principal structure located on said parcel, except that on residential parcels of one acre or more in size, a swimming pool or spa may be constructed closer to the front lot line than the principal structure, provided that such swimming pool or spa can maintain a 200-foot setback from the property line.

b. A swimming pool or spa may not be located closer than four feet to the principal structure located on the parcel where the swimming pool or spa is to be constructed.

c. No swimming pool or spa may be constructed within 20 feet of any portion of an on-site sewer system or any private water well.

d. No person shall build, construct, locate or install a swimming pool and walkway or spa within any easement.

(2) Fencing.

a. Temporary fencing. During the construction of any in-ground swimming pool or spa, the construction area must be secured with a portable fence which is not less than four feet in height.
    1. Temporary fencing shall be flush with the ground and securely anchored.
    2. Supportive posts shall be placed no more than eight feet apart.
b. Permanent fencing.
    1. All aboveground swimming pools that have a minimum side-wall height of four feet need not be fenced, but shall have removable steps, which steps shall be removed when the swimming pool is unattended. In the event that an accessory deck to the swimming pool is constructed, which is adjacent to any part of the swimming pool, said deck shall include, on its entire outside perimeter, a 36-inch-high guard rail. The guard rail shall be constructed so that no open space within it is wider than six inches.
    2. All in ground swimming pools shall require that the area be secured by a permanent fence at least four feet in height.
    3. All outdoor spas shall have either a fence as described in subsection (c)(2)b.1 of this section, or a secured cover.
    4. All permanent fencing shall have self-closing and self-latching gates.

(3) Noise.

a. The swimming pool or spa shall be designed, constructed and sited in such a way as to limit noise generated by its mechanical equipment, so as not to create a nuisance and/or affect the reasonable use and enjoyment of adjacent property owners.
b. The swimming pool and/or spa shall be sited on the parcel so that its mechanical equipment, including heating and filtering equipment, is located at least 30 feet from the inhabited portion of neighboring residential structures.

(4) *Pool walkway deck and deck drains*. Unobstructed deck areas not less than 48 inches wide shall be provided to extend entirely around each in-ground swimming pool. Swimming pool decks shall be constructed above, but not more than nine inches above, the normal water line. The required deck area shall be constructed of impervious material. The deck shall have a pitch of at least one-fourth inch to the foot, designed so as to prevent back drainage into the pool. If deck drains are provided, drain pipe lines shall be at least two inches in diameter; drain openings shall have an open area of at least four times the cross sectional area of the drain pipe. Deck drains shall not be connected to the re-circulation system pipe.

(5) Swimming pool drainage. To the extent feasible, back flush water or water from pool drainage shall be on the owner's property or into approved public drainage ways. Water shall not drain onto adjacent or nearby private land.

(6) Lighting. Lights used in conjunction with a swimming pool and/or spa shall be located and constructed so as to deflect away from adjacent property and in such a manner that they do not create a nuisance or affect the reasonable use and enjoyment of adjacent property.

(7) Administration and permits. Swimming pools or spas that are less than 5,000 gallons shall be allowed without the issuance of a building permit; however, a

zoning permit must be obtained prior to the swimming pool or spa being constructed, installed, or moved onto a property.

a. Application for a pool/spa permit shall be made on a form supplied by the city, and shall contain all information as stated on the application, including, but not limited to, the following:
   1. Legal description and the fee owner of the parcel on which swimming pool/spa is proposed to be constructed.
   2. Proposed location of swimming pool or spa on the parcel.
   3. Parcel dimensions.
   4. Location of any on-site sewage disposal system and/or location of any private water well.
   5. Side, front and rear yard setbacks.
   6. All easements.

b. All site plans showing the information listed in subsection (a) of this section shall be drawn to scale, and shall be signed by the parcel's fee owner.

(8) Construction methods. Due precautions shall be taken during the construction of a swimming pool or spa to avoid damage, hazards, or inconvenience to adjacent or nearby property, and to ensure that proper care is taken in stock piling excavated material in order to avoid erosion, dust, or other infringement onto adjacent property.

SECTION 3. AMENDMENT TO CITY CODE SECTION 117-349

The current City Code Section 117-349 is revised as follows (additions indicated by underline, deletions indicated by ~~strikethrough~~):

Sec. 117-349. – ~~Accessory uses and buildings~~ Reserved.

~~(c) Swimming pools and spas.~~

~~(1) Setback requirements.~~

~~a. Swimming pools and spas shall be set back a minimum of ten feet from all adjoining lots. For corner lots, swimming pools and spas shall meet the required side yard setback for buildings in the applicable zoning district (section 117-110(d)). Swimming pools and spas may not extend closer to the front lot line of the parcel than the principal structure located on said parcel, except that on residential parcels of one acre or more in size, a swimming pool or spa may be constructed closer to the front lot line than the principal structure, provided that such swimming pool or spa can maintain a 200-foot setback from the property line.~~

~~b. A swimming pool or spa may not be located closer than four feet to the principal structure located on the parcel where the swimming pool or spa is to be constructed.~~

c. No swimming pool or spa may be constructed within 20 feet of any portion of an on-site sewer system or any private water well.

d. No person shall build, construct, locate or install a swimming pool and walkway or spa within any easement.

(2) Fencing.

b. Temporary fencing. During the construction of any in-ground swimming pool or spa, the construction area must be secured with a portable fence which is not less than four feet in height.

1. Temporary fencing shall be flush with the ground and securely anchored.

2. Supportive posts shall be placed no more than eight feet apart.

b. Permanent fencing.

1. All aboveground swimming pools that have a minimum side-wall height of four feet need not be fenced, but shall have removable steps, which steps shall be removed when the swimming pool is unattended. In the event that an accessory deck to the swimming pool is constructed, which is adjacent to any part of the swimming pool, said deck shall include, on its entire outside perimeter, a 36-inch-high guard rail. The guard rail shall be constructed so that no open space within it is wider than six inches.

2. All in-ground swimming pools shall require that the area be secured by a permanent fence at least four feet in height.

3. All outdoor spas shall have either a fence as described in subsection (c)(2)b.1 of this section, or a secured cover.

4. All permanent fencing shall have self-closing and self-latching gates.

(3) Noise.

c. The swimming pool or spa shall be designed, constructed and sited in such a way as to limit noise generated by its mechanical equipment, so as not to create a nuisance and/or affect the reasonable use and enjoyment of adjacent property owners.

d. The swimming pool and/or spa shall be sited on the parcel so that its mechanical equipment, including heating and filtering equipment, is located at least 30 feet from the inhabited portion of neighboring residential structures.

(4) *Pool walkway deck and deck drains*. Unobstructed deck areas not less than 48 inches wide shall be provided to extend entirely around each in-ground swimming pool. Swimming pool decks shall be constructed above, but not more than nine inches above, the normal water line. The required deck area shall be constructed of impervious material. The deck shall have a pitch of at least one-fourth inch to the foot, designed so as to prevent back drainage into the pool. If deck drains are provided, drain pipe lines shall be at least two inches in diameter; drain openings shall have an open area of at least four times the cross sectional area of the drain pipe. Deck drains shall not be connected to the re-circulation system pipe.

(5) Swimming pool drainage. To the extent feasible, back flush water or water from pool drainage shall be on the owner's property or into approved public drainage ways. Water shall not drain onto adjacent or nearby private land.

~~(6) Lighting. Lights used in conjunction with a swimming pool and/or spa shall be located and constructed so as to deflect away from adjacent property and in such a manner that they do not create a nuisance or affect the reasonable use and enjoyment of adjacent property.~~

~~(7) Administration and permits. Swimming pools or spas that are less than 5,000 gallons shall be allowed without the issuance of a building permit; however, a zoning permit must be obtained prior to the swimming pool or spa being constructed, installed, or moved onto a property.~~

~~c. Application for a pool/spa permit shall be made on a form supplied by the city, and shall contain all information as stated on the application, including, but not limited to, the following:~~

~~1. Legal description and the fee owner of the parcel on which swimming pool/spa is proposed to be constructed.~~

~~2. Proposed location of swimming pool or spa on the parcel.~~

~~3. Parcel dimensions.~~

~~4. Location of any on-site sewage disposal system and/or location of any private water well.~~

~~5. Side, front and rear yard setbacks.~~

~~6. All easements.~~

~~d. All site plans showing the information listed in subsection (a) of this section shall be drawn to scale, and shall be signed by the parcel's fee owner.~~

~~(8) Construction methods. Due precautions shall be taken during the construction of a swimming pool or spa to avoid damage, hazards, or inconvenience to adjacent or nearby property, and to ensure that proper care is taken in stock piling excavated material in order to avoid erosion, dust, or other infringement onto adjacent property.~~

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

SECTION 5. SUMMARY

The following official summary of Ordinance #21-14 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 #21-14 amends Section 105-55 to add accessory uses and buildings, while eliminating reference to the same standards in Section 117-349. The Ramsey City Code revision contains swimming and building standards in the Building and Building Regulations Chapter.

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. 5.**

Meeting Date: 06/22/2021

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #21-179 Adopting 2021-2022 City Council Strategic Plan

Purpose/Background:

The purpose of this case is to approve the 2021-2022 City Council Strategic Plan.

The City Council has been building off the same framework for a Strategic Plan for the past several years. The City Council met in Work Session on May 18 and June 15 to update the Strategies and Action Sections of the Strategic Plan. Other components are intended to be higher-level and sustain over multiple years. Below is a summary of the various components of the Strategic Plan.

Component	Purpose	Average Duration	Status
Mission Statement	Core purpose of why we exist today.	10 Years	Confirmed Existing
Vision Statement	What we hope to be in the future.	10-20 Years	Confirmed Existing
Values	What we want our team to embody in their daily work.	5-10 Years	Confirmed Existing
Objectives	What are the high-level goals that will help us achieve our Vision?	5-10 Years	Confirmed Existing
Strategies	What are more specific steps we want to accomplish and why do we want to accomplish it?	3-5 Years	UPDATED
Actions	How specifically are we going to accomplish our strategies?	1-2 Years	UPDATED

Notification:

Notification is not required.

Time Frame/Observations/Alternatives:

Specific content of the Strategic Plan is included in the attached document.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Based on consensus direction by the City Council at the June 15 City Council Work Session, Staff recommends approval of the Strategic Plan.

Outcome/Action:

Motion to adopt Resolution #21-179 adopting the 2021-2022 City Council Strategic Plan.

Attachments

DRAFT Strategic Plan

Resolution #21-179

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:07 PM
Form Started By: Tim Gladhill		Started On: 06/16/2021 07:51 AM
Final Approval Date: 06/17/2021		

2021-2022 Strategic Plan Update

Values

Ethics and Integrity

Fiscal Responsibility

Cooperation and Teamwork

Open and Honest Communications

Excellence and Quality in the Delivery of Service

Treating People with Respect and Fairness

Adaptability and Continuous Learning

Vision

Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique urban, rural and natural environments.

Mission

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

Objectives

Financial Stability

A Balance of Rural Character and Urban Growth

An Active and Connected Community

Smart, Citizen-Focused Government

An Effective Organization

STRATEGIES

Identify and implement operational efficiencies, cost savings and additional funding sources while maintaining and increasing transparency and accountability.

Promote economic growth and development.

Create a positive image for residential neighborhoods, business districts and key corridors.

Improve the safety and mobility of transportation corridors.

Connect the community through Parks and Trails Capital Improvements along with Recreational Programming.

Spotlight sustainability and efficiency through public facilities and infrastructure investments.

Strengthen and enhance our identity, brand and image.

Improve City's communication.

Improve and sustain high organizational morale.

ACTION PLAN

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
Strategy: Identify and implement operational efficiencies, cost savings and additional funding sources while maintaining and increasing transparency and accountability.				
1. Evaluate current funding source of Pavement Management Program (and history) and determine whether or not to implement a new funding source for Program.	Q3 2021	Budget Impact = High	Review the history of the Franchise Fee Implementation. Retain existing program or choose a new program. Include regular pavement maintenance in discussion.	Kurt Ulrich
2. Implement a Workflow Tool	2021	Budget Impact = Low	Experienced cost savings as a result of improved workflow. Improved service.	Jason Fredrickson
3. Consider refinancing debt to capitalize on low interest rate	2021	Budget Impact = Medium	Cost savings and debt service.	Diana Lund
4. Consider better social media management platform	Q4 2021	Existing Staff Budget Impact = Low	Simplified and streamlined social media posting process to increase breadth of messaging.	Megan Thorstad/Jason Fredrickson
5. Improve the Employee Union Contract Negotiation Process	Q3 2021	Existing Staff Budget Impact = Low	Improved communication and decision-making conduit with City Council.	Colleen Lasher
6. Consider interactive modules to enhance the customer experience to quickly find information.	Q1 2022	Budget Impact = Medium	Improved interaction with technology to improve customer self-service options.	Jason Fredrickson
Strategy: Promote economic growth and development.				
7. Continue Business Retention and Expansion efforts for retail and industrial.	Ongoing	Existing Staff: Budget Impact = Low	Stable base of local employers, representing the largest opportunity for future growth of jobs and tax base. Increase the number of business visits. Improve the quality and attendance at EDA events. 5,000 square feet of new retail space per year on average. 50,000 square feet of new industrial per year on average.	Sean Sullivan/EDA
8. Consider strategic infrastructure investments to prepare more shovel ready parcels.	Q2 2022	Budget Impact = Medium	Primary Effort = West Armstrong Retail/West Armstrong Industrial Redevelopment Area.	Sean Sullivan/EDA

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
9. Complete a Comprehensive City Code Audit and Update	Q1 2022	Budget Impact Medium	Reduce redundant regulations and regulations that conflict with City's vision or otherwise detract from City's economic development goals.	Chloe McGuire/Planning Commission
Strategy: Create a positive image for residential neighborhoods, business districts and key corridors.				
~~10. Deleted~~			*City Council is committed to meeting with the Planning Commission to review the development plan/master plan for The COR in the Fall of 2021.*	
11. Consider a Proactive Multifamily Property Management Program and Crime Free Multifamily Housing Program	2021	Existing Staff Budget Impact = High RCP Report	Ensure that multifamily properties maintain high quality and free of nuisance. Consider a Crime Prevention Multifamily Program. Consider a coalition of multifamily property managers to ensure property managers hold each other accountable and provide adequate long-term maintenance.	Jeff Katers Chloe McGuire
12. Create a Volunteer Program to partner with local community members that create opportunities for the community to own cleanup projects and spotlight in communications.	2022	Budget Impact = Medium	Better community ownership of community events and community cleanup efforts. Spotlight existing community cleanup efforts on social media.	Joint Venture between Public Works and Community Development
Strategy: Improve the safety and mobility of transportation corridors.				
13. Complete County Road 5 Corridor Study.	Q4 2022	Budget Impact = Medium	Unified long term vision for Nowthen Boulevard. Improved safety and reduced congestion. Ensure adequate capacity for planned development.	Bruce Westby/Public Works Committee
14. Advance the Ramsey Gateway Plan.	Ongoing	Existing Staff/Resources Budget Impact = High RCP Report	Unified vision for Highway 10. Improved safety and reduced congestion. Secured final funding for the Highway 10/169 Plan (currently at $92M of $138M)	Bruce Westby/Public Works Committee
15. Update Priority Street Light Program and Pedestrian Safety Plan.	Q1 2022	Existing Staff/Resources Budget Impact = Medium	Improved pedestrian and vehicle safety at critical intersections.	Bruce Westby/Public Works Committee
Strategy: Connect the community through Parks and Trails Capital Improvements along with Recreational Programming.				
16. Establish a Funding Plan to Complete Parks Capital Replacement Improvements.	Q2 2022	Existing Staff/Resources Budget Impact = Medium RCP Report	Adequate parks, trails and public spaces, both future and existing. Unique recreation destinations.	Mark Riverblood/Park and Recreation Commission

Action	Timeframe	Resources	Key Outcomes and Indicators	Responsible Party
17. Implement and Spotlight the Recreation Programming Plan	Q3 2021 Ongoing	Existing Staff/Resources Budget Impact = Low	Increased awareness of recreational opportunities.	Mark Riverblood/Park and Recreation Commission
Strategy: Spotlight sustainability and efficiency through public facilities and infrastructure investments.				
18. Develop Implementation Plan for Water Supply Treatment.	Q4 2021	Budget Impact = High	Reduce levels of iron and manganese in municipal water supply.	Bruce Westby/Public Works Committee
19. Consider Local Open Space Preservation Funding, if initiated by Ballot Referendum.	2022	Budget Impact = High	Preservation of many Exceptional Quality Ecological Areas (as defined by Natural Resources Inventory).	Chris Anderson/EPB
Strategy: Strengthen and enhance our identity, brand and image.				
20. Provide quarterly updates to USPS to secure new Ramsey ZIP Code.	Ongoing	Existing Staff Budget Impact = Low RCP Report (community identity)	ZIP Code will identify itself as Ramsey. Provide regular updates. Detailed Update in 2026.	Kurt Ulrich
21. Consider Creating and Promoting a Holiday Light Challenge	Q4 2021	Existing Staff Budget Impact = Low	Create additional awareness of community and create additional social connections.	Megan Thorstad/Recreation Specialist
Strategy: Improve City's communication.				
22. Improve proactive and time-relevant communication.	Ongoing	Existing Staff Budget Impact = Low RCP Report	Explore new avenues to tell the story of Ramsey and market the community to prospective residents and businesses. Stay relevant by harnessing new technologies and social media platforms to evolve with the ever-changing media landscape.	Megan Thorstad
Improve and sustain high organizational morale.				
23. Update Telecommuting Policy	Q3 2021	Existing Staff Budget Impact = Low	Recruitment and retention tool for existing and future employees.	Colleen Lasher
24. Consider additional Employee Events to strengthen relationships.	Q2 2022	Existing Staff Budget Impact = Low	Improved organizational morale.	Colleen Lasher
25. Complete an Employee Survey	Q4 2021	Existing Staff Budget Impact = Low	Establish baseline metric of existing organizational morale.	Colleen Lasher

Budget Impact Key; Low = Existing Staff/thousands of dollars; Medium = Additional Staff/Consultants/tens of thousands of dollars; High = capital improvement/hundreds of thousands of dollars.

RCP Report = Partnership with the University of Minnesota completed in 2018. This partnership created a library of resources and policy alternatives. A full list of completed reports can be found online at rcp.umn.edu/ramsey-projects.

PARKING LOT LIST/FUTURE PROJECTS

Action	Strategy
Improve background data provided in conjunction with establishing Rates and Charges, especially for Development Impact Fees. .	Identify and implement operational efficiencies, cost savings and additional funding sources.
Complete Organization Staffing Plan.	Improve and sustain high organizational morale.
Complete Streetscape Plan for Key Corridors.	Create a positive image for residential neighborhoods, business districts and key corridors.
Complete a Highway 47 Plan *(after current Bunker/47 intersection improvements)*	Improve the safety and mobility of transportation corridors.

The above are important topics, but are not the highest priority of the Council and will only be worked on if not interfering with approved Action Items and as time/resources allow.

CULTURE

- Utilize Strategic Plan to prioritize budget requests.
- Leverage additional funding sources.
- Seek grants to do high priority projects.
- Seek public and private partnerships.
- Improve Park and Recreation revenue through user fees and sponsorships.
- Provide adequate public safety staffing based upon common metrics (i.e., calls for service, time of day caseload, land use and population, citizen expectations).
- Continue Staff Recognition Programs.
- Increase awareness of various employee resources.
- Enhance Community Engagement in policy decision-making processes.
- Enhance customer service through process improvement.
- Strive to reflect the demographics of the community.

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

RESOLUTION #21-179

RESOLUTION ADOPTING 2021-2022 CITY COUNCIL STRATEGIC PLAN.

WHEREAS, the City Council met on May 18, 2021 and June 15, 2021 to update the City Council's existing Strategic Plan to guide key policy, planning and capital projects for the next 12 months; and

WHEREAS, by consensus recommendation, the City Council directed Staff to bring forward a final draft of the Strategic Plan for adoption

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

1) The City of Ramsey adopts the 2021-2022 Strategic Plan.

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 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 6.**

Meeting Date: 06/22/2021

By: Colleen Lasher, Administrative Services

Information

Title

Appoint an Interim Deputy City Administrator and an Interim Community Development Director

Purpose/Background:

Deputy City Administrator/Community Development Director Tim Gladhill's last day with the City is June 22, 2021. A recruitment is currently underway, however the soonest date a new employee is expected to start with the City is October 4, 2021. During the recruitment process it is necessary to bridge the gap of time from Mr. Gladhill's departure to the starting date when a new Deputy City Administrator /Community Development Director is named.

City Administrator Ulrich is recommending the role be temporarily split. He is recommending the temporary appointment of the Finance Director, Ms. Diana Lund, as the Interim Deputy City Administrator and the temporary appointment of the City Engineer, Mr. Bruce Westby, as the Community Development Director. Both of these temporary interim roles would be effective June 23, 2021 through the onboarding of a new Deputy City Administrator/Community Development Director.

Extra Duty Pay / Interim Pay

The City's Personnel Policy states: The City Administrator shall have the authority to grant short-term extra duty pay. Any extra duties that qualify for extra duty pay would be responsibilities that fall well outside of the respective employee's job description and would have a defined end date, but would not exceed six months. Typically, extra duty pay would be tied to a special project or event. At the City's discretion, extra duty pay may be paid via a payroll stipend. Interim pay would include, for example, filling in for a vacancy, FMLA or leave absence. Interim pay shall not exceed 10% over the current base salary. The City Administrator's approval of extra duty pay or interim pay is subject to available funding within the budget.

Funding Source:

The funding required for this action is included in the 2021 budget and will come from the savings as a result of the vacancy.

Recommendation:

To appoint Finance Director, Ms. Diana Lund, as the Interim Deputy City Administrator and to appoint City Engineer, Mr. Bruce Westby, as the Interim Community Development Director; both employees would receive a five percent wage increase effective June 23, 2021 through the onboarding of the new Deputy City Administrator/Community Development Director.

Action:

Motion to appoint the following interim roles, including a five percent increase to both employees' pay, effective June 23, 2021:
1) Appoint Finance Director, Ms. Diana Lund, as the Interim Deputy City Administrator; and
2) Appoint City Engineer, Mr. Bruce Westby, as the interim Community Development Director.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/17/2021 12:05 PM
Form Started By: Colleen Lasher		Started On: 06/15/2021 02:57 PM
Final Approval Date: 06/17/2021		