City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, August 10, 2021
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Presentation

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive June 2021 Financial Reports - General Fund and Enterprise Funds

2. Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 5/18/2021

3. Approve the Following Meeting Minutes:

1. ~~City Council Special Work Session dated 7/20/2021~~ - This item was removed from the Consent Agenda for further review by City Staff - to be added to the August 24th meeting.
2. City Council Work Session dated 7/27/2021
3. City Council Regular Session dated 7/27/2021

4. Approve Business Licenses

5. Approve Rental Licenses

6. ~~Authorization to Purchase Maintenance Equipment for the New Public Works Facility~~ Please Note: this item was moved to the Regular Agenda - item 7.2.

7. Adopt Resolution # 21-228 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 22, 2021 through August 4, 2021

8. Adopt Resolution #21-183 Approving an Easement Encroachment Agreement for an attached accessory structure in a drainage and utility easement at 16206 Sapphire St NW; Case of William Cowette (Proj. 21-119)

9. Adopt Resolution #21-208 Granting a Conditional Use Permit to Expand an Existing Utility Substation at 9180 Alpine Drive NW (Project No. 21-125); Case of Connexus Energy

10. Adopt Resolution #21-210 Approving Site Plan and Final Plat for Knoll Properties 2nd Addition; Case of Anderson Dahlen

11. Adopt Resolution #21-224 Accepting Geotechnical and Survey Proposals for 2022 Pavement Management Program Projects

12. Adopt Resolution #21-225 Approving Development Agreement and Releasing Declaration of Covenants for AEC Energy Park and Development Agreement; Case of Anderson Dahlen

13. Adopt Resolution #21-226 Approving Premise Permit for Anoka Area Hockey Association at Superbowl in Ramsey.

14. Adopt Resolution #21-227 Granting an Easement Encroachment Agreement for 7474 163rd Ave NW (Project 21-118); Case of Manuel Cuevas

6. Public Hearing

1. PUBLIC HEARING: Review Ordinance #21-17 Amending Rental Licensing Requirements to Include Short-Term Rentals

2. PUBLIC HEARING: Introduce Ordinance #21-11 Amending Chapter 10 of City Code to Include Requirements for Keeping Cats and Roosters, and to Amend Standards for Agricultural Animals and Beekeeping

7. Council Business

1. Consider Request for Comprehensive Plan Amendment to Re-Guide PID #20-32-25-44-0003 from High Density Residential (HDR) to Medium Density Residential (MDR) (Project No. 21-122); Case of Lennar

2. Authorization to Purchase Maintenance Equipment for the New Public Works Facility - Please Note: this item was removed from the Consent Agenda (5.6) to be considered as Regular Agenda Item 7.2.

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **5. 1.**

Meeting Date: 08/10/2021

By: Diana Lund, Finance

Information

Title

Receive June 2021 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive June monthly financial reports for the funds of General, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

June 2021 General Financial Report - Budget to Actual

June 2021 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/05/2021 03:02 PM
Form Started By: Diana Lund		Started On: 08/02/2021 02:22 PM
Final Approval Date: 08/05/2021		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2021 THROUGH PERIOD ENDING: June 30, 2021

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	2,092,067.00	960,146.97
Com Dev	1,207,963.00	549,529.80
Contingency	180,373.00	-
Council	113,355.00	40,834.01
Finance	543,705.00	255,936.91
Fire	1,299,675.00	469,383.34
Legal	133,600.00	47,463.60
Police	4,473,128.00	2,023,532.59
Public Works	4,339,482.00	1,878,761.24
Grand Total	**14,383,348.00**	**6,225,588.46**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	1,090,200.00	537,866.46
Other Services & Charges	2,639,166.00	788,091.09
Personal Services	9,566,381.00	4,473,864.10
Supplies	981,228.00	425,766.81
Transfers out	106,373.00	-
Grand Total	**14,383,348.00**	**6,225,588.46**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	11,109,848.00	-
Charges for Services	621,500.00	314,915.67
Business Licenses/Permits	69,900.00	62,429.98
Fines and Forfeits	45,500.00	23,681.04
Federal Intergovernmental	8,500.00	-
State Intergovernmental	425,300.00	199,700.00
Interest	100,000.00	-
Miscellaneous	20,700.00	7,682.05
Non-Business Licenses/Permits	559,900.00	373,039.68
Transfers in	1,422,200.00	-
Grand Total	**14,383,348.00**	**981,448.42**

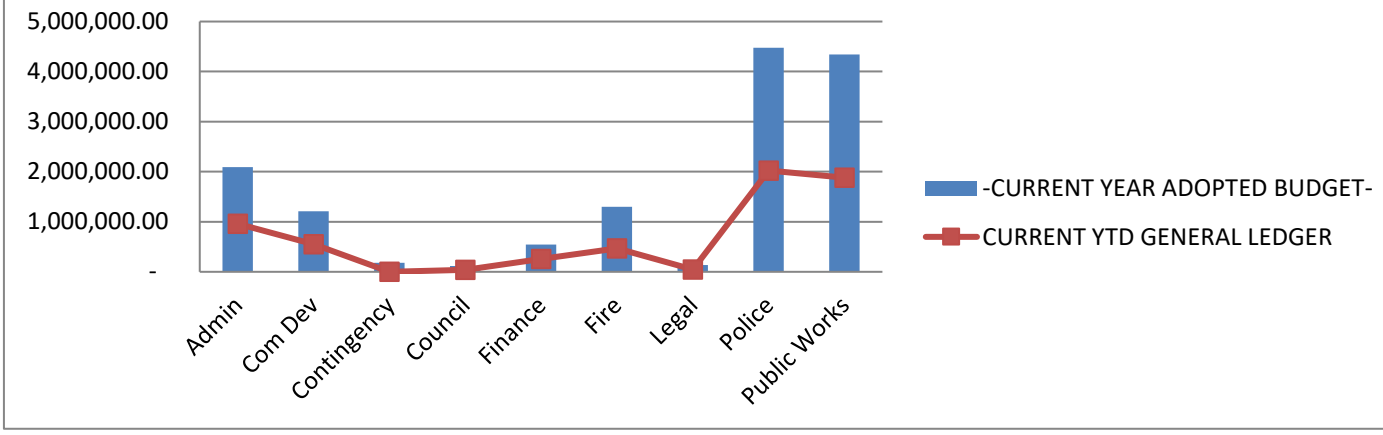
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

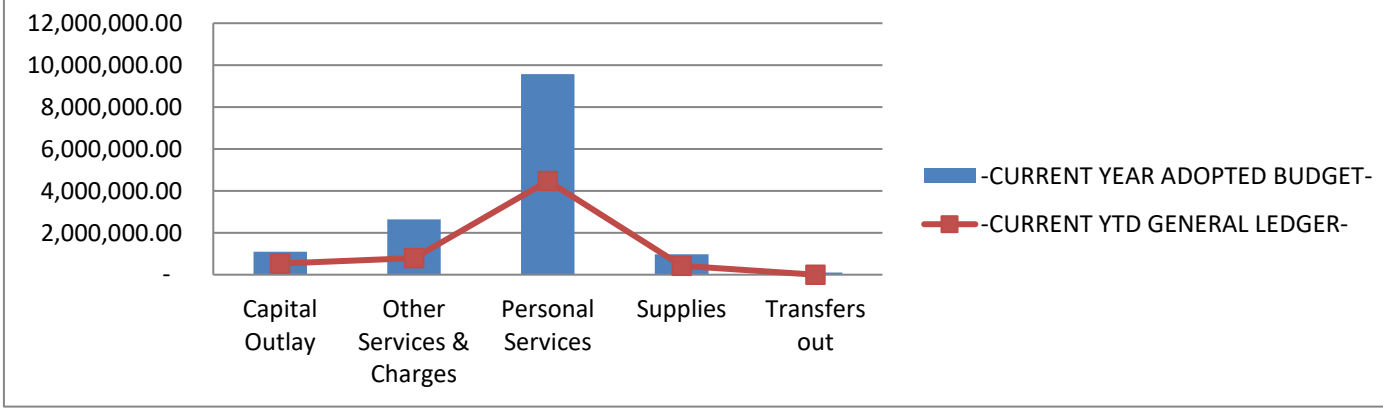
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2021 THROUGH PERIOD ENDING: **June 30, 2021**

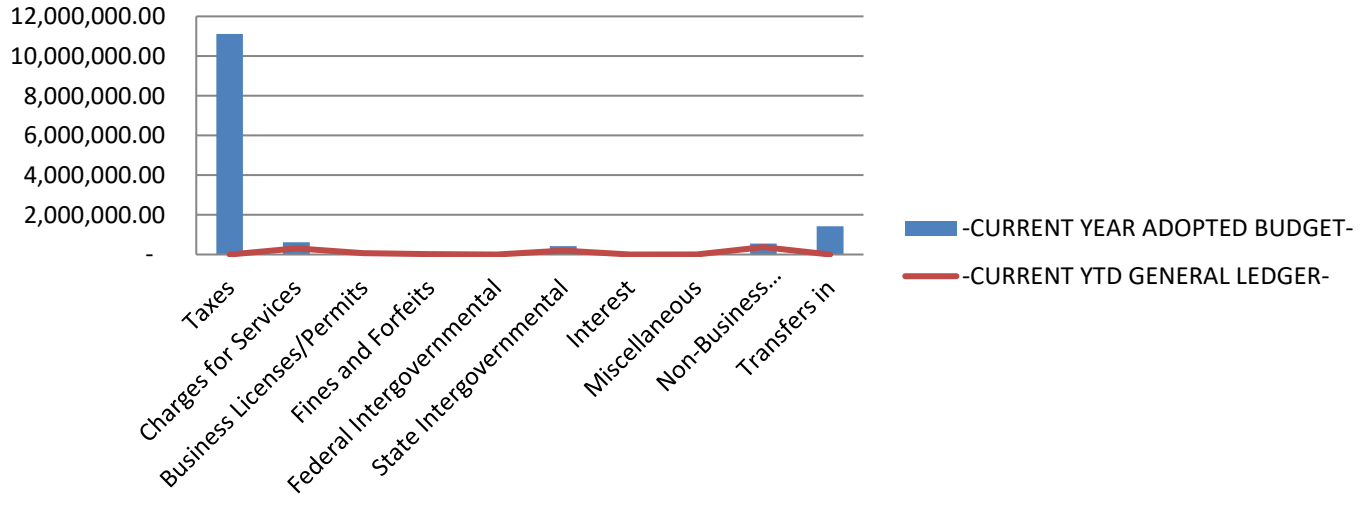
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: June 30, 2021

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(20,000.00)	(7,137.15)	35.69%
4609	OTHER MISCELLANEOUS REVENUES	12,000.00	759.87	6.33%
4651	WATER REVENUE		8.78	0.00%
4652	WATER SALES - RESIDENTIAL	1,334,128.00	260,784.83	19.55%
4653	WATER SALES-COMMERCIAL	700,510.00	74,544.72	10.64%
4654	WATER PENALTIES	15,000.00	(58.93)	-0.39%
4655	WATER METER INSTALLATION	12,000.00	10,920.00	91.00%
4656	WATER METERS	30,000.00	22,000.00	73.33%
4657	CONNECTION/RECONNECTION FEES	500.00	250.00	50.00%
4701	INTEREST ON INVESTMENTS	100,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)		346,743.00	0.00%
4601	MISCELLANEOUS REVENUE		1,568.97	0.00%
6436	WATER EFFICIENCY REBATE PROG		827.95	0.00%
Grand Total		**2,184,138.00**	**711,212.04**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	271,061.00	86,098.36	31.76%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	8,201.03	60.75%
6105	TEMPORARY-WAGES & SALARIES	19,167.00	3,825.88	19.96%
6121	PERA CONTRIBUTIONS	56,342.00	7,959.87	14.13%
6122	FICA/MEDICARE CONTRIBUTIONS	23,235.00	8,517.28	36.66%
6131	GROUP INSURANCE	36,250.00	13,235.10	36.51%
6133	WORKERS COMP INSURANCE PREMIUM	15,406.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	(41.96)	-6.99%
6223	GASOLINE	6,000.00	3,798.77	63.31%
6225	DIESEL FUEL	1,500.00	-	0.00%
6229	SHOP MATERIALS	600.00	39.96	6.66%
6231	UNIFORMS & TURN-OUT GEAR	2,900.00	2,175.00	75.00%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	8,643.82	48.02%
6257	OTHER VEHICLE PARTS	5,000.00	396.59	7.93%
6273	UTILITY SYSTEM MAINT SUPPLIES	95,000.00	25,126.16	26.45%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	26,105.37	261.05%
6292	WATER METERS FOR RESALE	75,000.00	36,700.43	48.93%
6315	MISCELLANEOUS PROFESSIONAL SER	95,000.00	13,780.12	14.51%
6322	POSTAGE	3,000.00	272.16	9.07%
6323	CELLULAR PHONES	4,000.00	1,729.37	43.23%
6334	MILEAGE REIMBURSEMENT	400.00	-	0.00%
6335	TRAINING	4,000.00	1,906.00	47.65%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00	107.50	35.83%
6361	GENERAL LIABILITY/PROPERTY INS	35,000.00	5,872.00	16.78%
6371	ELECTRIC UTILITIES	155,000.00	45,402.46	29.29%
6373	GAS	3,000.00	1,598.46	53.28%
6374	REFUSE/RECYCLING	700.00	320.90	45.84%
6381	BUILDING & STRUCTURE REPAIR	3,500.00	1,032.58	29.50%
6439	OTHER MISCELLANEOUS	67,000.00	-	0.00%
6451	MEMBERSHIP DUES	1,400.00	1,000.00	71.43%
6489	OTHER CONTRACTED SERVICES	76,000.00	28,459.06	37.45%
6722	DEPRECIATION	798,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	47,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		827.95	0.00%
Grand Total		**1,942,861.00**	**333,090.22**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: June 30, 2021

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(14,000.00)	(7,278.44)	51.99%
4356	SEWER AVAILABILITY CHARGE-ADM	5,000.00	1,292.20	25.84%
4604	SURCHARGES		110,838.00	0.00%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,285,000.00	342,487.24	26.65%
4662	COMMERCIAL-SEWER CHARGES	361,000.00	98,055.86	27.16%
4663	SEWER PENALTIES	15,000.00	-	0.00%
4701	INTEREST ON INVESTMENTS	115,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	53,508.00	0.00%
4601	MISCELLANEOUS REVENUE		1,568.95	0.00%
Grand Total		**1,772,000.00**	**600,471.81**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	175,965.00	42,296.41	24.04%
6103	FULL TIME-REGULAR-OVERTIME	-	602.87	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	3,825.88	0.00%
6121	PERA CONTRIBUTIONS	31,197.00	3,627.23	11.63%
6122	FICA/MEDICARE CONTRIBUTIONS	13,577.00	3,804.58	28.02%
6131	GROUP INSURANCE	7,779.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,639.00	-	0.00%
6223	GASOLINE	4,000.00	1,666.97	41.67%
6225	DIESEL FUEL	2,800.00	1,334.42	47.66%
6229	SHOP MATERIALS		(659.69)	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	8,360.71	33.44%
6257	OTHER VEHICLE PARTS		659.69	0.00%
6275	OTHER EQUIPMENT PARTS	9,000.00	1,833.81	20.38%
6315	MISCELLANEOUS PROFESSIONAL SER	50,000.00	8,468.50	16.94%
6334	MILEAGE REIMBURSEMENT	400.00	-	0.00%
6335	TRAINING	2,400.00	45.00	1.88%
6361	GENERAL LIABILITY/PROPERTY INS	22,000.00	571.00	2.60%
6371	ELECTRIC UTILITIES	17,000.00	7,957.80	46.81%
6373	GAS	2,500.00	942.95	37.72%
6374	REFUSE/RECYCLING	700.00	320.89	45.84%
6377	SEWER SERVICE CHARGE	845,201.00	493,033.73	58.33%
6489	OTHER CONTRACTED SERVICES	28,000.00	12,919.87	46.14%
6722	DEPRECIATION	551,565.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	41,000.00	-	0.00%
Grand Total		**1,839,723.00**	**591,612.62**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: June 30, 2021

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(3,500.00)	(1,376.56)	39.33%
4681 CHARGES FOR STREET LIGHTS	157,000.00	41,746.59	26.59%
4683 STREET LIGHTING PENALTIES	2,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	15,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	53,000.00	13,903.30	26.23%
Grand Total	**223,500.00**	**54,273.33**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	128,000.00	51,999.58	40.62%
6489 OTHER CONTRACTED SERVICES	14,300.00	5,628.79	39.36%
6722 DEPRECIATION	42,444.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	23,000.00	-	0.00%
Grand Total	**207,744.00**	**57,628.37**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: **June 30, 2021**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(4,000.00)	(1,917.87)	47.95%
4287 OTHER LOCAL GOVERNMENT GRANTS	77,566.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	676.80	0.00%
4671 RECYCLING CHARGES	430,283.00	109,909.59	25.54%
4672 RECYCLING PENALTIES	8,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	3,500.00	-	0.00%
Grand Total	**515,349.00**	**108,668.52**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	23,000.00	6,626.17	28.81%
6103 FULL TIME-REGULAR-OVERTIME	-	625.13	0.00%
6121 PERA CONTRIBUTIONS	2,725.00	545.69	20.03%
6122 FICA/MEDICARE CONTRIBUTIONS	1,661.00	517.65	31.16%
6131 GROUP INSURANCE	3,589.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	386.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	32,000.00	12,508.36	39.09%
6322 POSTAGE	300.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	445,000.00	224,478.73	50.44%
Grand Total	**508,661.00**	**245,301.73**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: **June 30, 2021**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(6,500.00)	(3,312.68)	50.96%
4693 STORM WATER-RESIDENTIAL	570,000.00	147,475.51	25.87%
4694 STORM WATER-COMMERCIAL	585,000.00	152,121.94	26.00%
4695 STORM WATER-PENALTIES	10,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	12,000.00	-	0.00%
Grand Total	**1,170,500.00**	**296,284.77**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	185,400.00	17,668.11	9.53%
6105 TEMPORARY-WAGES & SALARIES	-	394.19	0.00%
6121 PERA CONTRIBUTIONS	27,955.00	1,386.29	4.96%
6122 FICA/MEDICARE CONTRIBUTIONS	15,450.00	1,411.08	9.13%
6131 GROUP INSURANCE	21,130.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	7,985.00	-	0.00%
6225 DIESEL FUEL	5,500.00	2,546.15	46.29%
6249 MISCELLANEOUS OPERATING SUPPLY	12,000.00	(4,828.13)	-40.23%
6257 OTHER VEHICLE PARTS	7,500.00	1,964.02	26.19%
6315 MISCELLANEOUS PROFESSIONAL SER	100,000.00	3,629.60	3.63%
6361 GENERAL LIABILITY/PROPERTY INS	9,240.00	-	0.00%
6371 ELECTRIC UTILITIES	3,000.00	1,589.14	52.97%
6373 GAS	2,500.00	942.93	37.72%
6374 REFUSE/RECYCLING	700.00	320.92	45.85%
6451 MEMBERSHIP DUES	26,000.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	30,000.00	20,828.82	69.43%
6722 DEPRECIATION	335,374.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	36,000.00	-	0.00%
Grand Total	**825,734.00**	**47,853.12**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CC Regular Session **5. 2.**

Meeting Date: 08/10/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 5/18/2021

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 5/18/2021

Attachments

05 18 21 Spec Work Session Minutes

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	08/05/2021 12:30 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 03:17 PM
Form Started By: Katie Schmidt		Started On: 08/04/2021 10:06 AM
Final Approval Date: 08/05/2021		

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

The Ramsey City Council conducted a City Council Special Work Session on Tuesday, May 18, 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
Fire Chief Matt Kohner
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Deputy City Administrator Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

Mayor Kuzma called the City Council Special Work Session to order at 6:05 p.m.

2. TOPICS FOR DISCUSSION

2.01: Annual Planning Session

City Administrator Ulrich reviewed the intent of the planning session to identify common goals and identify the framework for the plan. He asked each member present to identify an accomplishment from the past year for the City and something they hope to accomplish from the meeting tonight. He stated that he would like to accomplish identification of common goals and stated that he is most proud of how everyone worked together through the pandemic and turnover between staff and the Council. He stated that he is also proud of how they were able to stay on track with projects and that everyone is coming together to form a new team.

Mayor Kuzma stated that he is proud of the franchise fee, as it was five years in the making. He realized that not everyone is on board with that but believed that after the budgeting process it would become clearer that the funding source is the best choice. He also welcomed the new members of the Council and hoped everyone could work together as a team.

Councilmember Riley commented that the biggest accomplishment in his opinion has been the funding that has been obtained for Highway 10, which he is very excited about. He stated that he would like to leave the meeting tonight feeling like everyone is on the same team with common goals, although everyone may have different opinions at times.

Councilmember Specht agreed that the progress on the funding for Highway 10 has been a huge accomplishment. He stated that he would like to see everyone continue to work together to do what is best for the residents.

Councilmember Woestehoff stated that it has been exciting to see new projects coming forward for The COR in the past year which will soon begin construction and hoped that momentum continues. He stated that he would like to try to keep surprises to a minimum and have things more transparent for the members of the team and the public.

Councilmember Howell stated that she is most proud of coauthoring the resolution to not enforce the mask mandate. She stated that one goal of hers would be to reduce redundancy in the City Code.

Councilmember Musgrove commented that one of the biggest accomplishments of the past year in her opinion is related to the work that they did on the Nowthen Fire Protection JPA, noting that each city now has its own fire department. She stated that she is also proud of the self-assessment that was done related to the Americas Infrastructure Response Act, rather than using an outside consultant. She thanked the Public Works Department and staff for being responsive and completing the work in-house. She stated that going forward she would like to continue to bring ideas to the table and work together whether people agree or disagree.

Councilmember Heineman commented that when he ran for his position, he met a lot of residents and was impressed to see how many people were involved and interested and the length of time they had lived in Ramsey. He stated that resident retention is a great accomplishment for Ramsey. He stated that he would like to continue to bring businesses into The COR and build off that momentum.

Public Works Superintendent Riemer stated that his biggest accomplishment was getting the public works facility constructed. He stated that he looks forward to the water treatment plant as water has been an issue for many years.

Police Chief Katers stated that one of the accomplishments he is most proud of is the way his staff responded during the pandemic and periods of civil unrest. He stated that the department received its highest calls for service ever during the past year. He stated that tonight he would like to see high level goals for the future as well as find out things that the City is doing well and things that could be improved upon.

Deputy City Administrator Gladhill commented that he is also proud of the progress on the Highway 10 project. He noted that he is proud of the remote meeting technology that was able to be implemented during the past year and how effective the organization is going to be post-

pandemic. He stated that tonight he would like to see two or three main things identified that will define success when looking back in five years.

Administrative Services Director Lasher stated that she is very proud that they were able to keep everyone working during the pandemic and that everyone stayed healthy. She stated that her goal for tonight would be to have a good understanding of the direction for the next several months.

Fire Chief Kohner commented that his accomplishment would be the establishment of the duty crew this past year. He stated that he would like to find the ability to find some common goals tonight for moving forward.

City Engineer Westby stated that the accomplishment he would be most proud of is that his team was able to deliver a pavement management program that is two or 2.5 times more robust because of the funding available, even during the pandemic. He stated that they are also working to improve communications to the public. He stated that he would like to better understand the goals for his department, especially related to the pavement management program and the more robust program and related to the level of communications with the public.

Finance Director Lund stated that she is most proud of looking at the different funding sources of the past year including establishment of the franchise fee as a stable funding source for the pavement management plan and the mix of funding that was able to be used for the public works facility. She stated that tonight she looks forward to seeing how everyone works together, as this is the first time all the staff and Council have been in this type of setting.

City Administrator Ulrich acknowledged and appreciated the different points of view that were brought to that exercise. He read the organizational values, vision, mission, and objectives from the Strategic Plan. He confirmed agreement with those items.

Councilmember Musgrove asked if the numbers have been updated in terms of population, anticipated growth, and number of employees.

City Administrator Ulrich stated that staff will review that to ensure those numbers are updated with the most recent data.

Deputy City Administrator Gladhill led the group in a planning exercise to identify strengths and weaknesses.

The group took a short ten-minute break.

Deputy City Administrator Gladhill reviewed some of the strengths identified including staff, public safety, community engagement, financial stability, park system, pavement management program, transportation, and planning and development. He reviewed some of the weaknesses identified including low tax base, image perception and code enforcement, desire for more retail and restaurants, staff resources, existing park infrastructure, roads, the website, general communication, community input/response to residents. He referenced an email that was sent out to the Council earlier today which mirrors the Strategic Plan with the intent of identifying items

that need further discussion, should be modified, or removed. He explained the different levels of the goals, strategies and actions of the Strategic Plan and the related timeframe in which that should cover. He reviewed the first high level strategy and stated that it seems there is strong consensus of the Council to keep that statement. He stated that Councilmember Musgrove proposed to add the language "while maintaining and increasing transparency and accountability" and asked for input from the Council as to whether to keep the item as written or add the additional language.

Councilmember Woestehoff stated that staff understands their workloads better than the Council and was unsure that the Council would need oversight but agreed that transparency would help on a high level to explain to the Council why things work better or would provide more efficiency or cost-savings.

Deputy City Administrator Gladhill suggested dropping accountability from the language, focusing more on transparency.

Councilmember Musgrove confirmed she would support that. She agreed that she does not want to get in the way of staff.

Deputy City Administrator Gladhill polled the Council and there was consensus to leave the language as originally written and not add the additional suggestion from Councilmember Musgrove. He reviewed the additional action items identified from the staff survey and confirmed the consensus of the Council to add those items. He reviewed the strategy related to the pavement management plan and asked if that should remain in the plan. He stated that the discussion tonight should not focus on the franchise fee or pavement management plan but whether to leave the item in the plan.

Councilmember Riley commented that this item was already accomplished and did not expect to see it remain. He stated that pavement management is an important area, but he believed the item was accomplished and should be removed.

Deputy City Administrator Gladhill commented that the language could also be changed from implement a pavement management plan to evaluate the current pavement management plan.

Councilmember Musgrove commented that she was glad to see that the item was still on the plan because it would provide an opportunity for discussion with the new Council. She stated that she would like the item to remain. She stated that there is a difference of opinion on how to fund the roads, whether that be done through the tax levy or franchise fee. She asked when the conversation would happen related to the road funding options.

Deputy City Administrator Gladhill commented that the Strategic Plan helps to populate the future worksession discussion topics based on priority. He acknowledged that this is an important discussion topic for the Council. He stated that perhaps discussions would occur along with the budget discussions which begin in July.

Councilmember Musgrove commented that she feels this is very important and would want to begin discussions before the budget discussions begin.

City Administrator Ulrich agreed that evaluate would be a better word to use for the item rather than implement. He acknowledged that there would be ramifications to the budget and noted that a review was always built into the process.

Mayor Kuzma commented that some contracts have already been approved that are dependent on the current funding source. He believed that going through the budget process will be an important part of the discussion because it will provide background information on the entire financial position of the City. He agreed with changing the language to evaluate.

Councilmember Woestehoff stated that he would have also chosen to remove the item as currently written but agreed that changing the language to evaluate the pavement management fund would be appropriate. He stated that he supports the franchise fee and believes that it is the most efficient method of funding but would support evaluation and discussion.

Councilmember Specht stated that he would prefer to leave the language as written, even though the program has already been implemented.

Councilmember Musgrove commented that part of the statement is confusing as it does not state "a program" "franchise fee funding" or "tax funding". She stated that everyone supports a pavement management funding source but not everyone agrees on franchise fees. She stated that there was a review built into the program through reassessment and evaluations. She stated that she would leave the item in the plan and having continued discussion on a pavement management program. She stated that most cities that had a franchise fee also had additional funding sources, similar to Ramsey.

Deputy City Administrator suggested using the language "continue discussions on a pavement management funding program". There did not seem to be consensus on which language should be used. He noted that staff can continue to think of ideas for the language for this item. He reviewed the next action to identify and improve one organizational workflow process which could be amended to identify a new business practice within the organization.

Councilmember Woestehoff stated that while this is a great goal, he would be unsure as to what that process or practice would be.

Deputy City Administrator Gladhill stated that there were two new action items identified in the last discussion and confirmed the consensus that this specific action could be removed. He confirmed the consensus of the Council to add an item related to reviewing social media programs. He moved onto the action item related to economic growth and development and confirmed consensus to leave that item and asked if there would be support to add an action to look for opportunities to increase the library of shovel ready sites for development.

Councilmember Specht commented that he would not want to see The COR become a flat dirt surface in preparation for unknown development timelines. He stated that if cost effective opportunities present themselves, he would support that but would not want to see the entire area flattened and dirt.

Deputy City Administrator Gladhill commented that shovel ready does not always mean the City preparing the site but can also mean knowing what would be needed by a developer to eliminate unknown elements.

Councilmember Musgrove asked for input on the availability of staff to complete that action and whether the cost would be recouped through development.

Deputy City Administrator Gladhill stated that the activity would be to eliminate the unknowns and make it clear to the expectations, which is built into the role of the Economic Development Manager. He stated that if the City were going to complete infrastructure improvements, the EDA and City would work to develop the funding mechanisms.

Mayor Kuzma stated that there could also be grant opportunities that could help to support those activities.

Councilmember Riley commented that the Council is not approving these expenditures and would approve each item as it comes ahead, noting that the cases would provide the additional details in terms of staff time and funding.

Councilmember Musgrove commented that it sounds like this is already the job of staff and asked why it would then need to be included in the plan.

Deputy City Administrator Gladhill used the example west of Armstrong where the EDA and Planning Commission are working to support redevelopment of that area. He noted that discussion involves policy direction. He stated that this action item would indicate that the Council supports having those conversations, but the policy items would still continue to come to the Council for direction. He confirmed consensus of the Council to add that action item. He moved to the action item related to business retention and confirmed the consensus of the Council to keep that item as written. He identified a potential action item to complete a comprehensive City Code audit and update and the Council agreed. He identified a new strategy to create a positive image for residential neighborhoods, business districts and key corridors and confirmed the consensus of the Council to support that addition. He asked if there is support from the Council to move the streetscape plan to the parking lot list at the end of the plan.

Councilmember Musgrove asked if this would include the node near the Rum River Hills golf course area. She stated that she would like to see the item remain on the list but agreed that it would be low level. She stated that she would support placing the item on the parking lot.

Deputy City Administrator Gladhill noted that there are two developers interested in potential projects in that area, so perhaps that would be the time to bring that back. He confirmed the consensus of the Council to move the item to the parking lot. He moved to the next strategy related to the development master plan for The COR and asked if the Council would like to keep the item on the plan until the joint meeting with the Planning Commission occurs.

Councilmember Riley commented that this item has been thoroughly discussed.

Councilmember Specht agreed.

Councilmember Musgrove commented that she agrees that The COR Master Plan should be reviewed but the multi-family housing policy has been discussed at length and a decision has been made by this Council.

Mayor Kuzma commented that housing needs to be provided for all levels of residents and if businesses are desired, housing would need to be provided for the people that work there. He stated that when multi-family housing is constructed, it immediately fills up and therefore would like to leave the item on the plan until the discussion occurs with the Planning Commission.

Deputy City Administrator Gladhill confirmed sufficient consensus to leave the item related to review of The COR Master Plan and removing the language related to the multi-family housing policy. He moved to the item related to a multi-family property management program and noted that staff would suggest moving that to the parking lot list because that type of program would be resource heavy. He stated that there has been a new code enforcement officer added to staff and therefore a review could be done after one year to determine what kind of progress has been made with the code enforcement officer and with the crime free housing program.

Councilmember Riley commented that there might not be a good understanding of what this means. He stated that there are apartments within The COR and the City needs to make sure that they stay well maintained in terms of code enforcement, aesthetics and that they do not become a burden on public safety. He stated that he would like to address that proactively rather than reactively.

Deputy City Administrator Gladhill agreed that it does make sense to stay ahead of that type of issue but noted that the City has high quality housing. He provided an example of a project that used rockface block that is eroding after ten years.

Councilmember Musgrove asked if that project has an HOA.

Deputy City Administrator Gladhill provided input on different ownership and maintenance capability for different housing projects within The COR.

Councilmember Musgrove asked if this type of program would go above typical code enforcement. She commented that she does not want to put too much burden on the City to regulate those issues but also doesn't want something to get to a point where it negatively impacts The COR.

Deputy City Administrator Gladhill explained that typical code enforcement is reactive whereas this type of program would be proactive. He stated that perhaps staff reaches out to make contacts in addition to enforcement, using an example of an annual meeting with multi-family property owners.

Police Chief Katers provided additional details on the crime free multi-housing program. He stated that in his experience, the property owners that are more engaged and active tend to have less

issues. He stated that crime free multi-housing is specific to crime, whereas the other program being discussed is more related to ongoing maintenance. He stated that in order to have compliance on that type of program it would need to be mandated within City Code, as low-level property owners will not voluntarily comply.

Councilmember Woestehoff stated that he views this as two separate issues that he would support. He stated that he would be interested in learning more about the resources that would be necessary to have a crime free multi-family housing program. He agreed that the more the police department is involved in community engagement, the safer the community is. He stated that he also agrees with the property management program but believed that is a completely different issue.

Councilmember Heineman commented that as things start to deteriorate over time, it tends to create a spiral and environment for less than desirable activities. He agreed that the item should remain in the plan.

Deputy City Administrator Gladhill confirmed the consensus of the Council to keep that item in the plan with additional clarification related to separate programs related to code enforcement and maintenance and then for crime prevention. He provided a brief summary of additional comments received including whether a strategy should be added to create volunteer opportunities to engage the community.

Councilmember Woestehoff provided an example of street cleanup projects that were organized by residents recently. He noted that perhaps the City could help to create additional opportunities for residents to take care of their property and neighborhoods.

Councilmember Specht commented that he is not against volunteer opportunities and programs but believed that sometimes those are more impactful when developed by the community itself rather than the City.

Councilmember Heineman stated that he simply had a question related to resources and whether it is already being done by the community. He noted that perhaps it could be included with community engagement or communications.

Deputy City Administrator Gladhill confirmed the support of the Council to add that concept as an action item at this time. He reviewed the strategy related to enhancing community engagement which did not have specific action items and noted that staff believes that is more part of the everyday duties and therefore could be placed in the organizational culture section of the plan. The Council supported that change. He reviewed the strategy related to improving safety and mobility of the transportation corridors and confirmed consensus to leave that item as a high-level strategy.

City Engineer Westby stated that no traction has been gained with the County related to the CR 5 corridor. He confirmed that the item has been included on the plan for more than one year. He explained that as development proposals come forward, they include a portion of improvement to CR 5 as needed to support the development. He explained that the study looks at the corridor as a whole to project needs for the future and development projects impact how long the study will be

accurate for the corridor, therefore it is important to get the timing right for when the study is done. He stated that the County offered to assist with the study but noted that the County has other priorities at this time as well, including Highway 10.

Deputy City Administrator Gladhill noted that while the City can continue to work with development projects as they come forward, that only looks at those sections piece by piece rather than the corridor as a whole. He stated that he would recommend keeping the item with a date on the plan as it puts more urgency on the item. He stated that if the City parking lots this item, the County would most likely do so as well.

City Administrator Ulrich stated that the study will take into account the future land use plans and what those would add to the corridor. He noted that a consultant study would use some staff time and hoped that the County could cost share that study.

Councilmember Riley commented that the City has made commitments to residents and neighborhoods over the years about doing this study each time additional development is added. He stated that this has been pushed down the road for a long time and felt it important to keep the item on the plan. He noted that if a consultant is needed to complete the study, he would support that.

Councilmember Musgrove agreed with Councilmember Riley to leave the item on the plan and also supported using a consultant.

Mayor Kuzma noted that he would support the item and would also like to see Anoka buy into the concept as well.

Deputy City Administrator Gladhill confirmed the consensus of the Council to keep the CR 5 corridor within the plan as well as the Ramsey Gateway/Highway 10 project. He stated that each year Highway 47 is discussed and whether that should remain on the plan. He noted that there are currently improvements occurring at Highway 47 and Bunker Lake Boulevard, therefore this would not be an ideal time for a study and confirmed consensus to move the item to the parking lot. He reviewed a staff idea for a new strategy to enhance the priority streetlight plan to improve lighting intersections and promote pedestrian safety. The Council supported that addition.

Councilmember Musgrove commented that she spoke with a resident that had concerns related to pedestrian safety and crossings and confirmed that she supports the addition.

Mayor Kuzma commented that the Public Works Committee received a presentation related to the value of signs in the past.

Councilmember Riley commented that along Highway 47, south of Xkimo there is a section missing of trail and asked if that trail section could be prioritized.

Deputy City Administrator Gladhill commented that staff completed a trail gap analysis and that could be added as a priority. He noted that there is a development proposal south of the Holiday Stationstore to covert the property from retail to residential townhomes that may come forward,

which would be an opportunity to provide that trail gap. He confirmed that trail gap analysis could be added to that new strategy. He reviewed the new strategy that had been added related to connecting the community to destinations and services, noting that there seems to be some confusion. He stated that staff is suggesting adding an action item to review the parks capital plan with the Council.

Councilmember Woestehoff commented that the strategy seems to be poorly written.

Deputy City Administrator Gladhill commented that perhaps this is more related to recreation.

City Administrator Ulrich stated that this comes from the objective to have an active and connected community, using trailways and roads but also through events and recreational opportunities. He stated that it is a broad strategy that embraces physical connections and connecting the community through events. He stated that it could be split into two strategies, one focusing on physical connections and the other focused on culture.

Councilmember Woestehoff commented that the strategy could be left as connecting the community to destinations, services, and activities and then action items could then be split into physical connections and recreational planning.

Councilmember Specht commented that based on some of the feedback he has received, he feels that sometimes residents feel that the current parks are neglected. He stated that he would prefer to maintain the parks infrastructure that the City already has rather than creating new things.

Deputy City Administrator Gladhill commented that perhaps the strategy includes both parks capital and the recreational programming. He stated that the park plan will deal with new and existing parks and the recreation plan will deal with programming.

Councilmember Musgrove stated that she would like to see what that would look like separated. She believed that maintaining existing parks and trails is important and then specific projects could be listed as action items. She stated that she did not believe the City has the job of ensuring people have things to do all the time.

Deputy City Administrator Gladhill commented that staff will work to develop language that supports the consensus. He asked if the Council would support a review of the current recreation plan and confirmed agreement. He stated that another action item could be to complete a parks system plan, which would address ongoing maintenance of existing parks infrastructure.

Councilmember Riley commented that it seems to be clear that people believe that this language should be tweaked.

City Administrator Ulrich commented that it appears clear that the Council would like to see action and implementation related to improvement of existing park equipment. He stated that perhaps the language is not related to planning but implementation of neighborhood or city-wide park improvements.

Deputy City Administrator Gladhill confirmed that staff would develop the exact language but there is support from the Council to add that type of action item.

Councilmember Musgrove commented that she would like to include some type of funding for that activity. She recognized that new development supports the creation of new parks but there would need to be a funding source for existing park improvements.

Deputy City Administrator Gladhill confirmed that a funding plan would be included in that action item. He reviewed additional advisory comments received. He reviewed the customer service process improvement strategy noting that it is another item that does not have action items and could be moved to the organizational culture portion of the plan. He reviewed some additional advisory comments noting that an additional action item could be added to review existing metrics and the system to track customer/resident interaction.

Councilmember Woestehoff asked the number of calls received per day from residents.

Deputy City Administrator Gladhill was unsure of the number, but staff agreed that there are a lot of calls from residents. He noted that community development has received less calls since the implementation of the online permit system.

Councilmember Woestehoff commented that perhaps there are additional ways to reduce the number of resident calls by increasing awareness of how residents can find the information they need.

Councilmember Specht commented that perhaps a feedback space could be created on the website as well for residents to submit comments.

Councilmember Musgrove suggested perhaps including a chat feature on the new website but realized that would most likely be more work for staff.

City Administrator Ulrich stated that there is the ability for residents to find answers on the website and that can be tracked. He stated that a good well-designed website could answer 80 percent of people's questions efficiently and could provide data on response times as well.

Deputy City Administrator Gladhill confirmed the consensus to change that action item to introduce an interactive request feature as part of the redesign of the website. He moved to the next strategy related to enhancing sustainability and efficiency and asked for input from the Council.

Councilmember Heineman asked for input on what the word "enhance" would mean.

Deputy City Administrator Gladhill commented that the intention would be to do more than what the City is currently doing related to sustainability and natural environment.

Councilmember Heineman commented that the City does this well but does not market it well enough and suggested replacing the word "enhance" with "spotlight". The Council agreed with that language change.

Deputy City Administrator Gladhill stated that staff would recommend adding an action item related to solar, electric charging stations and other opportunities.

Councilmember Howell commented that the Environmental Policy Board places electronic charging stations as a high priority on its Work Plan.

Councilmember Musgrove stated that she would prefer private industry making those improvements rather than the City.

Deputy City Administrator Gladhill confirmed that there is not consensus from the Council to add that action item. He confirmed the consensus of the Council to keep the water treatment plant in the plan and to remove the public works facility from the plan. He stated that Andover set aside dollars for the sole purpose of locally funding open space preservation and asked if there would be an appetite from the Council to look into that type of opportunity.

Councilmember Musgrove asked what is meant by that and if there are any areas that the City would have in mind.

Deputy City Administrator Gladhill stated that Andover went out to its residents with an advisory ballot question to determine if they supported levying public dollars to set aside to acquire and preserve open space property to protect it from development.

Councilmember Specht asked if those dollars could have been used for the tree area within Riverstone South.

Deputy City Administrator Gladhill confirmed that the funds could be used for that type of purpose.

Councilmember Musgrove commented that while she thinks it could be a good idea, it would be difficult to ask for taxpayer dollars to secure land that they may not ever visit and could eventually be sold for another purpose.

City Administrator Ulrich clarified that if land is purchased in this manner, it could not be sold for a future purpose and would be dedicated similarly to park land. He stated that the property would not generate taxes but would also preserve areas from development.

Councilmember Woestehoff commented that he would support that concept as the land could not be sold for another use in the future. He believed that most residents would support that type of use, as long as the intent is clearly communicated. He stated that there is a "park" on Variolite that he would consider a good concept of open space. He stated that perhaps this could provide funding to protect land sources of that nature that have a value outside of development.

Councilmember Specht commented that he could support this if it is put on the ballot and supported by residents.

Councilmember Musgrove asked if there would be a provision that would protect the residents from having to purchase property because a neighbor wants the vacant lot next to them protected.

Deputy City Administrator Gladhill commented that the City would make the choice on which properties to acquire most likely choosing properties that rank highly on the natural resources inventory. The Council supported further exploring the concept. He confirmed the consensus to keep the overarching strategy to strengthen and enhance the overall brand of the City. He stated that perhaps image is added to make the strategy more well-rounded. He confirmed agreement to keep the zip code strategy and summarized some of the advisory comments.

Councilmember Specht stated that he believes it would be a cool idea to have a holiday lights competition city-wide. The Council supported adding that as an action item. He continued to review items that have high support to remain in the plan related to communications. He reviewed the high-level strategy related to organizational morale and the proposed action item related to the balanced scorecard and updating of the telecommunications policy.

Councilmember Musgrove asked the definition of high in terms of morale as different employees have different needs in terms of morale. She asked if it would be unrealistic to desire high morale.

Deputy City Administrator Gladhill commented that it is important for the City to have high employee morale and that has been a goal and focus for many years.

Administrative Services Director Lasher replied that the metric used is 70 percent or greater employees rank as high organizational morale.

Deputy City Administrator Gladhill confirmed the consensus to keep that strategy and again reviewed the action items proposed related to the balanced scorecard and telecommuting policy.

Councilmember Woestehoff commented that when he onboarded for the Council, he received feedback from staff that questions should be asked early to ensure those questions can be addressed in the case and/or presentation. He believed that having those answers presented in the case and/or presentation also helps to inform residents that may have questions related to the agenda items.

Councilmember Musgrove commented that would be a good objective but also understands that the Council does not receive the packet until Thursday evening and may not have the ability to thoroughly review the information prior to the meeting date.

Councilmember Woestehoff stated that he would not suggest having it included as an action item but instead woven into the culture side to attempt to be as well prepared and transparent prior to meetings.

Councilmember Howell stated that idea sharing is a good concept. She stated that she sometimes has residents reach out to her late in the day prior to the meeting which requires a case to be pulled from consent.

Deputy City Administrator Gladhill stated that during the pandemic staff got used to completing meetings virtually. He stated that there is an idea to have additional events to strengthen relationships with staff and the Council, using the example of cookies with the Council. He confirmed agreement to add that action item.

Mayor Kuzma stated that in the past when they were able to hold that event it was always a great event.

Deputy City Administrator Gladhill reviewed the strategy to strive to reflect demographics in the community and confirmed agreement to add that item to the culture section of the plan. He reviewed a comment related to unconscious bias and asked for clarity on the intention and whether it should be added as an action item.

Councilmember Woestehoff: "That was me again if you couldn't tell, thanks for laughing Riley. I think it is important and I don't mean any disrespect by this at all, because I fully understand the case and your comments were not meant to be derogatory by any means, that wasn't anything to do with it. I hope you realize that. But I feel like in my past 5 years, I've gone through a handful of unconscious bias training and other things that really helped me as person reflect on the way that I speak and the tones that I use and the listening that I have participated in, and using that as a methodology, because one, there wasn't really a reason for all that conversation around you to happen related to the Japanese American conversation. I don't know that that needed to happen, if, not saying that it was preventable, but at the same token there are potential opportunities for us to just open our eyes up a little bit and that was just one example, and again I mean no disrespect by saying that, I think it just is an opportunity maybe we all can spend a little time understanding that because Asian Americans are a big small chunk of this community and many others, and I wouldn't want the things that have been said to be taken out of context or inappropriately. So, that's kind of where this came from and feel free to yell at me."

Councilmember Howell: "So, can you explain what unconscious bias means."

Councilmember Woestehoff: "Yes, so for me a lot of the things that I've been trying to focus on, are really around the fact that as a middle age, middle income, white dude, I have a certain perspective on what the world is, and that's not always the case, and it has allowed me to at least take a step back and realize that in talking to you, you may have a very different perspective of that world. It's not necessary a conscious effort when I may say something inappropriately by any means, but it is just the unconscious state of my historic life, being who I am, the experiences that I have, I have specific biases toward certain things or what not, around, you know, I used to talk over women quite a bit, and that was a bad thing, I have worked really hard on that, and that was part of the last 5 years of my life has really been focusing on not doing those things and listening. To me, that's an opportunity for us, perhaps not an action item, perhaps it's just a conversation, not necessary needing to outline in the strategic plan, more a conversation point that I feel is valid for us all."

Tim Gladhill: "The Chief does some unconscious training with PD, if you want to go first, Chief."

Councilmember Howell: "I actually do. I'm aware of what unconscious bias is. So here's the thing. You're looking for a ghost of a ghost. You look at someone and you say, you have unconscious bias. You don't know that you are biased, but you are. And I can't pinpoint what it is, but I have the right with my immutable characteristics to judge your immutable characteristics that I'm looking at and I'm assuming are there, because I actually didn't ask you. I'm just looking at you and I'm making the assumption that my immutable characteristics are superior to yours and can judge your immutable characteristics and what you really mean even though you never said it.

There is a problem with that. I never said what I was accused of saying. We've had the discussion. I do not have unconscious bias, you can't… so unconscious bias. What do you know about me? What do I know about you? Why if somebody who shows up that looks a certain way, do their immutable characteristics supersede somebody else's immutable characteristics? It makes absolutely zero sense.

I gave an example of basically executive orders. I have always my entire life been against executive order powers being abused by anybody. I don't care what office they are in, it's problematic; what party you are, it's problematic. That is what I brought up. I gave an example. Because I don't look at people for the color of their skin. I don't. I haven't my whole life. And you can say I have unconscious bias because I don't know that I look at people that way, but I don't?! You don't even know what my heritage is!

I gave an example in history where people were treated absolutely atrociously. You can laugh at me, or mock the fact that I think there's a problem with masks. I never compared them to what the Japanese people experienced. What I did say is, I do really have a problem with executive power. You can admire the governor; I do not admire what he has done. There are people who have suffered under those policies and who has stood up for them? Who has stood up for the 5 or 10 or 15 people in our communities, or 100 or 115 who have struggled and have been castigated for their experiences? And then you know that dear lady. You know, I was so disappointed Mayor. You invited her for political buttons pushing against me, to push back on me. You used her and Mr. Taguchi used her as well. You guys used her and she allowed herself to be used. That was not the appropriate place for her to give a history lesson. She does have a lot to share with all of us. What an experience to go through! We can't relate to that. But you guys used her in bringing her here in a session and caught me off guard and tried to accomplish something. I will never apologize for something I did not do. I do not have unconscious bias. You don't know my heritage. You are looking at my skin color and deciding that you know who I am based on what I look like because you are determining that someone who looks different from me is superior. And the fellow who came in and talked, Mr. Kent, the same thing. He tried to chide me and humiliate me in front of everyone. What are we doing to each other?

And, I'm sorry this is like completely awkward for all of you I am sure, but this is inappropriate. You cannot pinpoint, you can't look at someone and say you are racist, you don't know you're

racist, you have unconscious bias, I can judge your unconscious bias, but you can't see; you don't know you have it; its just subconscious, but I am superior enough to you that I can actually judge that in you because I've been trained in it.

What gives you that authority? What gave that authority to those people to come and judge it? Because you know, I looked at all the comments and all the trash written about me on the community pages. And Mr. Grimmer, who is a CD6 DFL chair who I saw you liked the post he put up with the letter condemning me from the group on the CD6 DFL page. He was arguing with a lady in the community who has suffered tremendously from this mandate. And who has stood up for her? She has been abused by people in the community for not being able to wear a mask. Her children have been screamed at. Who stood up for them? When did you stand up for them, Mayor? When did you ever stand up for the people who have suffered? Because that's what I didn't hear. Nobody's comfortable standing up for the minority; were only comfortable standing up for the minorities that are socially acceptable to stand up for and that is the problem that we have here. And Mr. Grimmer made a point because he was arguing with her on the pages. He said, "It's not what Chelsee didn't say, it's not what she said; it's what was implied."

We can look at what each of us say and we can make our own judgments and look at it through our own lenses, but do not tell me to ever apologize for something I never said. Conscious unbias; anyway. It belongs on a dung heap!"

Councilmember Woestehoff: "I hear you, I didn't mean to bring up any of that, I want you to understand that I don't believe you meant to imply that Japanese Interment was a mask mandate, we can talk about that at a later date. My point was more around the fact that you say the color of someone's skin doesn't matter and, I understand that, but from my perspective it has to matter because we don't understand what some other people go through. My only purpose in this is to identify the fact that perhaps there are opportunities for us to take a moment and hear from other people and learn from them, which I know you agree with, however perhaps my wording was poor in both what I wrote and my presentation now, as it's, I don't mean to offend you by any means and I hope you don't take it that way. This has derailed quite a bit, but I think there is an opportunity for us to hear from Chief when he's back if there is an opportunity for Council to have a discussion about it at some point in the future. I don't think it has to be a strategic goal by any means but I do think it would be an important topic for us to visit at some point. I apologize that I equated it to that whole incident, it was a bad example, but honestly it is an example of where perhaps we are not listening to different perspectives as well as we could and I think that you did get more than you deserved on that one, I apologize."

Councilmember Howell: "Tremendously more is what I would say. If you go and look at the JACL website, its problematic. I'm going to put it out there. you know what, I look at people, I realize the direction critical race theory goes. I've done some reading on it, you know you have unconscious bias if your skin looks a certain color you're lower on the totem pole and you don't understand anything about oppressed people. It's baloney. I realize I'm being completely unprofessional right now. It is a bunch of baloney. Whose to judge it? Its theories that belong in a classroom. And applied to real life they have terrible results; terrible results."

Councilmember Specht commented that he does not think the Council should worry about this topic at this time. It was the consensus of the Council to move on.

Deputy City Administrator Gladhill reviewed the existing parking lot list beginning with the development fee impact study, noting that it could move forward when time permits or when appropriate.

Councilmember Specht commented that he could see that this would take a lot of staff time and would prefer to see the ordinance review completed first. He stated that perhaps a comprehensive fee review is done every five years, or similar time period.

Deputy City Administrator Gladhill commented that it is very difficult to compare apples to apples in terms of fees because of the different types of development fees that cities use. He suggested leaving the item in the parking lot and noted that staff could share the robust development fee impact study that was completed in 2011 for more background for the Council. He noted that staff still completes periodic informal checks of different fees. He referenced the organizational staff plan that deals with high organizational morale that is found on the parking list.

Administrative Services Director Lasher provided additional background on the organizational staff plan study. She stated that she could attempt to complete a review internally or the Council could choose to hire a consultant to complete that action. She commented that she feels that each department is aware of their needs for staffing.

City Administrator Ulrich provided additional details on the interim approach that the City has taken with the departments reviewing their needs and presenting staffing requests in a manner to show the staffing that is needed to meet certain service metrics. He stated that if that method continues to be used, the Council should take into account that each department best knows what their staffing needs would be to address the items within the Strategic Plan.

Mayor Kuzma commented that sometimes the items within the Strategic Plan place additional burden on staff and therefore the Council needs to consider that when prioritizing goals and strategies in addition to the level of service that is able to be provided by City staff.

Deputy City Administrator Gladhill confirmed the consensus of the Council to remove that staffing plan study from the plan and continue to follow the interim process to bring staffing requests forward through the budgeting discussions.

Mayor Kuzma asked each person to share one thing they will takeaway from the session.

Councilmember Riley commented that this has been paired down more than added to which will make the group more likely to succeed.

Councilmember Specht commented that he is excited to do the ordinance review.

Councilmember Woestehoff stated that he enjoyed the sticky notes as it helped to show that there is alignment on a lot of issues.

Councilmember Howell commented that the group will really miss Deputy City Administrator Gladhill.

Councilmember Musgrove appreciated the way everyone was able to speak freely and openly. She stated that even though everyone has a wide political background each person represents their residents independently. She appreciated the time to speak with everyone tonight.

Councilmember Heineman echoed the comments of thanks to Deputy City Administrator. He stated that it was great to see that even when there were disagreements, most times common ground could be found.

Public Works Director Riemer stated that he was pleased to see the agreement the group was able to reach on most items.

Police Chief Katers commented that there are many different opinions and the different perspectives helped to change his opinion on some items.

Deputy City Administrator Gladhill commented that he is always pleased to see how well aligned everyone is, even if the approach may be different.

Administrative Services Director Lasher stated that she enjoys these sessions. She noted that while everyone has passion, everyone wants the best for their employees and residents.

Fire Chief Kohner stated that it was nice to see the agreement on certain items between staff and the Council related to strengths and weaknesses.

City Engineer Westby commented that he noticed many more strengths than weaknesses.

Finance Director Lund commented that this helped to show that staff and the Council are on the same wavelength on the majority of topics.

City Administrator Ulrich also thanked Deputy City Administrator Gladhill and noted that he will be missed. He stated that the group discussion was great and thanked everyone for their willingness to participate. He commented that he looks forward to working together on the common goals identified.

Mayor Kuzma thanked Deputy City Administrator Gladhill as well and everyone that participated tonight.

3. ADJOURNMENT

The Special Work Session of the City Council was adjourned at 9:20 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.

CC Regular Session **5. 3.**

Meeting Date: 08/10/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. ~~City Council Special Work Session dated 7/20/2021~~ - This item was removed from the Consent Agenda for further review by City Staff - to be added to the August 24th meeting.
2. City Council Work Session dated 7/27/2021
3. City Council Regular Session dated 7/27/2021

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Special Work Session dated 7/20/2021
2. City Council Work Session dated 7/27/2021
3. City Council Regular Session dated 7/27/2021

Attachments

7-20-2021 Special WS Minutes

7-27-2021 CCWS

7-27-2021 Mtg

Form Review

Inbox	Reviewed By	Date

Colleen Lasher	Kathy Schmitz	08/05/2021 04:01 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 04:32 PM
Form Started By: Katie Schmidt		Started On: 08/04/2021 10:08 AM
Final Approval Date: 08/05/2021		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 20, 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
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Kurtis Ulrich
Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
City Attorney Joe Langel
Economic Development Manager Sean Sullivan
Senior Planner Chloe McGuire Brigl
Building Official Jesse Szykulski

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 6:19 p.m.

2. TOPICS FOR DISCUSSION

2.01: Provide Direction on Oak Terrace Estates Encroachment Issues

City Engineer Westby reviewed the staff report.

City Attorney Langel commented that he had a few different conversations with the legal counsel representing the landowner. He noted that the owner of the park is attempting to refinance and therefore needs to make changes to the park which includes addressing the encroachment issues in order to clean up the title for the property. He stated that they hope to clear up the border of the park and easements within six months and provided an update on the closing process for the property owner. He stated that the benefit of that is that it removes the pressure of time and provides additional time to identify the problems and potential solutions. He provided additional input on the property purchased with RALF funds. He noted that the existing homes have been in place for decades and therefore would have a case for adverse possession. He stated that the question would be whether the City cares if the homes are in that location as the homes have been in those locations for decades. He stated that as he understands it, the location of the homes would not impact the City use for adjacent property and therefore the question would be how much the

City wants to spend in terms of resources on this issue. He reviewed the options the City would have in this instance. He also explained the additional steps that would be needed because the property was purchased with RALF funds. He asked for input from the Council.

Councilmember Riley asked if RALF permission would be needed for an encroachment agreement.

City Attorney Langel commented that RALF could be notified but did not believe permission would be needed as the encroachment has existed since the 1970s.

Councilmember Riley stated that he would prefer to offer sale of the land at the costs the City would incur for the RALF process, or let the property owner take it to court and put the burden on them.

Councilmember Musgrove asked if the section the trailers are on could be obtained by the property owner without going to court.

City Attorney Langel commented that the property owner would have to go to court to establish adverse possession. He commented that only those two slivers could be obtained in that manner.

Councilmember Musgrove commented that she is not happy to hear about this issue.

City Attorney Langel identified a blue strip on the drawing, noting there is a fence on the north edge and the property owner could argue that they adversely own that fence line. He noted that only runs to lot 113.

Mayor Kuzma stated that he likes the suggestion from Councilmember Riley that the property owner could purchase the land at the cost of the expenses the City would incur, or could choose to go to court.

Councilmember Musgrove commented that the City purchased the land with RALF dollars and asked if the purchase of that property would reimburse RALF funds.

Economic Development Manager Sullivan confirmed that any exchanged funds in that manner would reimburse RALF funds. He stated that he did not know if full process would need to be followed for the small strip because of the adverse possession issue. He stated that if the solution is that they want to solve for the encroachment and retain the remainder of the land, it would be a remnant parcel that would not have use to anyone other than the park. He stated that if there is public property behind the park in that location it could create a nuisance. He stated that perhaps it would make sense to make a large piece for sale to the park rather than creating City property behind the park.

Councilmember Woestehoff stated that he likes that idea. He stated that he would prefer to get rid of the wedge of property.

Economic Development Manager Sullivan provided background on the parcel the City purchased and noted that anything the City does, it will need to draft a legal description survey. He stated that he would prefer to give more land to a new business that could potentially come in rather than leaving room for expansion.

Councilmember Woestehoff agreed that the City would not have a use for the land behind the park and would prefer to get rid of that property if there is not a City use.

Councilmember Musgrove stated that while she likes that concept, she was unsure if the property owner would have the funds to purchase the larger area or just the area marked in blue.

Building Official Szykulski commented that more than the strip would be needed in order to solve for the setback issue.

Councilmember Woestehoff referenced the suggestion that City Attorney Langel provided for the property owner to pay for the legal fee to transfer the land or whether a cost for the land would be included as well.

City Attorney Langel commented that because this property was purchased with RALF there may be an issue where compensation for the land is needed. He stated that it would depend upon what RALF will allow and the process it will force the City to go through as that is unknown at this time.

Mayor Kuzma commented that the issue with setbacks may encourage the park to pursue that land rather than move the homes to meet the setback.

City Attorney Langel commented that the land is unimproved and therefore a setback may not be required.

Councilmember Musgrove referenced a newer longer home and asked if that has been recently updated as it does not appear to have existed since the 1970s.

City Attorney Langel commented that the City could compare aerial photos to determine when that home was placed or improved. He provided details from an aerial from 1965 that was provided by the property owner. He stated that it would not be difficult for the property owner to make an argument that the homes have been in those locations for decades.

Councilmember Howell asked the estimated expense of a lawsuit if the property owner were to take that path.

City Attorney Langel estimated a cost of about $15,000 as it is a time-consuming process.

Councilmember Howell stated that she would prefer to solve this amicably and avoid unnecessary expense.

Councilmember Heineman agreed that he would prefer to give staff the most options available to remedy this situation.

Economic Development Manager Sullivan asked if the preference would be to first attempt to sell the largest piece and work down to smaller options if the property owner does not choose to purchase the large piece.

City Attorney Langel commented that throughout the park there are drainage and utility easements all over.

Building Official Szykulski stated that the easements impact homes in different locations within the park.

City Attorney Langel noted that one easement has a home entirely across it while there are nine other homes that sit atop an easement to some extent. He stated that the easements have been in place for many years and there has not been an issue to this point. He stated that staff would suggest entering into an agreement with the park related to the encroachments, in that the park acknowledges that the encroachments exist and if there is an issue that needs to be resolved, the home would need to be moved at no expense to the City. He stated that there would be an additional stipulation that if two homes are moved, they could not go back in those locations because of the easements. He stated that part of the process would be to determine if there are utilities within those easements and whether the easements are therefore necessary or unneeded. He stated that staff would also suggest that when ownership of one home changes, that home should be repositioned out of the right-of-way, and it should be disconnected from the septic and well and connected to sewer and water.

Councilmember Riley asked why MnDOT was not concerned with this issue.

City Attorney Langel was unsure.

Councilmember Woestehoff asked if there was any concern with Highway 10 and whether homes would be in the way of construction.

City Attorney Langel stated that the City could either work with the property owner to develop an encroachment agreement or could try to force the park owner to move the homes out of the easements. He commented that he did not believe the park owner would voluntarily move the homes and noted that the City may not be supported in court because there may not be utilities in some of the easements and maintenance is not needed at this time. He stated that if the encroachment agreement is in place, everyone is aware of the standard and intent moving forward.

Councilmember Woestehoff commented that he would support the encroachment agreement as it sets the stage that if the City needs to get in for maintenance, it would not be at the cost of the City.

Mayor Kuzma commented that he also likes the stipulation that certain homes should be moved in the future.

Councilmember Riley commented that he would agree. He asked if these things could be lumped together with code enforcement.

City Attorney Langel commented that in his discussions with the legal counsel for the property owner, it was stated that part of the intent of refinancing was to obtain funds to remedy some of the issues at the park. He stated that the new owner is going to spend some of his money to improve the park. He stated that the property owner would like to sit down with staff to develop a single agreement that would include a list of what is to be accomplished that would satisfy all parties.

Councilmember Riley agreed that it would be helpful to have one agreement in place to address the code enforcement issues prior to allowing purchase or acquiring the additional land.

Senior Planner McGuire Brigl commented that there are currently ten pages of violations for the park, which equates to hundreds.

Mayor Kuzma confirmed the consensus of the Council to direct staff to continue negotiations as discussed.

3. ADJOURNMENT

The Special Work Session of the City Council was adjourned at 6:59 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, July 27, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Parks and Assistant Public Works Superintendent Mark Riverblood
Administrative Services Director Colleen Lasher
City Engineer Bruce Westby
Senior Planner Chloe McGuire Brigl
IT Manager Jason Fredrickson

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: Receive Presentation on Anoka County's 2023 Armstrong Boulevard/County State Aid Highway 83 and Alpine Drive Intersection Improvements Project

City Engineer Bruce Westby stated County representatives are present to provide a summary of the preliminary proposal for intersection improvements at Alpine Drive and Armstrong Boulevard. The City and County would both pay a total of $150,000 and the total estimated project cost is $1.5 million. County representatives are ready to go out and make contact with residents and wanted to bring the plans to the City Council for review and feedback. He introduced Nick Dobda, Elizabeth Markose and Jason Orcutt from the Anoka County Highway Department.

Nick Dobda stated he is a Design Engineer for Anoka County. He introduced Elizabeth Markose, Project Engineer, and Jason Orcutt, Program Manager.

Mr. Dobda gave a project status update on Alpine Drive/Armstrong Boulevard intersection improvements. He stated County representatives are ready to reach out to adjacent property owners with information on the project and to give them the opportunity to ask questions and

provide feedback. He noted an upcoming remote open house is being planned for residents who live within one mile of the project, and it is anticipated that City Council and City Staff will begin to receive phone calls and comments.

Mr. Dobda stated Armstrong Boulevard is a major north/south route to U.S. Highway 10 and the metro area. In 2018, there were 11 reported crashes at the intersection including one accident involving a bicycle. He added it is a rural, dimly lit intersection with a skewed angle and a volume of approximately 6,000 cars per day on the north/south route. He noted a roundabout would be a good candidate for this intersection.

Mr. Dobda stated, in 2018, the County reached out to the City and successfully applied for federal funding of $1.35 million from a national tax base fund for projects that reduce fatalities on public roads. He added standard cost sharing will apply, with the City and County making up the remaining funding for the project.

Ms. Markose reviewed the proposed roundabout layout, which is appropriate for this intersection and the County's goal to improve safety and minimize impact to adjacent properties. She added roundabouts are becoming very popular as they are safer than stoplight intersections with an 80% reduction in crashes. She noted the southern quadrant of the intersection has more right of way, and might be a good location, and Alpine Drive would be realigned to enter the roundabout at a 90-degree angle.

Ms. Markose stated property impacts would be minimal, so that was a deciding factor. She added an area on the east leg of Alpine Drive would need to be reconstructed if that area were to be used, which would be an additional cost. She noted a property on the northwest corner has some impact, but everything else fits within the right of way.

Ms. Markose stated the roundabout design was laid out to slow traffic and increase safety. She added roundabouts are specifically designed for urban use with a raised central median, to slow traffic as it enters the roundabout. She noted the entry narrows to one lane with no shoulder.

Mayor Kuzma stated the City has generally had a problem with semi-trucks using this intersection to avoid the weigh station on Highway 10. He stressed the importance of being able to get safety vehicles through the roundabout but limit the movement and speed of semi-trucks.

Ms. Markose stated the roundabout will definitely slow things down.

Councilmember Howell stated that there are online comments that people who have joined the meeting cannot hear what is being said.

Ms. Markose stated the project will be started in early spring 2023 and will take 3 months to complete. She added it may be necessary to close the whole intersection while the roundabout is being constructed because it is done in one stage, and it will be concrete.

Councilmember Woestehoff asked whether there will be a grade change from the east side of Alpine Drive to the west of the intersection. He expressed concern about traffic hitting that area too fast.

Ms. Markose stated there may not be much of a grade change in that area as it is not very long. Mr. Dobda stated roundabouts are designed with physical cues for drivers to get them to slow down. He added it is impossible to navigate a roundabout at a speed faster than 15-20 miles per hour (mph). He noted, in roundabouts, drivers only have to look to the left, instead of all four ways. He noted roundabouts are more efficient in that they produce conflict points to slow people down.

Councilmember Riley stated this is a 55 mile per hour road. He asked whether traffic will be slowed to 15 mph. Mr. Dobda confirmed that within the roundabout the traffic will be 15-20 mph. He added the speed limit on the road does not change, but there will be advisory signs as drivers approach the intersection.

Councilmember Heineman asked whether there will be a raised flowerbed or something in the center, as he has seen in other cities.

Mr. Dobda stated there are standard roadway structures, and the center median is raised to obstruct oncoming headlights. He added some cities do plantings. He noted the City of Ramsey will be able to decide on plantings, grass or signage later in the design phase.

Councilmember Musgrove stated she appreciates this project moving forward, and that there will be funds for the project. She asked what the anticipated start date is, and whether there will be one lane throughout the roundabout.

Mr. Dobda stated those types of details will be worked out in the design phase over the next few months. He added the plan is to keep one lane open and not have a firm shut down.

Councilmember Musgrove stated her question was whether the finished roundabout will have one lane. Ms. Markose confirmed this will be a single-lane roundabout.

Councilmember Specht asked whether there would be a public input session. Mr. Dobda stated it is an iterative process, and the designers and engineers are still looking at different designs. He added they will provide details for individual property owners and have meetings in the next few months to get public input. He noted meetings will probably not be in person, as they have a lot of experience with virtual meetings now which work really well as they capture a broader audience.

Mr. Dobda stated any questions or comments from residents can be directed to him or Ms. Markose.

2.02: Discussion Regarding City Council Minutes

City Administrator Ulrich stated, for quite a while, the City has contracted with a secretarial service to do meeting minutes. He added the minutes of the May 18, 2021, Strategic Planning session

were completed by the transcriptionist in an executive summary fashion, and the City Council indicated that they would like to see more detailed comments. He noted City Staff requested that the transcriptionist provide a more detailed summary of the minutes, which City Staff received and is providing at tonight's meeting.

City Administrator Ulrich stated the more detailed version is longer than a summarized version, but less detailed than a verbatim record. He added the more detailed the minutes are, the more expensive the cost in terms of secretarial service. He noted the most efficient way has been to get an executive summary, and if a City Councilmember has a concern or wants additional detail, they would make corrections or statements when minutes are being approved.

City Administrator Ulrich stated a detailed summary would be normal for a strategic planning session, and that has been the City's practice and policy. He added a verbatim record can also be provided. He noted Councilmember Howell had some concerns about how this was portrayed in the discussion.

Mayor Kuzma asked what the difference is in cost between executive summary and a detailed summary.

Administrative Services Director Lasher stated a typical work session would be approximately $181, and near verbatim is estimated at approximately $300. She added she would want to confirm those numbers with the owner of the secretarial service.

Councilmember Howell asked whether the audio recording could be uploaded and made available to the general public.

IT Manager Fredrickson stated he is unsure whether audio is made available to be stored forever. He added it would depend upon whether City Staff keeps the audio files. He noted he is unsure of the cost of data storage through Logis.

Administrative Services Director Lasher stated data retention is guided by Statute.

Councilmember Howell stated, at the Environmental Policy Board meeting, some members had questions about the strategic plan, but information was not available. She noted City Staff had to listen to the recording again, which is a waste of time. She added everything should be available to the public for transparency purposes.

Councilmember Howell stated she would like the conversation between herself and Councilmember Woestehoff to be transcribed verbatim. She added she takes issue with his profiling of her which is racist, and he is pushing tenets of critical race theory that should be made available to the public. She noted she was not comfortable with the abbreviated minutes because they did not encapsulate the entire conversation.

Councilmember Specht asked whether the meeting recording could be made available to the public. He added that would be his suggestion.

Councilmember Heineman asked whether there are any procedural rules or laws that would prevent Councilmembers from recording meetings.

City Administrator Ulrich stated anyone can record a regular meeting, but closed sessions should not be recorded individually.

Councilmember Musgrove stated she would support having strategic planning minutes done in verbatim style because she would like to have more detailed information, specifically for an important issue like strategic planning. She added it is helpful for City Staff, the City Council, and the entire community to be able to watch and listen, and determine what points and issues are of importance. She noted some cities put their regular meeting videos on YouTube.

City Administrator Ulrich stated he can check all these options and add this issue to a future work session for discussion.

Councilmember Riley stated QCTV cable television could host it on their website, since they are already doing City meetings.

City Administrator Ulrich stated City Staff presents the detailed summary minutes for City Council review and approval. He added he will explore auto recording, Zoom, YouTube, and QCTV as potential options.

Mayor Kuzma stated he understands it is necessary to have additional detail for the strategic plan, but for work sessions, he would not be in favor of spending the extra money. He noted the City is trying to cut costs.

Councilmember Heineman stated there seems to be a consensus that strategic planning meetings and other similar meetings should be transcribed with more detail as it is beneficial.

Councilmember Musgrove asked whether City Council can get the minutes earlier rather than later. She asked when the minutes are available.

Administrative Services Director Lasher stated City Staff receives draft minutes from TimeSaver approximately 2-3 days following a meeting, and after doing necessary follow-up and review, depending upon staff availability, the draft minutes are usually available 5 business days after a meeting.

Councilmember Howell asked whether Mr. Kurak's case could be reviewed before the budget discussion since he was present. City Administrator Ulrich agreed.

2.03: Request for 60 foot Right of Way thru Williams Woods Plat and Subdivision being considered by the City of Ramsey by Owner Tom Kurak (This case was moved from 2.06 to 2.03)

City Administrator Ulrich stated Tom Kurak has brought an issue to City Staff regarding access to his 40-acre property which is landlocked. A subdivision to the south of his property has gone

through the preliminary plat process and the final plat will be reviewed by the City Council, at which time Mr. Kurak's could bring forward his concerns regarding access to his property and modification of the final plat.

Senior Planner Chloe McGuire Brigl stated the property owner of the easement to the property being discussed was notified of this meeting but was unable to attend. She added the property owner respectfully requests that the City Council hear their side before any decisions are made.

City Administrator Ulrich stated no final decisions of the City Council are made in work session.

Mr. Kurak stated he is requesting a 60-foot right of way through Williams Woods plat subdivision for his 40-acre landlocked property. He added there is a 40-foot property line between his property and Williams Woods, and the exercising of applied easements is appropriate at this time. He noted the 40 acres, including Thorn Lake, has been explored, hunted and enjoyed by neighbors for over 100 years, with men and boys telling him about the land and the lake, which are pristine.

Mr. Kurak noted, if a right of way is not added now, it will be necessary in the future to add a street and parking lot for access in the southwest corner of the Williams Woods development, or through one of the 200-foot-wide lots that landlock his 40 acres on the other side. He noted the creation of a 60-foot public right of way would be a nuisance and inconvenience now, but it will be a blessing in the future.

Mr. Kurak asked the City Council to ease the distance of these lots adjacent to Caroline Acres Park, as they only have 1 access off 178th Avenue, and it is 1600 feet to the County Road. He added the easement could run through the cul-de-sac in Caroline Acres to relieve them from having one access.

Mr. Kurak stated he spoke to Mr. Gladhill 3 months ago and was told that he would pass Mr. Kurak's information to the City Council.

Mr. Kurak stated the City could consider having a public access or park trail to Thorn Lake. He added a sewer and water extension might bring 500 new homes to this area, and many people would want to get out there to Thorn Lake. He noted access for fire trucks and snowplows would be easier.

Councilmember Musgrove stated there was discussion at the Planning Commission meeting about parks fees, and where they would go. She asked whether a trail could be done similar to the Brookview development, using parks fees.

City Administrator Ulrich stated it would be premature to create a paved public easement on what is now private land. He added the City does not want to encourage the public to use private property. He noted a trail could be paved someday if the land is developed.

Councilmember Riley asked about Mr. Kurak's comments about connecting existing streets to the new development, and whether that requires further discussion.

Senior Planner Chloe McGuire Brigl stated this issue was heavily discussed at the Planning Commission meeting. She added there was overwhelming consensus from the neighborhood to the north that they do not want public access to the property.

Mr. Kurak stated many people in that neighborhood have access from their own backyards. He added they don't want anyone else to go back there, but they have paths from their own properties that lead into the property.

Councilmember Heineman asked whether it would make more sense to add a public easement on the southwest corner of Caroline Acres Park. He asked whether a park dedication could be done when the development is completed, to create a park connection.

Senior Planner McGuire Brigl stated the City does not typically take land in lieu of park dedication fees, and wetland is unbuildable. She added the majority of the site to the east is wetland and would not be suitable for park dedication.

City Administrator Ulrich stated the Park & Recreation Commission noted that the park dedication for Williams Woods would be satisfied with cash in lieu of land. He added one Commissioner wanted to waive the park dedication fee. He noted the Planning Commission understood the highest and best use of the park dedication money would be for a future community park.

Councilmember Specht asked what the City's position is regarding another way to rectify the problem of this land-locked property.

Senior Planner McGuire Brigl stated City Staff have consulted with the City Attorney and recommend that Mr. Kurak pursues a cartway petition under State statute to determine the best place for a 30-foot driveway to his private property. She added City Staff did not feel it was appropriate to involve the adjacent private property owners, especially if Mr. Kurak decides to develop the land or dedicate it for public purpose. She noted the cartway petition process is preferable to providing a full easement to unbuildable property.

City Administrator Ulrich stated this issue will be reviewed by the City Council as a final plat. He encouraged Councilmembers to contact City Staff with any questions or concerns.

2.04: Continued Discussion on 2022 Budget/Levy

Diana Lund, Finance Director, stated City Staff were planning to hold a full budget discussion tonight, but due to the late hour, two topics will be addressed: new personnel positions and Councilmember Heineman's road funding proposal. She noted three new personnel positions are proposed and will be addressed first.

Colleen Lasher, Administrative Services Director, reviewed a potential part-time receptionist/secretary position that is proposed for the Administration Department. The administrative Intern position would be eliminated. This new position would be scheduled Monday – Friday from 12:30-4:30 p.m. at the front desk, and would also assist with the Happy Days event, absentee voting, all lunch breaks, and be on hand to cover half of any needed sick time

or vacation days. Currently, all second floor administrative staff members cover the receptionist for lunch breaks and vacations, which is not a good use of City resources.

IT Manager Fredrickson, reviewed a potential full-time AIS Security Administrator position in the IT/Data Processing Department. This security position would perform credit card compliance checks, public safety training with the Police Department, security training for staff, as well as IT duties. The Administrator position would eventually become an IT Security Analyst.

Mayor Kuzma asked a question about body worn cameras and if this new position would be responsible for redacting information from the police cameras.

IT Manager Fredrickson stated the Administrator would not do redacting for body worn camera video, but rather would go out to training with the Police Department for public safety policy and regulations.

Councilmember Woestehoff asked whether any of these services are contracted with Logis. IT Manager Fredrickson stated this position will be the contact person for any network infrastructure changes, which is currently provided entirely by Logis. He added City Staff would have the ability to do infrastructure changes at any time without incurring extra costs.

Councilmember Riley asked whether this position would make a total of three F/T staff in IT. IT Manager Fredrickson confirmed that is the plan, although Calvin has given his two weeks' notice.

Councilmember Riley asked whether other similarly sized cities have three F/T IT staff members. IT Manager Fredrickson stated he has spoken to City Staff in other cities including Coon Rapids and Elk River. He added Elk River is a similar size to Ramsey, and they have four F/T IT staff, as well as an employee for the former energy plant.

Councilmember Woestehoff stated he works with 14 municipalities as part of his day job in IT, and none of the cities have less than four IT staff.

Councilmember Howell asked what the City's costs are for Logis. Finance Director Lund stated all of the City's applications are with Logis – general ledger, permits, special assessments, GIS, internet, and server backup.

Councilmember Howell asked whether costs could be cut by hiring a private contractor for a much better rate.

IT Manager Fredrickson stated he agrees that it would be difficult to replace Logis because they maintain all the City's infrastructure. He added, however, that is definitely something that can be considered. He noted he believes the City spends approximately $9,000 annually for Logis.

Councilmember Specht asked whether there are other groups or services to which these responsibilities could be outsourced, and what that would cost.

IT Manager Fredrickson stated he reached out to a few companies who provide IT security services, and their fees were approximately $15-25k annually. He added they did not seem interested in doing any leg work.

IT Manager Fredrickson stated he spoke with the security team at Logis, and they have connections with students in the U of M's security programs that want to get into the field as IAS Analysts. He added he believes there will be many interested candidates.

Councilmember Musgrove asked whether the City is offering a good starting rate, and whether the City should consider 32 hours instead of 40 hours. She asked whether the City should be planning for a fourth position, and whether that will need to be added to the Capital Improvement Plan (CIP).

IT Manager Fredrickson stated a fourth employee would be a discussion for next year.

Administrative Services Director Lasher stated the job salary is in alignment with pay equity.

Councilmember Riley stated City Staff indicated that Logis is doing the work. He asked, if this position is not filled, what responsibilities will not get done.

IT Manager Fredrickson stated some items that are not currently getting done, network testing, can be contracted out to Logis. He added, as part of his job, he goes over network intrusions. He noted he would like someone who can come in and give that process the attention it deserves, ensure no damage has been done, and look for potential future damage.

Finance Director Lund stated the third F/T position that is being requested is Parks Maintenance Worker.

Parks and Assistant Public Works Superintendent Mark Riverblood stated the F/T Parks Maintenance Worker is required as population and maintenance demands increase every year. The position is necessary to fulfill expectations and meet the needs of the public. The City does not receive enough applications to fill these positions, as it is difficult to get people to commit to be on-call for lift stations, sewer issues, and snow plowing.

Councilmember Musgrove asked how many staff are doing this type of role. Parks and Assistant Public Works Superintendent Riverblood stated four staff are dedication to parks maintenance, with 1 person on the large mower for 30 hours per week. He added a dedicated irrigation staff person handles irrigation issues and is not available for other duties or activities.

City Administrator Ulrich stated this discussion can be continued on August 10, 2021.

2.05: Discuss Mississippi River Cities and Towns Initiative Membership

No discussion.

2.06: Discuss Interview Date and Process for Civil Legal Services

No Discussion.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

No Discussion.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:58 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

Drafted by Mary Mullen
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, July 27, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
City Engineer Bruce Westby
Senior Planner Chloe McGuire Brigl
Planning Technician Brian McCain – attended remotely
Zoning Code Enforcement Officer Bria Raines – attended remotely
Utilities Supervisor John Nelson

1. CALL TO ORDER

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

City Administrator Kurt Ulrich stated a Councilmember requested that Agenda Item 5.16 be removed from Consent Agenda. He added this will be addressed as Agenda Item 7.8.

2. PRESENTATION

None.

3. CITIZEN INPUT

Liam Steinberg, 15440 Yakima Street NW, stated he is 9 years old. He requested the City Council's consideration of an Ordinance amendment to allow ducks on properties of 3 acres or more, which is the same regulations as chickens. He stated ducks should have the same parameters as chickens. He added ducks are an under-appreciated species, and they do not need much water

or space. They are less destructive to lawns and gardens than chickens, and they help with pest management.

Mr. Steinberg stated ducks make great pets and are adaptable to life with other animals and people. He added the immune system of a duck is better and hardier than a chicken. He noted he hopes the City can change the Ordinance to identify ducks in the same ways as chickens.

4. APPROVE AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to approve the agenda as amended, with the addition of Agenda Item 7.8.

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

5. CONSENT AGENDA

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to approve the following items on the Consent Agenda as revised to remove Item 5:16.

5.01: Receive Cash & Investments for Period Ending June 30 2021
5.02: Note the Following Boards, Commissions, Committee Meeting Minutes:
- Park and Recreation Commission Meeting Minutes Dated April 8, 2021
- Planning Commission Meeting Minutes Dated May 6, 2021
- Economic Development Authority Meeting Minutes Dated May 13, 2021
- Economic Development Authority Meeting Minutes Dated June 10, 2021
- Park and Recreation Commission Meeting Minutes Dated June 10, 2021
- Public Works Committee Meeting Minutes Dated June 15, 2021
- Environmental Policy Board Meeting Minutes Dated June 28, 2021

5.03: Consider Approving Modification for COR Infiltration Basin Pumping Station Inlet
5.04: Approve the Following Meeting Minutes:
- City Council Work Session dated 7/13/2021
- City Council Regular Session dated 7/13/2021

5.05: Approve Business Licenses
5.06: Approve Rental Licenses
5.07: Adopt Resolution #21-211 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 8, 2021 through July 21, 2021
5.08: Adopt Resolution #21-195 Ordering Plans and Specifications for Improvement Project #21-10, Fire Station No. 1 Parking Lot Improvements
5.09: Adopt Resolution #21-200 Accepting Bids and Awarding Contract for Improvement Project #21-12, 2021 Additional Pavement Overlay Improvements

5:10: Adopt Resolution #21-201 Authorizing Partial Payment No. 3 to Kuechle Underground, Inc. for Improvement Project #21-00, Riverdale Drive Reconstruction, Feldspar Street to Sunfish Lake Boulevard
5:11: Adopt Resolution #21-205 Authorizing Partial Payment No. 1 to North Valley, Inc., for Improvement Project #21-05, 2021 MSA Pavement Overlay Improvements
5:12: Adopt Resolution #21-206 Authorizing Partial Payment No. 1 to North Valley, Inc. for Improvement Project #21-04, 2021 Neighborhood Pavement Overlay Imp.
5:13: Adopt Resolution #21-213 Authorizing Partial Payment #10 to RJM Construction for Improvement Project 20-07 New Public Works Facility
5:14: Adopt resolution #21-214 Approving the Abatement of a Fence at 8405 167th Lane NW
5:15: Adopt Resolution No. 21-217 Accepting Easement Related to Java Properties, O'Reilly Auto Parts
5:16: ~~Adopt Resolution #21-218 Granting an Amended Interim Use Permit for the Church of St. Katharine Drexel~~ - **move to Regular Agenda Item 7.8**
5:17: Adopt Resolution #21-215 to Hire an Accounting Clerk and Reclassify the Accountant II

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

6. PUBLIC HEARING

6.01: Introduce Ordinance #21-11 Amending Chapter 10 of City Code to Include Requirements for Keeping Cats and Roosters, and to Amend Standards for Agricultural Animals and Beekeeping

City Administrator Ulrich reviewed a proposed Ordinance amending Chapter 10 of City Code to include cats and roosters and amend standards for agricultural animals and beekeeping. He stated this item has not been reviewed by the City Attorney. He added he would like to continue the public hearing until a date specific recommended on August 10, 2021.

Planning Technician Brian McCann stated the Ordinance contains proposed changes to the animal section of City Code, including a summary of changes, as well as the removal of mules, donkeys and burros. Roosters would be allowed on properties of 2.5 acres or more via administrative approval with a 2-rooster maximum, regulated under the City's existing noise ordinance. Beekeeping would be allowable via zoning permit. The number of cats is limited, similar to the number of dogs. Emu, bison and rabbits would be allowed on properties of 2.5 acres in the rural developing zoning district. Other animals can be addressed via special animal license or home occupation permit.

Councilmember Howell stated, under the section related to cats and dogs, a private kennel license is required for 4 or more dogs or cats. She added a bigger kennel would be required if there were puppies. She expressed concern about imposing overbearing regulations.

Planning Technician McCann stated he believes the definition of dogs and cats includes regulation after 6 months or older. He added he can verify that information.

Councilmember Howell asked how City Staff will enforce noise restrictions for properties with crowing hens, and how that will be measured. She expressed concern that this could become a waste of staff time.

Planning Technician McCann stated potential issues can be reviewed by Code Enforcement and addressed as necessary.

Councilmember Henneman stated it is wise to move forward and enact these changes. He asked whether it would be possible to add ducks, as requested by Liam Steinberg, which seems to be a reasonable request.

Senior Planner Chloe McGuire Brigl stated the section of City Code related to be chickens can be amended to include ducks.

Councilmember Musgrove thanked Liam Steinberg for coming in and sharing his comments about ducks. She stated there are a few inconsistencies between Section 2.5 and 3 that should be corrected, including allowing roosters on properties of 5 acres or less anywhere in the City rather than only R-1 districts. She noted she would support a reference to Homeowner's Associations' (HOA) animal regulations, which are more restrictive than City Code.

Councilmember Musgrove stated other cities' regulations could be listed for reference purposes; for instance, Nowthen has a policy on roosters. She added this was discussed by the City Council at a recent work session.

Mayor Kuzma expressed concern about HOA regulations, which could be in conflict with City regulations. He added the HOA policy should be the governing rule.

Councilmember Howell stated the City's goal in terms of strategic planning has been to simplify the City Code. She added she would support requirements based on property and unit size as well as the number of animals, rather than zoning districts. She noted she opposes the section on crowing hens, which would be a waste of staff time, and she would like to see less restrictions for some barnyard animals. She stressed the importance of simplifying the requirements.

Councilmember Specht asked why there is a limit of 3 domesticated animals allowed. He added it is unreasonable if animals are well-kept and this does not harm the City.

Planning Technician McCann stated that regulation arose due to a Code Enforcement case involving a resident who had approximately 100 cats. He added this restriction is to provide support for regulating those types of extreme situations.

Councilmember Specht asked whether the limit can be increased to 10 or more. He added he knows people who have more than 4 animals. He noted raising the limit to 10 would cover more extreme cases.

Senior Planner McGuire Brigl stated existing regulations are just for dogs only. She added a resident who owns more than 3 dogs must obtain a private kennel license. She asked whether Councilmember Specht would like to change the existing Code or the proposed changes.

Councilmember Specht stated his preference would be to change them both to at least 10 animals. He added this could otherwise be a problem for many residents.

Mayor Kunza asked whether a resident could obtain a variance if they wanted to have more animals. Senior Planner McGuire Brigl stated a Conditional Use Permit for a private kennel license is required, with formal hearing before the Planning Commission and City Council.

Councilmember Riley stated there have been Code compliance cases where residents have had more than 3 dogs that were harder to care for, and there was too much noise. He added this will give the City a way to make sure that residents have the ability and space to take care of multiple dogs.

Councilmember Specht asked what the process is for getting a kennel license, and whether there are requirements and fees. Senior Planner McGuire Brigl stated the resident would submit a formal land use application to the City and public notice is sent to adjacent residents. She added a public hearing will be held before the Planning Commission and formally approved by the City Council via Resolution.

Councilmember Specht asked whether there are State regulations for domestic animals. Senior Planner McGuire Brigl stated she is not aware of any State regulations, and most enforcement falls on the City Code.

Mayor Kuzma stated the City should have an adequate process if someone wants to have more pets. He added situations can be addressed individually. He noted he would not be in favor of changing that policy.

Councilmember Musgrove stated, as part of this discussion, the process could be shortened so that not every case would be required to come to the City for an appeal. She added she would support that process.

Senior Planner McGuire Brigl stated City Staff is open to the appeal option. She added the City will be put in a difficult position if residents already have animals and then bring their appeal to the City Council. She noted it would be preferable for residents to apply before they get their animals.

Motion by Councilmember Musgrove, seconded by Councilmember Heineman, to continue the Public Hearing introducing Ordinance 21-11 amending Chapter 10 of the City Code including Requirements for Keeping of Cats and Roosters to the Regular Council Meeting on August 10, 2021.

Further discussion: Councilmember Musgrove requested that this issue be reviewed at a work session. Councilmember Howell agreed. City Administrator Ulrich stated this item can be added to the August 10 work session, although there are already items on that agenda.

Jared Little, 7590 149th Lane NW, stated he has been a beekeeper for over 10 years. He added he has taught beekeeping classes for many years and is in the process of getting his Master Beekeeper certification. He added he is in favor of adding beekeeping to this Ordinance to make it easier for beekeepers to obtain a license. He noted this Ordinance is a step in the right direction to provide encouragement and support for beekeepers. He offered to answer any questions the City Council may have about beekeeping.

Sarah Grubner, 9431 176th Avenue, stated she and her family live on a 6-acre homestead in Ramsey, which has been a lifelong dream for her. She added her family has chickens and a rooster, and today a baby chick was born. She noted her family has cats and wants to have several dogs. She noted the number of dogs and cats should be separate, and the size of cows should be considered.

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

7. COUNCIL BUSINESS

7.01: Adopt Ordinance #21-16 Repealing Ordinances #20-11, #20-12, and #20-13 in regard to Franchise Fees on Centerpoint Energy, Connexus Energy and City of Anoka Electric

City Administrator Ulrich reviewed the second reading and proposed adoption of an Ordinance repealing Ordinances 20-11, 20-12 and 20-13 regarding franchise fees on Centerpoint Energy, Connexus Energy and City of Anoka Electric. He stated this Ordinance would eliminate franchise fees adopted for 2021, as well as part of 2020. He noted the franchise fees would be repealed and revenues would be replaced through tax levy.

Mayor Kuzma stated he is opposed to this Ordinance being repealed as the City does not, in his opinion, have a good path moving forward. He added there have been very few complaints from residents about the franchise fee, and the program has been working. He noted the 2022 budget process has not been completed, and union contracts are not negotiated, and he does not support repealing a process before there is a working plan in place to replace it.

Mayor Kuzma stated a levy increase of 20-27% could be anticipated to replace the franchise fees, while the proposed budget was a 12% increase. He added the City could lose its bond rating if it becomes necessary to tap into reserves. He noted, without a plan in place, it is the wrong time to do this, and he will not be supporting it.

Councilmember Howell stated the tax increase would have been 17% if the previous City Council had added the franchise fee to the levy, but instead, the percentage was distributed inequitably across home values, and some people paid heavily. She added, for instance, a home with a value

of $172,000 had a tax increase of 40%, while a home with a value of $450,000 increased 6.6%. She noted the franchise fee simply disguised the tax increase, and she does not support that, as it is not fair for some neighbors to pay higher taxes. She noted she will be supporting the Ordinance.

Councilmember Heineman stated, at the Council's last meeting, he commented that the franchise fee is a regressive tax. He added residents should pay taxes that are proportional to their home value, which is a regressive tax. He noted $300,000 is the breaking point, and homes with a value of $336,000 would pay the same as the franchise fee, if a 15% tax levy is added. He noted the vast majority of residents pay more with the franchise fee, because their home value is less than $336,000.

Councilmember Heineman stated It is inaccurate to categorize this as a big tax increase since the franchise fee for residents with lower value homes was already higher. He added he agrees that the franchise fees should be removed and added to the tax levy.

Mayor Kuzma stated assessments were up to 25%, which could be a $6,000-8,000 assessment on a lower value home. He added the franchise fee is a more stable source of income for road improvements.

Councilmember Heineman stated it is a misrepresentation of the franchise fee to say that it is a stable source of income, as all but 2 years from now until 2030 will be in the negative, and the City will have to dip into reserves. He added, however, overall total funds will be generated and increased as the tax levy grows. He noted a 15% tax levy will result in a $1.8 million surplus by the end of 2030 as opposed to a $712,000 deficit if the City stays with franchise fees.

Councilmember Specht stated he agrees that the franchise fee is better than assessments, but the tax levy is what is best for Ramsey, as it is more transparent, equitable, and provides flexibility in the budget. He added 70-80% of the City's homes would pay more from the franchise fee than the tax levy. He noted there has been fear mongering that the levy would lead to cuts in Police and Fire, but that is not something the City Council would ever allow to happen. He stressed the importance of doing what is best for the City, and he believes that is the tax levy.

Councilmember Riley stated the franchise fee was set up to be equal and easy to understand. He added people need to know that a large increase will be required to cover it.

Councilmember Woestehoff stated the numbers we are talking about are fluid. He added Councilmember Heineman mentioned $300,000 as being the breaking point, but the new version of a spreadsheet attached to the meeting agenda indicates that the break-even point is approximately $250,000 in market value. He noted there is not enough data from the County to indicate what the tax levy will cost taxpayers, and there are no specific answers for coming up with a replacement plan although assessments have been discussed.

Councilmember Woestehoff stated it is not appropriate to replace a $2 million budget gap with a tax levy. He added he has not heard anyone other than Councilmembers say that a levy is a good idea, and there is a discrepancy about the break-even point. He noted residents have expressed concern about taxing non-profit organizations and churches, but there is a marginal impact on these

organizations. He expressed his support for the franchise fee, because it is the best option that is currently available.

Councilmember Heineman asked Councilmember Woestehoff how many residents are behind on utility payments. He stated his point is that numbers continually fluctuate, regardless of what model is being used, and there is no exact number. He added it is not appropriate to suggest that franchise fees are a stable source of income, as numbers fluctuate and are not infallible.

Councilmember Musgrove asked whether it is possible to designate specific funding from the levy for roads improvements. She added the City does that with other parts of the levy.

City Administrator Ulrich agreed, stating the City Council can adopt a policy to set aside funding every year for a specific expenditure, that could be changed by a future City Council. He added an Ordinance may be required, which is a cumbersome process. He suggested that the City Council could consider a policy to indicate that this is a budget intent, to set aside funding, and give direction to future City Councils.

Councilmember Musgrove stated she thinks that would be a good policy to have, and should be considered during budget discussions. She added the City has a public improvement fund through the levy for road maintenance, subject to excess or deficit of funds at the end of the year. She noted the City Council tries to make sure the funds are used up as much as possible, but they could be used for other things.

Councilmember Musgrove stated property taxes are governed by the State of Minnesota, and the City has a certain amount of money that can be collected from residents based on property tax restrictions. She added franchise fees constrain City spending, there will be more flexibility when the $1.9 million in franchise fees is removed. She added this Ordinance will give the City Council the ability to focus on implementation of a roads plan as a priority.

Motion by Councilmember Musgrove, seconded by Councilmember Heineman, to Adopt Ordinance #21-16 Repealing Ordinances #20-11, #20-12 and #20-13 in regard to Franchise Fees on Centerpoint Energy, Connexus Energy and City of Anoka Electric.

Further discussion: Tom Gamek, 16021 Neon Street NW, stated there was a franchise fee in Ramsey years ago, that was scaled down throughout the years and which eventually came down to zero. He added the City's roads are very bad, and he wonders what the assessments will be, which is the only way to get the roads done. He added a slush fund would be left over, and the City could keep things going for a long time.

Mr. Gamek stated the City Council must decide what they want to do about the roads before shutting down the franchise fee, and there will be many problems without the franchise fee, including an increase in taxes of approximately 43%, according to the League of Minnesota Cities. He urged the City Council to take more time to really look at this before eliminating something. He noted he favors the franchise fee because he knows the money will go toward roads, and Ramsey is growing.

Randy Bauer, 14942 Quintana Street NW, stated he is speaking for his church, St. Katherine Drexel, which is already paying taxes. He added some Councilmembers were against the franchise fee and were elected, some ran in favor of the franchise fee and were elected. He requested that this issue be put on the next voter's ballet so people can vote, like in the referendum for schools.

Commissioner Howell stated she was vocal about the franchise fee in her campaign, and a resounding number of people supported her campaign for that reason. She added many residents are upset about the franchise fee. She noted some people just found out about it, because it is a hidden tax on the electric bill.

Darrell Smithwick, 8353 168th Lane NW, stated he is very much in favor of the franchise fee. He added it will need to be replaced with something, if it is taken away. He noted it is a very stable source of income for roads. It was my understanding that this was going to be approved for a certain length of time. We should let it ride itself out, and then see where we stand.

Kim Upsall, 16360 Chameleon Street NW, stated she asked the engineers in her family about franchise fees, and was told that Ramsey is the perfect situation for a franchise fee because there are no big box stores or related tax base. She added road improvements will have to come from assessments and residents will have to pay for the roads. She asked why the City is not looking at supplementing the franchise fee through the State of Minnesota's LRIP for local roads.

Maria Buchholz, 14621 Neon Street NW, stated she comes to a lot of meetings, and she has opposed the franchise fee from the beginning, as the levy is the fair way to go. She added it is fairer for residents to pay taxes based on the value of their home, which will bring in more money than the franchise fee. She reiterated that she has been opposed to the franchise fee from the beginning.

Derek Steinberg, 15440 Yakama Street, stated he is actively involved in my church council, and he has a budgeting background. He added some Councilmembers ran for office based on support for the levy. He noted those funds are not a sure thing without a solid plan in place, and the levy is not a guarantee. He noted constituents that are not fans of the franchise fee are also not fans of levies that increase their taxes.

Chris Nelson, 7630 166th Avenue NW, stated the issue tonight is not franchise or levy, but the fact that the City Council is cancelling a funding source with no plan going forward. She added she has lived in Ramsey for 23 years, and she is disgusted at the thought of leaders doing something with no plan. She noted this looks like the City Council is doing this because of their campaigns.

Councilmember Heineman thanked everyone that spoke. He stated one resident indicated that taxes will go up if this goes on the levy. He added there is a misrepresentation about what is being discussed, and taxes have already gone up. He noted the issue is whether to change the tax rate to be proportionate to the value of homes.

Councilmember Heineman stated the franchise fee provides a safety net, as the City Council can remove it at any time. He added it is a false narrative that the franchise fee is safe, but the levy is

not. He noted it is disrespectful to insinuate that Councilmembers are hearing about this issue for the first time, which is definitely not the case.

Councilmember Heineman stated he appreciates the resident who spoke for his church, but added he does not speak for all churches, which are individual communities with their own narrative.

Councilmember Heineman stated assessments have not been discussed at this point. He added many plans were drawn up as an alternative to the franchise fee, and they are still on the table.

Councilmember Heineman stated residents stated it is irresponsible to consider a levy before the 2022 budget is finalized. He stated there is no better time to plan for how the City will spend its money than before the budget is finalized.

Councilmember Heineman stated he is not voting in support of the levy because he wants to get re-elected. He added he is voting for this regardless of whether people like it or not, because he wants to be consistent, and because the levy is the best plan.

Councilmember Howell stated she would like to make a second to Councilmember Musgrove's original motion. City Administrator Ulrich stated a second was already made by Councilmember Heineman.

Mayor Kuzma stated there was a plan in place for assessments which proved not to be the best option. He added the franchise fees were debated for 7 years and seem to be successful. He noted there is not an alternative plan in place, and that is a mistake, in his opinion, as the tax levy amount is unknown, and he cannot support it.

Councilmember Specht thanked all the residents for their feedback. He added, to clarify what is on the levy, the majority of homes in the City will be paying less and will be saving money. He added it is unfair to charge everyone the same amount regardless of the size of their house or property.

A roll call vote was performed:

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

Motion carried.

7.02: Adopt Resolution #21-183 Denying an Easement Encroachment Agreement for an attached accessory structure in a drainage and utility easement at 16206 Sapphire Street NW; Case of William Cowette (Proj. 21-119)

Bria Raines, Zoning Code Enforcement Officer, reviewed an easement encroachment application for an attached accessory structure in the drainage utility easement at 16206 Sapphire Street NW. The applicant is proposing to keep an existing deck in its current placement, which has been discovered to be in violation of work without a permit and encroachment of a drainage and utility easement.

Zoning Code Enforcement Officer Raines stated the applicant applied for a building permit in 2017, which was denied due to the easement encroachment. A survey was included in the permit documentation that provided an option for a deck that would be located outside the easement area, but the applicant continued to build the deck without a permit and against City Staff recommendations. In the survey, a staff note indicates "no part of a future deck can encroach on the drainage and utility easement".

Zoning Code Enforcement Officer Raines stated City Staff are not supportive of approval of a deck that was built inside the easement encroachment without a permit, as it could set a precedent. She added the deck does not meet the standards of the City Code to which the rest of the neighborhood is held. She noted City Staff recommends adoption of Resolution 21-182 denying an easement encroachment agreement for an attached accessory structure at 16206 Sapphire Street NW.

Bill Cowette, 16206 Sapphire Street, stated the deck was already built before he realized that he needed a permit. He added he purchased the home at 16206 Sapphire Street NW after it was completed, and the property has a very small and irregular shaped backyard, with an easement line only inches from the house. He noted the wetland buffer was repealed and he was able to grade and sod to get a reasonable sized back yard but still not a lot of space.

Mr. Cowette stated they decided to add a deck in 2017, and due to the layout of the home and its windows as well as the small usable yard space, there were very few options for placement of a deck. He added the deck was completed, with the exception of one railing section, before he received a correction notice that a building permit was required. He noted City Staff were helpful and wanted to help him resolve the issue, and he was told this would require a vote from the City Council.

Mr. Cowette stated he was notified later that the City Council had not approved the encroachment agreement, but he never heard anything more about it. He added he recently received a letter in the mail that the issue was never resolved.

Mr. Cowette showed photos of the elevated deck, including approximate location of the utility easement line. He added the deck was built with 2-foot pillars on diamond pier fittings located either on or over the easement line. He noted the pillars have no impact on the area's drainage and should not affect utility lines.

Mr. Cowette stated City staff notified him that this encroachment would set a precedent for other opportunities for people to not be held to the same standards. He added there are no other properties in his neighborhood that are as close to the easement as his home, which is 9 inches. He noted he did not have any other options to make the deck work on his property other than encroaching on the easement.

Commissioner Woestehoff stated the Planning Commission reviewed a similar case last week in this same neighborhood regarding a drainage and utility easement. He added this case will be reviewed by the City Council at their next meeting, and Mr. Cowette's property situation is not unusual. He asked whether the width of the easement, which appears to be large, is related to the fact that it is wetland, or is it due to utilities.

City Engineer Bruce Westby showed aerial views of the back yard, showing the deck, graded yard and established turf, as well as the line of vegetation. He added the encroachment coincides with the wetland. He noted he is not aware of any public utilities in the back lot line, and he is unsure whether there are private utilities. He agreed the easement is related to the existing wetland.

Councilmember Heineman asked whether it would still be considered an encroachment if any portion of the deck hangs over the easement but does not touch the ground, and if the footings are out of the easement area.

Senior Planner McGuire Brigl stated any portion of structure overhanging an easement is considered an air easement, and is still an encroachment.

Councilmember Heineman stated the home seems to be very close to the easement to begin with. He asked whether there is a required setback for how close a house can be built to an easement.

Senior Planner McGuire Brigl stated building can occur right up to the easement line. She added City Staff are seeing many tight properties in Ramsey with similar compliance issues.

Councilmember Heineman stated the applicant indicated that the deck was already built before he was notified that he needed a building permit. He added City Staff have indicated that the work began after the applicant was notified that a building permit was required. He requested clarification on these two different accounts of the situation. He asked whether City Staff believes the resident is recalling events correctly, and that the work had already been done before it was brought to their attention.

Zoning Code Enforcement Officer Raines stated there was a lot of staff turnover beginning around 2017, and she was not on staff at that time. She added she has based her understanding of this case from written reports. She noted it is possible that the applicant has correctly presented the sequence of events.

Councilmember Heineman stated, while it is important to avoid setting a precedent, the applicant has completed research with regard to wetland delineation and buffers and has put in the effort in terms of due process and due diligence to comply with City requirements. He added, due to the size and nature of the lot, the 5 footings that were placed in the easement will not divert water or

become an issue. He noted the resident showed up and presented his case, and there is no distinctive proof that he is wrong. He noted he is not in favor of denying the encroachment agreement.

Councilmember Musgrove stated, in her time with the City Council and Planning Commission, there have been numerous similar cases and it has been necessary to be proactive in terms of development and planning. She added she agrees with Councilmember Heineman, and the City is now approaching these types of issues to mitigate at the front end.

Councilmember Musgrove asked whether there is any chance the drainage easement would ever be used, due to the presence of the wetland. She asked whether the purpose of the easement is to protect the wetland from new development.

City Engineer Westby stated the easement in this case is a drainage easement protecting the wetland area. He added he is not aware of plans to run utilities through that corridor. He noted any borings that would need to be done would not disturb the wetland, and the applicant's footings would not be in the way.

Councilmember Musgrove asked whether it would be appropriate to vacate the easement for the drainage portion, as the footings would not impede drainage.

City Engineer Westby stated easements are typically set at the edge of a known wetland or a 100-year flood high water level area. He added he would not recommend vacating an easement without further analysis.

Councilmember Specht stated good points were made by both the applicant and City Staff regarding the wetland delineation and the size and constraints of the property. He added the City Council can act with common sense and flexibility. He noted he supports the encroachment agreement.

Councilmember Specht stated he would like to make a motion approving the easement encroachment agreement for 16206 Sapphire Street, for the deck as currently built.

Councilmember Woestehoff asked whether the City Council can review the Planning Commission's recent evaluation of a similar case in this vicinity. He added it would be helpful to re-evaluate the entire easement and its boundaries, as it seems larger than the natural line of where the properties are.

Senior Planner McGuire Brigl stated City Staff can do that. She added, however, the other case reviewed by the Planning Commission was related to a side yard property line which is a different issue. She added a buffer is recommended to protect a wetland, and the City has seen an overall reduction in the size of natural wetlands.

Councilmember Howell stated the City recently worked with a resident on encroachments on a property in Oak Terrace Estates. She added she is happy to work with this applicant as well.

Councilmember Heineman stated he would like to second the motion.

City Administrator Ulrich stated it would be appropriate for the City Council to direct City Staff to rewrite the Resolution and develop findings of fact, to be reviewed by the City Council at their August 10, 2021 meeting. He added findings of fact would include establishing that the footings do not impede the wetland, and that there is no anticipated impact to the drainage and utility easement. He noted the Resolution would be based on due diligence and established facts, and would not set a precedent for other situations.

Councilmember Specht stated the motion should give the applicant confidence that this item will be approved pending the outcome of specific a review by City Staff.

Motion by Councilmember Specht, seconded by Councilmember Heineman, to postpone the easement encroachment agreement to the City Council's August 10, 2021 meeting and direct City Staff to develop findings of fact supporting an easement encroachment.

Further discussion: Councilmember Heineman thanked Ms. Raines for investigating this issue and following up on the requirements of the City Code. He commended his colleagues for using their discretion and creating a win/win situation. He thanked the resident for showing up and doing due diligence on this issue.

Councilmember Riley asked why footings are not allowed in a drainage and utility easement. He asked whether it is a safety concern, or a drainage concern.

City Engineer Westby stated constructing something within an easement is an encroachment on the setback and buffers that are in place to protect the easement area. He added this issue has come up a lot in this development and should decrease when the development is built out.

Councilmember Riley stated he feels a strong obligation to support the recommendations of City Staff. He added, in this case, a permit was not obtained. He noted maybe the rules need to be changed, specifically in this development, so the policy supports the recommendations of City Staff and flexibility can be applied.

Councilmember Musgrove asked whether a requirement could be included in the findings of fact that there will be no further building in the easement near this property or in this development. She added the City Council is generous in supporting this request with footings located in the easement. She thanked Ms. Raines for her work on this issue, as there are many such cases coming forward related to City Code.

City Administrator Ulrich stated the proposed Resolution for this application cannot be expanded to include all properties in this development. He added City Staff can discuss policy and review some general solutions that would allow more flexibility, as suggested by Councilmember Riley.

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

7.03: Authorization to Enter Into Negotiations for Design/Bid/Build Services for the New Water Treatment Plant

Utilities Supervisor John Nelson requested City Council consideration of authorization to instruct AE2S to begin construction of the new Ramsey Water Treatment Plant. The scope of the project will include design, preparation of documents, participation in bidding and awarding phases of the project. AE2S will work closely with City Staff to oversee construction of the plant.

Utilities Supervisor Nelson stated the water treatment plant was added to the City's 2004 Capital Improvement Plan, and land was secured in 2008. SEH was hired to complete a feasibility study and it was determined that the plant capacity would be 10 million gallons per day. A gravity filtration process was decided upon as the best system for removal of high concentrations of magnesium and iron from drinking water.

Utilities Supervisor Nelson stated the City issued a request for proposals on May 20, 2021, and 5 firms submitted proposals. City Staff reviewed the proposals on July 14, 2021, and selected 3 firms for interviews: AE2S, SEH and WSB. A decision was made on July 20, 2021 to move forward with AE2S for final consideration by the City Council.

Utilities Supervisor Nelson stated AE2S's proposal fee is not to exceed $1,198,600 for services outlined in their proposal. Funding for this project will come from the Water Fund.

Councilmember Musgrove asked whether the training room area, the size of which was previously in question, will be addressed now or at another time.

City Engineer Westby stated tonight's action is to get the engineer under contract, and there will be many opportunities to get clarification and feedback on aspects of the plan.

Councilmember Musgrove stated she supports function over flair in terms of building design. Utilities Supervisor Nelson agreed, adding the new water treatment plant will be similar to the public works facility in an industrial park.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to authorize City Staff to enter into negotiations for design/bid/build services for the new water treatment plant, with AE2S selected as the provider with proposal fee not to exceed $1,198,600.

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

7.04: Adopt Resolution #21-221 Approving Amendment to Development Agreement for COR Sapphire Addition; Case of PSD, LLC

City Engineer Westby reviewed a proposed amendment agreement for COR Sapphire Addition, which is the Sapphire Apartments. The subject site is located on Center Street which was constructed in 2014 as a temporary road section to improve a gravel road. The City constructed improvements needed for the apartment site, without having a clear idea of what amenities would

be added. The developer was instructed to construct the building and add a foot-high retaining wall on the west so the city could complete concrete curb and gutter and pavement reconstruction.

City Engineer Westby stated the amendment would allow for addition of a 10-foot cement sidewalk and grass boulevard with 3 parallel parking bays, as well as rain gardens along the corridor. Improvements will mirror what has been done on the south side of Center Street, with design that was used through to Ramsey Parkway. The total estimated project cost of $154,000 includes the developer's portion of $12,400 and the City's portion of $142,000, which is proposed to be paid from TIF-14.

City Engineer Westby stated the developer is supportive of the amendment, and the developer's contractor would do the improvements. City Staff is confident that costs will be lower than anticipated.

City Engineer Westby stated City Staff recommends adoption of Resolution 21-221 approving an amendment to the Development Agreement for COR Sapphire Addition.

Councilmember Musgrove stated this is a great use of TIF dollars for this area. She asked whether the project will be complete before Happy Days.

City Engineer Westby stated the developer has been directed to complete the work before September 3, 2021, which is one week before Happy Days.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to adopt Resolution #21-221 Approving Amendment to Development Agreement for COR Sapphire Addition; Case of PSD, LLC.

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

7.05: Adopt Resolution #21-222 Approving Joint Powers Agreement with Anoka County for Interim Bunker Lake Boulevard/County Road 116 Improvements

City Engineer Westby reviewed a Joint Powers Agreement (JPA) with Anoka County for interim improvements due to pending work on Highway 10 between 2022-2025. Traffic is expected to increase on Bunker Lake Boulevard and improvements are needed to accommodate that. The County conducted traffic studies and developed interim improvements that will be in place for at least 15 years, but modifications may be needed when the permanent section is completed. Anoka County has requested the adoption of this JPA.

City Engineer Westby reviewed the proposed improvements: a full lane as well as left and right turn lanes at major intersections on Armstrong Boulevard to Ramsey Boulevard; a right turn lane to Connexus Energy on Ramsey Boulevard and Sunwood Drive; Sunwood Drive signal system and intersection improvements; raised concrete median in the center of Bunker Lake Boulevard south of Sunwood Drive; and a driveway onto 143rd Avenue NW for Altron with protected left turn lanes.

City Engineer Westby stated the City's portion of the project of $357,000 is intended to come from TIF-14, but State Aid funds may also be used. Anoka County's portion of the project is $2.1 million. There is some flexibility with dates if the City Council requires additional information. City Staff recommends adoption of the JPA.

Councilmember Specht asked whether City Staff have heard comments or feedback from local businesses. City Engineer Westby stated Anoka County contacted all the businesses and they are in agreement in general, and do not have any concerns.

Councilmember Musgrove asked whether this issue will come back before the City Council for review. City Engineer Westby stated bills and invoices will be reviewed by the City Council. He added City Staff's position is to use TIF-14 with MSA funds as an alternative.

Councilmember Musgrove stated she supports the use of TIF dollars for this project in the COR.

Motion by Councilmember Heineman, seconded by Councilmember Musgrove, to adopt Resolution #21-222 Approving Joint Powers Agreement with Anoka County for Interim Bunker Lake Boulevard/County Road 116 Improvements.

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

7.06: Adopt Resolution #21-216 Approving an Abatement of 7009 Highway 10 NW

Planning Technician McCann reviewed a Code enforcement issue for Star Auto at 7009 Highway 10 NW involving violation of off-street parking requirements related to a trailer and plow parked on grass, as well as additional vehicles that may be for sale. The trailer is being used as a storage structure, which is not an approved use. City Staff have not been on site to verify these violations but there have been off-street parking issues at this property dating back to 2004.

Planning Technician McCann stated gravel parking is allowed on this property as it is grandfathered in, but there is no gravel on the property, only asphalt and grass. City Staff have spoken with the business owner and requested an inspection which was denied by the business owner. City Staff had a meeting with the business owner in 2020 to resolve these issues and request removal of the trailer. City Staff is sympathetic to the business owner's situation due to the pandemic but the trailer has not been removed, and Code enforcement action is proposed.

Planning Technician McCann stated City Staff consulted with the City Attorney regarding a possible variance, as requested by the business owner. He added a variance would have to be granted for off-street parking, and the trailer does not meet the definition in City Code.

Planning Technician McCann stated City Staff worked with the businesses' previous owner in 2018 in an attempt to remove the trailer in 2018, which was placed outside in 2005, according to aerial photos. City Staff met with the current owner on June 24, 2020 to discuss this issue, after which the business owner indicated he would look at alternatives for the semi-trailer. The trailer

has not been moved to date, and the City Attorney does not recommend a variance due to issues with State building Code.

Planning Technician McCann stated City Staff recommends adopting Resolution 21-216 approving abatement of 7009 Highway 10 NW.

Jim Frampton, owner of JCF Auto Inc., dba Star Auto and Truck, 7009 West Highway 10, stated he purchased the property in April 2019. He respectfully asked the City Council to grant a variance for the semi-trailer that has been parked on the property for 30 years and is not a storage unit. He added he has been unable to get a title for the trailer so he can remove it.

Mr. Frampton stated this is the first notice of violation that he has received, and he had 14 days to respond. He added he requested information from Mr. McCann about getting a variance but did not receive a response. He noted he was informed the item was placed on the Consent Agenda to automatically approve abatement.

Mr. Frampton stated City Code states that businesses in the H-1 Highway 10 Business District can utilize gravel, recycled concrete or recycled asphalt and with the issuances of an Interim Use Permit. He asked why the City wants to penalize his business rather than figure out a solution. He added his business has had numerous auto thefts and property damage in the last 12 months and has filed police reports but apparently this is considered a low-level offence. He noted everyone has come through very difficult economic times, and now his business is faced with disruption from the City, County and State with Highway 10 improvements and reconstruction.

Mr. Frampton stated many other businesses on this corridor park vehicles on unimproved surfaces. He asked the City Council to approve a variance for the trailer and work with him to obtain an Interim Use Permit.

Councilmember Howell stated it is hypocritical for the City to work with Oak Terrace Estates to resolve violations that far exceed Mr. Frampton's issues. She added Mr. Frampton's case was on the Consent Agenda two weeks after he received a violation notice. She noted she would like Ramsey to be a City that works with its businesses and resolve issues amicably.

Councilmember Heineman asked why the issue was placed on the Consent Agenda only two weeks after the first date of issuance. He asked whether there is generally a second notice.

Planning Technician McCann stated Mr. Frampton contacted him after receiving the July 9, 2021 notice of violation, and he requested alternative solutions. He added he contacted Mr. Frampton to set up a meeting to discuss the issue further, but Mr. Frampton indicated he would seek legal counsel. He noted City Staff decided to put the abatement on the Consent Agenda for tonight's meeting with the knowledge that there was still an additional time frame to be considered, and additional notice of abatement would be sent, giving the property owner another 14 days.

Senior Planner McGuire Brigl stated typically there is a second notice, but in this case, this is a repeat offender with 10 violations going back to 2013, and the threat of a lawsuit. She added City Staff sought advice from the City Attorney and decided to bring this issue to the City Council for

feedback and comment. She noted Mr. Frampton received a notice and City Staff met with him on June 24, 2020.

Councilmember Heineman stated the City wants to work with its businesses and has done so with other companies. He added he does not see why the City would go right to abatement without further discussion. He noted he would like to see this pushed back until a plan of action can be considered and an agreement reached.

Councilmember Riley stated City Staff relies on the City Code to determine how these types of issues should be handled. He added that Mr. Frampton stated he would not move his items and threatened legal counsel. He noted City Staff can work with Mr. Frampton to resolve this issue. He asked Mr. Frampton whether they can all work together.

Mr. Frampton stated his statement was that he needed to seek legal counsel because he does not know his rights and the laws of the city of Ramsey regarding parking on the grass. He added his statement to Mr. McCann was not a threat. He noted he would love to work with the City to get this resolved.

Councilmember Howell stated it seems counter-intuitive for City Staff to put this item on the Consent Agenda when the intent was to have a conversation about it. She added, as in the case of Oak Terrace Estates, they brought their attorney, but they were not moved to abatement. She noted all businesses on Highway 10 should be held to the same standards.

Senior Planner McGuire Brigl stated the City does towing through Northstar Towing as part of the abatement process and would not be charged or assessed to the property owner but rather charged at pick-up. She added that could be an option to have the semi-truck towed on behalf of the property owner.

Councilmember Heineman expressed his support for City Staff, as well as residents and businesses. He added it may have been premature to move to abatement. He requested that this issue to be tabled until a meeting can be arranged with Mr. Frampton, or an Interim Use Permit is granted. Councilmember Specht agreed.

Councilmember Woestehoff stated a time parameter should be added to the motion, that would be an acceptable amount of time for all parties to figure something out.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to postpone action on abatement of 7009 Highway 10 NW for 60 days and direct City Staff to meet with the property owner and bring back the results of those discussions to the City Council.

Discussion during motion: Councilmember Specht stated he would support a time period of longer than 60 days.

Councilmember Musgrove stated a plan of action can be formulated within the next 30-60 days.

Councilmember Specht asked Mr. Frampton for his feedback and comment.

Mr. Frampton stated he feels like he is being railroaded. He added he inherited the trailer, and he is not sure what the issue is, unless perhaps someone has a vendetta against the previous owner.

Councilmember Musgrove stated the City Council has expressed an interest in having Mr. Frampton work with City Staff to come up with a plan and resolve these issues.

Councilmember Howell asked whether the issue is the parking of vehicles on grass or removal of the trailer.

Mr. Frampton stated the vehicles are parked on gravel, not grass.

Councilmember Woestehoff stated a plan could be presented back to the City Council involving both items.

Councilmember Howell stated she believes this is a fair process, which was also used with Oak Terrace Estates.

Motion carried 5-2. Voting Yes: Mayor Kuzma, Councilmembers Heineman, Musgrove, Riley, and Woestehoff. Voting No: Councilmembers Howell and Specht.

Randy Bauer, 14942 Quintana Street NW stated he appreciates Councilmember Riley's comment about City Staff and allowing them the freedom to carry out their duties. He added there are Code violations all over the City, but enforcement is complaint-based. He noted there will be more cases coming forward if the City gets more aggressive with addressing Code violations, and the City Council might want to review this issue in a work session.

7.07: Adopt Resolution #21-209 Approving an Abatement of 6336 Highway 10 NW; Case of JAC Auto

Planning Technician McCann reviewed a long history of code enforcement violations for JAC Auto, 6336 Highway 10 NW, with some recent activity in 2019 related to public nuisance and off-street parking violations. He stated gravel is grandfathered in for parking or auto sales, but grass is not allowed. He added he met on-site with the property owner, and all vehicles are now parked on concrete or gravel. He noted all public nuisance items have been resolved, including inoperable vehicles and a damaged fence.

Planning Technician McCann stated the only outstanding item is a $75 citation, which the property owner has agreed to process.

Staff's recommendation is to adopt resolution 21-209 abatement of 6336 Highway 10 NW. Abatement is not needed at this time, but resolution lays out future action and council support for code enforcement process.

Councilmember Howell stated she will not support the adoption of this Resolution as she does not agree with the abatement in any capacity.

Councilmember Riley requested clarification from Councilmember Howell regarding her position on abatements.

Councilmember Howell referenced Oak Terrace Estates, stating the City should apply standards consistently across the Highway 10 businesses. She added she does not support enforcing standards for some Highway 10 businesses but not others. She noted maybe the standards need to be relaxed.

Mayor Kuzma stated the city has historically been very strict about businesses with unpaved and gravel areas, and there have been cases where businesses have been forced to pave their lots. He added it would not be appropriate to relax regulations and let people park on their grass when previous standards were more restrictive.

Councilmember Specht asked whether the applicant has come up to Code standards, and this amendment is to have something in place in case they violate the Code again, and they will go straight to abatement. Planning Technician McCann agreed that is the intention.

Councilmember Specht stated he does not support having a Code violation go immediately to abatement without first working with the business.

Councilmember Heineman stated there has to be a standard, and the City Council should use their best judgment to navigate these nuances. He added this applicant is already in compliance, and the abatement will not happen. He asked what will happen if the amendment is not approved and the business violates the code again.

Senior Planner McGuire Brigl stated, without abatement, conditions would still apply. She stressed the importance of having a document to support findings and show that the City Council is taking the matter seriously. She noted, in this case, there have been 10-12 violations since 2013.

Councilmember Riley stated he would support removing the first two bullet points related to expedited compliance. He stressed the importance of remembering that when there is a Code enforcement issue, there is also a resident or neighbor who made a complaint.

Councilmember Riley stated Highway 10 historically has been an eyesore for the City, and the EDA has battled for years to make Highway 10 a more welcoming gateway to bring in businesses. He added parking on improved surfaces was an item of importance that was often considered. He expressed concern that if the City Council backpedals on these improvements to help local businesses, all that hard work will be undone.

Councilmember Riley stated the mobile home park is not a good template for how to deal with businesses, since most of the Code violations are residential in nature set in place in the 1960s.

Councilmember Musgrove requested clarification regarding Councilmember Riley's comment about removing the first two steps of abatement from the Code update.

Senior Planner McGuire Brigl stated the City Council adopted a Code enforcement policy that would be helpful to discuss at an upcoming work session for potential amendment.

Councilmember Musgrove stated the City Council should review the appeal process again, to improve communication.

Councilmember Musgrove asked whether City Staff will keep a record of the plan verifying the number of violations during a specific time frame. Ms. McGuire confirmed this, adding there is a lengthy record in the permit system.

Councilmember Musgrove stated the past year has been difficult for local businesses, with Covid restrictions, business limitations and financial issues. She added it is reasonable to take into consideration the business climate over the past year, with Covid restrictions, Covid-related limitations, and struggling businesses.

Motion by Councilmember Musgrove, seconded by Councilmember Heineman, to postpone abatement of 6336 Highway 10 NW indefinitely as the property owner appears to be in compliance, and no action is required.

Motion carried 6-1. Voting Yes: Mayor Kuzma, Councilmembers Heineman, Howell, Musgrove, Riley, and Woestehoff. Voting No: Councilmember Specht

7.08: Adopt Resolution #21-218 Granting Amended Interim Use Permit for St. Katharine Drexel

Senior Planner McGuire Brigl reviewed an Interim Use Permit (IUP) that has already been granted to St. Katharine Drexel Church for a storage building on their site, to be constructed prior to construction of the new church. She added restrooms are proposed to be added to the storage building, which will require a water line. She noted City Staff recommend that the IUP be amended to clarify and include details about the new water line.

Senior Planner McGuire Brigl stated, at the Planning Commission meeting, the IUP was approved with two Planning Commissioners abstaining as their involvement in the church construction project. She added this is another reason to amend the IUP rather than handle it administratively, in the interest of transparency.

Councilmember Musgrove asked whether the location of the proposed storage building has changed. Ms. McGuire stated the location was not specified as the site plan was not refined.

A resident, representing St. Katharine Drexel Church, stated the exact location of the storage building was not finalized. He added the building was originally proposed to be located closer to Central Park but was moved east of the tree line to keep development options open.

Councilmember Musgrove asked whether the IUP is for the water line. The applicant stated the IUP amendment is being recommended by City Staff to show the restrooms on the inside of the storage building, since the buildings were empty on the original drawings.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adopt Resolution #21-218 Granting Amended Interim Use Permit for St. Katharine Drexel.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich stated the Ramsey Business Expo will be held again this year, and the EDA is looking for people to put out booths. He added it will be great to get back into it and invite the public. Mr. Ulrich stated National Night Out is Tuesday, August 3, and many neighborhoods are holding parties and events. He added Police and Fire Department representatives, as well as City Councilmembers, will be visiting parties.

City Administrator Ulrich stated the City Council's next regular meeting is scheduled for Tuesday, August 10, 2021.

Councilmember Riley stated today is his 30-year wedding anniversary. He wished his wife, Brenda, a happy anniversary.

Councilmember Musgrove stated today is the last day that public comment will be taken on the Lower Rum River 4th Generation Plan. She added residents can visit the Watershed Management Organization's website to make comments.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 10:31 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Katie M. Schmidt
Deputy City Clerk

Drafted by Mary Mullen
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: 08/10/2021
Submitted For: Sean Sullivan, Community Development
By: Wendy Schlueter, Community Development

Information

Title
Approve Business Licenses

Purpose/Background:

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

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

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

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

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	08/05/2021 12:22 PM
Bruce Westby	Bruce Westby	08/05/2021 12:31 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 03:00 PM
Form Started By: Wendy Schlueter		Started On: 08/02/2021 11:37 AM
Final Approval Date: 08/05/2021		

Report Name: License Report - License Types
Council Dates: 8/10/2021 to 8/10/2021
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
Special Events						
City of Ramsey - Happy Days	Megan Hopps Thorstad	7550 Sunwood Dr NW	City of Ramsey	9/12/2021	8/10/2021	A
					Special Events License Count:	**1**
Temporary Intoxicating						
Northern Starz Childrens Theatre	Rachel Anne Bohnsack	5300 Alpine Dr NW	Northern Starz Chil	10/10/2021	8/10/2021	A
					Temporary Intoxicating License Count:	**1**
Transient Merchant/Peddler/Solicitor						
Edward Jones - Dan Terry	Daniel Lee Terry			12/31/2021	8/10/2021	A
JWT Heavenly Springers	Tamara Marie Winkelman	8241 161st Ave NW	David Richards (Res	12/31/2021	8/10/2021	A
					Transient Merchant/Peddler/Solicitor License Count:	**2**
					Total Licenses:	**4**

CC Regular Session **5. 5.**

Meeting Date: 08/10/2021

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	08/05/2021 02:40 PM
Form Started By: JoAnn Shaw		Started On: 07/29/2021 12:14 PM
Final Approval Date: 08/05/2021		

Report Name: License Report - License Types
Council Dates: 8/10/2021 to 8/10/2021
Status: Active, Inactive
License Type(s): Multi-Family Rental, Rental

City of Ramsey
License Report - License Types

Printed: 8/4/2021

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Shirley Ng		5640 154th Cove NW		8/6/2024	8/10/2021	A
James S Voisin		7027 Riverdale Dr NW		8/6/2024	8/10/2021	A
HPA US1, LLC		15230 Ute St NW		9/11/2024	8/10/2021	A

Rental License Count: 3

Total Licenses: 3

CC Regular Session **5. 6.**

Meeting Date: 08/10/2021

By: Grant Riemer, Engineering/Public Works

Information

Title:

~~Authorization to Purchase Maintenance Equipment for the New Public Works Facility~~ Please Note: this item was moved to the Regular Agenda - item 7.2.

Purpose/Background:

The purpose of this case is to seek authorization to purchase to a used fork lift and a new sweeper/scrubber for the new Public Works Facility. The new salt shed was part of the original case on July 13th council case and will be brought back at a future date. Staff felt with extended production lead times for new equipment and a tighter used equipment market, because of those circumstances, it was important to bring the equipment purchases forward separately.

Time Frame/Observations/Alternatives:

The PW facility was designed with ample mezzanine storage, but we currently do not have a forklift in equipment inventory. The second piece of equipment needed is a combination sweeper/scrubber. We can use our large street sweepers to do the bulk of the sweeping in the warm storage areas, but we need a more compact unit to clean under the mezzanines and in the work shops. This unit will also be used in the parking ramp for spot clean ups, as well as the fire station apparatus bays and the police parking bays by the building maintenance staff. The sweeper/scrubber would be purchased through the Minnesota CPV and that quote is attached to this case. As with everything in todays market, estimated deliver is 22 weeks out.

The used fork lift can be purchased through quotes from local dealers, which Ramsey has two. Staff test drove two fork lifts at the new site and selected one we felt was best suited for our purposes. Before this case could be written though, it was sold, so staff will have to go through the process again to find a replacement, that estimate is attached as well

Funding Source:

PW Facility 9438-6520 Project #20-07

Recommendation:

Staff recommends purchase of a new Tennant M20 Floor Sweeper/ Scrubber at the State Contract Price of $62,640.66. Staff also recommends purchase of a used forklift, at a price not to exceed $17,000.00 (previous estimate, plus 10%), contingent on the current used market price.

Outcome/Action:

Motion to council to approve purchase of a new Tennant M20 Floor Sweeper/ Scrubber at the State Contract Price of $62,640.66. Staff also recommends purchase of a used forklift, at the price not to exceed $17,000.00, contingent on the current used market price.

Attachments

Sweeper Scrubber Quote

Used Fork Lift Estimate

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/05/2021 02:50 PM
Form Started By: Grant Riemer		Started On: 07/30/2021 10:33 AM
Final Approval Date: 08/05/2021		

TENNANT COMPANY
Tennant Sales and Service Company
10400 Clean Street
Eden Prairie, MN 55344-2650 USA
Tel: 1-800-553-8033
Fax: 1-763-513-2142

Quotation

Ship-To
CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Customer Number 5136355
CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Quotation Number **24825155**

Quotation Date	07/22/2021
Valid Until	09/22/2021
PO Number	M20 QUOTE
Buyer	SHANE TURNER
Tel	763-427-1410

Delivery Terms
FOB SHIPPING PT FRT PPD & ADD
Payment Terms
Net 30 Days
Currency US Dollars

Bill-To
CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Qty	Unit	Material	Description	Unit Price	Extended Value

Notes
MINNESOTA STATE RIDER CONTRACT # 186080

1	PC	M-M20	M20 SCRUBBER/SWEEPER		
		Reference Number:	M20-LP		

Machine as equipped

Source Plant	**3200 Plant**
Trim Level	**ProPanel**
Cleaning Technology	**Conventional**
Squeegee Material	**Linatex**
Power Source	**LPG**
LPG Tank	**Full**
UL/ETL Rating	**UL Type LP**
Side Brush Type	**Scrubbing**
Dust Control System	**Dry**
Heavy Duty Squeegee Protection	**Yes**
Front Tire(s)	**High Traction**
Rear Tire(s)	**Solid Rubber**
Cleaning Tool	**Heavy Duty Polypropylene Brush**
Side Cleaning Tool	**Polypropylene Brush**
Warranty	**Standard Warranty**
Ultimate Performance	**Yes**

Prepared By: Matthew Leneau, Customer Service Representative

Tennant Sales and Service Company
10400 Clean Street
Eden Prairie, MN 55344-2650 USA
Tel: 1-800-553-8033
Fax: 1-763-513-2142

Quotation

Ship-To

CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Customer Number 5136355

CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Quotation Number **24825155**

Quotation Date	07/22/2021
Valid Until	09/22/2021
PO Number	M20 QUOTE
Buyer	SHANE TURNER
Tel	763-427-1410

Delivery Terms
FOB SHIPPING PT FRT PPD & ADD
Payment Terms
Net 30 Days
Currency US Dollars

Bill-To

CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Qty	Unit	Material	Description	Unit Price	Extended Value
		Guarantee			
		Operator Manual	**English**		
		Parts Manual	**Yes**		
		Packaging	**Pad Wrap**		
			Gov Price Adjustment	-6.00 %	-3,998.34
			Price	62,640.66	62,640.66
			Net Value	62,640.66	62,640.66
		Subtotal			62,640.66
		Total			62,640.66

ELITE LIFT TRUCK INC.

Estimate

Date	Estimate No.
7/21/2021	27392

7575 Highway 10 NW
Ramsey, MN 55303

Name/Address

City of Ramsey

Rep	FOB
DJC	Ramsey, MN

Item	Description	Qty	Rate	Location	Total
Forklift	Heli - Pneumatic 2014 5,000LB LP Three stage w/ ss 1,200 CPYD25-TY5 230251K1971 Sale of used forklift Sold in "AS IS" condition with no warranty, does not include LP tank.	1	15,500.00		15,500.00T

Total

Phone #	Fax #
763-421-9081	763-433-8387
info@elitelift.com	
www.elitelift.com	

Signature

CC Regular Session **5. 7.**

Meeting Date: 08/10/2021

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 21-228 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 22, 2021 through August 4, 2021

Purpose/Background:

Adopt Resolution # 21-228 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 22, 2021 through August 4, 2021.

Recommendation:

Staff Recommends to Adopt Resolution # 21-228 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 22, 2021 through August 4, 2021.

Action:

Motion to Adopt Resolution # 21-228 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 22, 2021 through August 4, 2021.

Attachments

Bills List 08/10/2021

Resolution 8/10/2021

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	08/04/2021 02:17 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 03:19 PM
Form Started By: Jackie Lipski		Started On: 08/04/2021 01:57 PM
Final Approval Date: 08/05/2021		

CITY OF RAMSEY - FINANCE OFFICE Printed 8/4/2021

RAMSEY CITY COUNCIL MEETING

8/10/2021

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 7/22/2021-8/4/2021	388,662.61
Accounts Payable 7/22/2021-8/4/2021	277,811.86
Payroll 7/23/2021	219,221.15

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) $ **885,695.62**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2021 Y.T.D.
NET PAYROLL TOTAL	$ 195,967.93	$ 2,784,811.42
- CORRECTION TO PAYROLL		
PREPAIDS	332,640.56	6,482,149.89
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		344,048.14
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	207,176.82	4,241,355.43
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	2,045,912.30	9,672,304.70
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	$ **2,781,697.61**	$ **23,524,669.58**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

7/22/2021 -- 12/31/2021

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113012	7/22/2021		118712 ALL STATE COMPANIES INC						
		1,500.00	REF ERO ESC 7721 166TH AVE NW		108147	072221	9804.6433	00117942	REFUNDS
		1,500.00							
113013	7/22/2021		118704 ANDERSON, SEAN						
		199.99	WATER EFF GRANT PROGRAM		108120	072121	9601.6436		WATER EFFICIENCY REB
		199.99							
113014	7/22/2021		100948 ANOKA COUNTY LICENSE CENTER						
		1,779.57	REG/TABS PATCH TRL 624		108127	071921	0311.6488		STREET MAINTENANCE
		1,779.57							
113015	7/22/2021		111377 ANOKA MUNICIPAL UTILITY						
		88.80	RAMSEY STREET LIGHTS		108121	22-990005-01 JUNE 21	9603.6371		ELECTRIC UTILITIES
		63.80	CTY RD 116/HWY 47 SIGNAL		108122	22-613120-01 JUNE 21	0260.6371		ELECTRIC UTILITIES
		45.40	14034 DYSPOSIUM ST NW		108123	22-610280-00 JUNE 2021	9603.6371		ELECTRIC UTILITIES
		50.71	BUNKER LK BLVD/DYSPOSIUM		108124	22-612000-01 JUNE 21	0260.6371		ELECTRIC UTILITIES
		248.71							
113016	7/22/2021		118711 BAERTSCH, CARRIE JO OR ROGER						
		100.00	REF HOME ESC 5735 ALPINE DR		108128	072221	9804.6433	00118594	REFUNDS
		100.00							
113017	7/22/2021		117681 BJORGO, DERIK						
		6.60	UB REFUND 14829 OLIVINE ST		108129	072121	9601.4651		WATER REVENUE
		6.60							
113018	7/22/2021		100297 CENTERPOINT ENERGY						
		51.07	FINAL 6745 HWY 10 NW		108125	6776401-9 FINAL	9410.6373	00041001	GAS
		7.70	6701 HIGHWAY 10 YOUTH FIRST		108150	6011580-5 JUNE 21	9410.6373	00041001	GAS
		58.77							
113019	7/22/2021		110734 CITY OF RAMSEY						
		160.88	727138		108149	072121	9601.4651		WATER REVENUE
		160.88							
113020	7/22/2021		106583 DELTA DENTAL PLAN OF MINNESOTA						
		3,788.15	AUG 21 DENTAL INS		108130	CNS0000742598	9101.2170		DENTAL/DISABILITY/LIFE
		3,788.15							
113021	7/22/2021		118708 ENGREN, PATRICIA						
		199.99	WATER EFF GRANT PROGRAM		108131	072021	9601.6436		WATER EFFICIENCY REB
		199.99							
113022	7/22/2021		115574 HEALTHPARTNERS						
		66,853.50	AUG 21 HEALTH INS		108132	106035262	9101.2176		LIFE/HEALTH-EMPLOYEE
		66,853.50							
113023	7/22/2021		118474 KALK, JAY						
		1,275.00	DRAW CONCERT 7/22/2021		108133	072221	9270.6315		MISCELLANEOUS PROFE
		1,275.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113023	7/22/2021		118474 KALK, JAY						Continued.
113024	7/22/2021		115328 LENNAR						
		7,000.00	REF LAND/DRIVE 15903 PERIDOT		108134	072221	9252.1155.1		MANUAL-ACCOUNTS RE
		1,500.00	REF ERO ESC 15903 PERIDOT		108135	072221A	9804.6433	00117934	REFUNDS
		8,500.00							
113025	7/22/2021		115447 MALEKEBU, OPHILIA						
		141.49	UB REF 15419 RADIUM ST NW		108136	072221	9601.4651		WATER REVENUE
		141.49							
113026	7/22/2021		118705 NAGEL, BRIAN						
		172.12	WATER EFF GRANT PROGRAM		108138	072121	9601.6436		WATER EFFICIENCY REB
		172.12							
113027	7/22/2021		116364 NORTHLAND CUSTOM HOMES LLC						
		2,000.00	REF DRIVE ESC 8871 169TH AVE		108139	072221	9252.1155.1		MANUAL-ACCOUNTS RE
		2,000.00							
113028	7/22/2021		112959 PREMIUM WATERS INC						
		40.74	FIRE DEPT- BOTTLED WATER		108140	318227897	0220.6489		OTHER CONTRACTED SI
		29.19	FIRE DEPT- BOTTLED WATER		108141	318184305	0220.6489		OTHER CONTRACTED SI
		69.93							
113029	7/22/2021		118710 SAVIOR, STEPHEN						
		50.00	PERMIT RA48071 CANCELLED		108142	071921	9101.4205		BUILDING PERMIT
		1.00	PERMIT RA48071 CANCELLED		108142	071921	9101.2081		SURCHARGES-PERMITS
		51.00							
113030	7/22/2021		118706 SHRYOCK, MARK						
		195.31	WATER EFF GRANT PROGRAM		108143	072121	9601.6436		WATER EFFICIENCY REB
		195.31							
113091	7/29/2021		117700 A HARD DAY'S NIGHT						
		1,700.00	DRAW CONCERT 7/29/2021		108170	072921	9270.6315		MISCELLANEOUS PROFE
		1,700.00							
113092	7/29/2021		100297 CENTERPOINT ENERGY						
		674.04	7550 SUNWOOD DR NW		108172	6702493-5 JUNE 21	0194.6373		GAS
		2.42	14515 E TOWN CENTER DR		108173	8782239-1 JUNE 21	9601.6373		GAS
		67.01	5650 ALPINE DR- FIRE STATION		108174	5961540-1 JUNE 21	0220.6373		GAS
		743.47							
113093	7/29/2021		100117 CONNEXUS ENERGY						
		1,129.04	ELMCREST JUNE ELECTRIC		108168	444931-267449 JUNE 2021	0452.6371		ELECTRIC UTILITIES
		1,129.04							
113094	7/29/2021		118728 GRANDEMOORE HOMES INC						
		7,000.00	REF LAND/DRIVE ESC 6980 168TH		108176	072921	9252.1155.1		MANUAL-ACCOUNTS RE
		7,000.00							
113095	7/29/2021		118729 HOLLAND, BENJAMIN						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113095	7/29/2021		118729 HOLLAND, BENJAMIN						Continued
		100.00	REF DAMAGE DEP 7/25/2021		108177	072921	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
113096	7/29/2021		117588 MEDART INC						
		67.40	MISC CHAINSAW PARTS		108178	08177468	0311.6257		OTHER VEHICLE PARTS
		.67-	DISCOUNT		108178	08177468	0311.6257		OTHER VEHICLE PARTS
		66.73							
113097	7/29/2021		100351 NCPERS GROUP LIFE INS						
		480.00	AUGUST 2021 PERA LIFE		108169	704800082021	9101.2170		DENTAL/DISABILITY/LIFE
		480.00							
113098	7/29/2021		115456 TITLESMART						
		5,000.00	REF LAND ESC 6978 168TH LN		108183	072921	9252.1155.1		MANUAL-ACCOUNTS RE
		5,000.00							
1002750	7/23/2021		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		193.13	AUG 21 VISION INS		108126	2762645	9101.2170		DENTAL/DISABILITY/LIFE
		193.13							
1002751	7/23/2021		112663 CAPSTONE HOMES INC						
		1,500.00	REF ERO ESC 15198 SNOWY OWL ST		108148	072221	9804.6433	00118424	REFUNDS
		1,500.00							
1002752	7/23/2021		100291 MET COUNCIL SAC						
		67,095.00	JUNE 21 SAC CHARGES		108137	071621	9602.2083		SAC CHARGES
		670.95-	JUNE 21 SAC CHARGES		108137	071621	9602.4356		SEWER AVAILABILITY CH
		66,424.05							
1002753	7/23/2021		105706 TINKLENBERG GROUP INC						
		3,500.00	JULY 2021 SERVICE		108144	2135	9400.6315		MISCELLANEOUS PROFE
		3,500.00							
1002754	7/23/2021		100510 VERIZON WIRELESS						
		45.32	JUNE/JULY 2021 SERVICE		108145	9883115123	9601.6323		CELLULAR PHONES
		78.00	JUNE/JULY 2021 SERVICE		108146	9883708020	0130.6323		CELLULAR PHONES
		83.00	JUNE/JULY 2021 SERVICE		108146	9883708020	0192.6321		TELEPHONE
		173.36	JUNE/JULY 2021 SERVICE		108146	9883708020	0191.6323		CELLULAR PHONES
		131.78	JUNE/JULY 2021 SERVICE		108146	9883708020	0194.6323		CELLULAR PHONES
		480.18	JUNE/JULY 2021 SERVICE		108146	9883708020	0220.6323		CELLULAR PHONES
		118.01	JUNE/JULY 2021 SERVICE		108146	9883708020	0240.6323		CELLULAR PHONES
		259.83	JUNE/JULY 2021 SERVICE		108146	9883708020	0301.6323		CELLULAR PHONES
		206.35	JUNE/JULY 2021 SERVICE		108146	9883708020	0311.6323		CELLULAR PHONES
		258.56	JUNE/JULY 2021 SERVICE		108146	9883708020	0452.6323		CELLULAR PHONES
		301.30	JUNE/JULY 2021 SERVICE		108146	9883708020	9601.6323		CELLULAR PHONES
		2,135.69							
1002755	7/27/2021		100257 LAW ENFORCEMENT LABOR SRV INC						
		857.25			107947	0708211448062	9101.2177		UNION DUES
		920.75			108158	0722211157062	9101.2177		UNION DUES
		1,778.00							
1002756	7/27/2021		100298 MN AFSCME COUNCIL 5						
		498.56			107948	0708211448063	9101.2177		UNION DUES
		498.37			108159	0722211157063	9101.2177		UNION DUES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1002756	7/27/2021		100298 MN AFSCME COUNCIL 5						Continued.
		996.93							
1002802	7/30/2021		100647 BOLTON AND MENK INC						
		7,269.00	RIVERDALE DR MAY 21		108171	0270675	9402.6530	00202100	IMPROVEMENTS OTHER
		109.03	STATUTE REQ LATE FEE		108171	0270675	9402.6530	00202100	IMPROVEMENTS OTHER
		7,378.03							
1002803	7/30/2021		108454 DIXON, JERAD						
		146.44	REIMB DIESEL/TRAIN LUNCHES		108175	072921	0211.6223		GASOLINE
		88.84	REIMB DIESEL/TRAIN LUNCHES		108175	072921	0211.6331		TRAVEL & LODGING
		235.28							
1002804	7/30/2021		115232 NORTHERN TECHNOLOGIES LLC						
		1,567.25	RIVERSTONE 5 MAY/JUNE 21		108179	39065	9804.6315	00117944	MISCELLANEOUS PROFE
		3,086.25	RIVERDALE DR MAY/JUNE 21		108180	39059	9402.6530	00202100	IMPROVEMENTS OTHER
		616.25	PRES AT NORTHFORK MAY/JN 21		108181	39078	9804.6315	00117302	MISCELLANEOUS PROFE
		1,098.75	RAMSEY VILLAS MAY/JUNE 21		108182	39074	9804.6315	00117624	MISCELLANEOUS PROFE
		6,368.50							
90613402	7/23/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		108.33			108110	0720211346111	9101.2174		PERA-EMPLOYEE
		108.33			108111	0720211346112	9101.2183		PERA-EMPLOYER
		25,097.94			108160	0722211157064	9101.2174		PERA-EMPLOYEE
		33,858.02			108161	0722211157065	9101.2183		PERA-EMPLOYER
		59,172.62							
90828056	7/23/2021		101306 IRS						
		367.66			108074	072021827282	9101.2171		FEDERAL WITHHOLDING
		1,393.15			108075	072021827283	9101.2173		FICA & MEDICARE-EMPL
		1,393.15			108076	072021827284	9101.2182		FICA & MEDICARE-EMPL
		402.71			108113	0720211346114	9101.2171		FEDERAL WITHHOLDING
		262.53			108114	0720211346115	9101.2173		FICA & MEDICARE-EMPL
		262.53			108115	0720211346116	9101.2182		FICA & MEDICARE-EMPL
		27,431.49			108163	0722211157067	9101.2171		FEDERAL WITHHOLDING
		15,669.92			108164	0722211157068	9101.2173		FICA & MEDICARE-EMPL
		15,669.92			108165	0722211157069	9101.2182		FICA & MEDICARE-EMPL
		62,853.06							
95627808	7/23/2021		100601 MN DEPT OF REV WH						
		245.80			108073	072021827281	9101.2172		STATE WITHHOLDING
		50.00			108112	0720211346113	9101.2172		STATE WITHHOLDING
		13,053.97			108162	0722211157066	9101.2172		STATE WITHHOLDING
		13,349.77							
97072321	7/23/2021		118579 ND CHILD SUPPORT DIVISION						
		287.08			108157	07222111570615	9101.2185		GARNISHMENTS/SUPPO
		287.08							
98072321	7/23/2021		115568 ALERUS FINANCIAL NA						
		4,593.37			108156	07222111570614	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,593.37							
99072321	7/23/2021		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,691.10			108152	07222111570610	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,691.10							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99072321	7/23/2021		107962 TOTAL ADMINISTRATIVE SERVICE CORP						Continued.
99266006	7/23/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		10,387.48			108154	07222111570612	9101.2175		DEFERRED COMPENSAT
		10,387.48							
99267859	7/23/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		37,461.88			108155	07222111570613	9101.2176		LIFE/HEALTH-EMPLOYEE
		37,461.88							
99577445	7/23/2021		100223 ICMA RETIREMENT TRUST 457						
		1,920.85			108151	0722211157061	9101.2175		DEFERRED COMPENSAT
		1,920.85							
99724721	7/23/2021		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		964.54			107942	07082114480611	9101.2176		LIFE/HEALTH-EMPLOYEE
		963.91			108153	07222111570611	9101.2176		LIFE/HEALTH-EMPLOYEE
		52.75	Lind Life Insurance		108153	07222111570611	9101.2176		LIFE/HEALTH-EMPLOYEE
		934.34	LTD Preim		108153	07222111570611	9101.2170		DENTAL/DISABILITY/LIFE
		2,915.54							
		388,662.61	Grand Total						

Payment Instrument Totals

Checks	103,520.25
EFT Payments	194,632.75
A/P ACH Payment	90,509.61
Total Payments	388,662.61

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3247		
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
118726	ART SIGN WORKS INC		PV	108266	001	00999	7/26/2021	1015182	378.00
	ART SIGN WORKS INC 41785 ELM STREET SUITE 302 MURRIETA CA 92562			Summary Total					378.00
				Payment Amount					378.00
118736	ASHER, JESSE	ESCROW REF 14680 HEMATITE ST	PV	108281	001	00999	7/30/2021	073021	500.00
	JESSE ASHER 14680 HEMATITE STREET NW RAMSEY MN 55303			Summary Total					500.00
				Payment Amount					500.00
100063	ASPEN MILLS	MISC K. MCNALLY	PV	108185	001	09101	7/14/2021	277251	227.35
	ASPEN MILLS			Summary Total					227.35
	8201 C CENTRAL AVE NE	MISC M. BARKER	PV	108186	001	09290	6/28/2021	276581	1,177.95
	SPRING LAKE PARK MN 55432			Summary Total					1,177.95
		CUST ID 55303RFD / SALE 6924	PV	108381	001	00999	7/27/2021	277920	101.80
				Summary Total					101.80
		CUST ID 55303RPD / SALE 7084	PV	108401	001	00999	7/29/2021	278021	958.95
				Summary Total					958.95
				Payment Amount					2,466.05
117133	BOSS, AMANDA	REF ESCR 8121 144TH AVE NW	PV	108385	001	00999	8/3/2021	080321	100.00
	AMANDA BOSS 8121 144TH AVENUE NW RAMSEY MN 55303			Summary Total					100.00
				Payment Amount					100.00
116174	CHARGEPOINT INC	FLEX BILLING JUNE 21	PV	108187	001	09240	7/16/2021	18021086	52.18
	CHARGEPOINT INC 254 EAST HACIENDA AVENUE CAMPBELL CA 95008			Summary Total					52.18
				Payment Amount					52.18
110734	CITY OF RAMSEY		PV	108167	001	00999	7/25/2021	719019 2ND QTR	713.39

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CITY OF RAMSEY
Create Payment Control Groups

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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
								2021	
	CITY OF RAMSEY P O BOX 251100 ST PAUL MN 55125-6100			Summary Total					713.39
			PV	108227	001	00999	7/25/2021	727919 2ND QTR 21	55.17
				Summary Total					55.17
			PV	108228	001	00999	7/25/2021	724628 2ND QTR 21	119.72
				Summary Total					119.72
			PV	108229	001	00999	7/25/2021	727918 2ND QTR 21	82.41
				Summary Total					82.41
			PV	108235	001	00999	7/25/2021	726528 2ND QTR 21	1,247.00
				Summary Total					1,247.00
			PV	108236	001	00999	7/25/2021	727978 2ND QTR 21	563.55
				Summary Total					563.55
			PV	108247	001	00999	7/25/2021	444931294 2ND QTR 21	988.54
				Summary Total					988.54
			PV	108248	001	00999	7/25/2021	444931372 2ND QTR 21	119.72
				Summary Total					119.72
			PV	108250	001	00999	7/25/2021	726294 2ND QTR 21	44.58
				Summary Total					44.58
			PV	108251	001	00999	7/25/2021	723960 2ND QTR 21	119.72
				Summary Total					119.72
			PV	108252	001	00999	7/25/2021	724874 2ND QTR 21	135.67
				Summary Total					135.67
			PV	108253	001	00999	7/25/2021	724931 2ND QTR 21	127.07
				Summary Total					127.07
			PV	108254	001	00999	7/25/2021	724470 2ND QTR 21	510.96
				Summary Total					510.96
			PV	108274	001	00999	7/25/2021	722164 2ND QTR 21	3,301.24
				Summary Total					3,301.24
				Payment Amount					8,128.74
100111	COMMERCIAL ASPHALT COMPANY COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480	ASPHALT	PV	108189	001	09101	7/15/2021	210715	1,188.41
				Summary Total					1,188.41
				Payment Amount					1,188.41

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3247		
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
100112	COMMISSIONER OF TRANSPORTATION	CONCRETE/BIT INSPECT 6/21	PV	108297	001	09402	7/13/2021	P00013348	342.41
	COMMISSIONER OF TRANSPORTATION					Summary Total			342.41
						Payment Amount			342.41
100116	CONNEXUS ENERGY	ACT 759126-303107	PV	108256	001	00999	7/21/2021	759126-303107 JULY 21	18,874.41
	CONNEXUS ENERGY					Summary Total			18,874.41
	PO BOX 1808	ACT 759126-303101	PV	108257	001	00999	7/21/2021	759126-303101 JULY 21	10,352.70
	MINNEAPOLIS MN 55480-1808					Summary Total			10,352.70
		ACT 759126-303102	PV	108258	001	00999	7/21/2021	759126-303102 JULY 21	26,498.09
						Summary Total			26,498.09
		ACT 759126-303095	PV	108259	001	00999	7/21/2021	759126-303095 JULY 21	85.00
						Summary Total			85.00
		ACT 759126-303106	PV	108260	001	00999	7/21/2021	759126-303106 JULY 21	4,742.50
						Summary Total			4,742.50
		ACT 759126-303100	PV	108261	001	00999	7/21/2021	759126-303100 JULY 21	997.73
						Summary Total			997.73
		ACT 8000014064-2	PV	108262	001	00999	7/21/2021	8000014064-2 JUNE 21	271.65
						Summary Total			271.65
						Payment Amount			61,822.08
100167	CORNERSTONE FORD		PV	108283	001	00999	7/27/2021	16334030/1	766.91
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330					Summary Total			766.91
						Payment Amount			766.91
117692	COUCH, JAMES	REF ESCR 15800 TRAPROCK ST NW	PV	108384	001	00999	8/3/2021	080321	100.00
	JAMES COUCH 15800 TRAPROCK STREET NW RAMSEY MN 55303					Summary Total			100.00
						Payment Amount			

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3247
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
									100.00
100160	EH RENNER AND SONS INC	WATER LEVEL INDICATOR	PV	108194	001	09601	7/20/2021	6480	1,576.67
	EH RENNER AND SONS INC 15688 JARVIS STREET ELK RIVER MN 55330			Summary Total					1,576.67
				Payment Amount					1,576.67
104267	ELITE SANITATION	JUL PORTABLE RENTALS	PV	108271	001	00999	7/24/2021	27880	624.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					624.00
				Payment Amount					624.00
100143	FERGUSON WATERWORKS # 2516		PV	108231	001	00999	7/23/2021	476185-1	276.10
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					276.10
		CUST #24740	PV	108375	001	00999	7/29/2021	479217	197.10
				Summary Total					197.10
		CUST #24741	PV	108376	001	00999	7/23/2021	477456	816.53
				Summary Total					816.53
		CUST #24741	PV	108377	001	00999	7/21/2021	475798	835.16
				Summary Total					835.16
				Payment Amount					2,124.89
110388	FRATTALLONE'S ACE HARDWARE STORES	CUST #631031	PV	108255	001	00999	7/22/2021	043186/J	23.99
	FRATTALLONE'S ACE HARDWARE STORES 1203 COUNTY ROAD E WEST ARDEN HILLS MN 55112-3738			Summary Total					23.99
				Payment Amount					23.99
118743	GILBERTSON, EMILY	REF ESCROW 15637 JUNIPER RD DR	PV	108386	001	00999	8/2/2021	080221	100.00
	EMILY GILBERTSON 15637 JUNIPER RIDGE DRIVE NW RAMSEY MN 55303			Summary Total					100.00
				Payment Amount					100.00

Payment Group Control Number 3247
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
118728	GRANDEMOORE HOMES INC	REF EROS ESCR 6978 168TH LA NW	PV	108276	001	00999	7/29/2021	072921A	1,500.00
	GRANDEMOORE HOMES INC				Summary Total				1,500.00
	2201 107TH LANE NE	REF EROS ECR 6980 168TH LN NW	PV	108282	001	00999	7/29/2021	072921B	1,500.00
	BLAINE MN 55449				Summary Total				1,500.00
					Payment Amount				3,000.00
118745	HADLEY CONSTRUCTION	REF ESCR 16301 DYSPROSIUM ST	PV	108394	001	00999	8/3/2021	080321	100.00
	HADLEY CONSTRUCTION				Summary Total				100.00
	18850 GARNET STREET NW								
	RAMSEY MN 55303				Payment Amount				100.00
117332	HEARTLAND TIRE INC	359 BAL AND ROTATE	PV	108197	001	09101	7/20/2021	9022106	80.00
	HEARTLAND TIRE INC				Summary Total				80.00
	7151 RIVERDALE DRIVE NW	367 BAL AND ROTATE	PV	108198	001	09101	7/19/2021	9022092	80.00
	RAMSEY MN 55303				Summary Total				80.00
		WO 9027255	PV	108265	001	00999	7/23/2021	9022176	116.40
					Summary Total				116.40
					Payment Amount				276.40
115760	HENRY SCHEIN INC	DEFIB PADS/TOURNIQUET	PV	108199	001	09101	7/7/2021	95805987	78.52
	HENRY SCHEIN INC				Summary Total				78.52
	DEPT CH 10241		PV	108237	001	00999	7/20/2021	96363720	6.61
	PALATINE IL 60055-0241				Summary Total				6.61
					Payment Amount				85.13
112160	HOLIDAY COMPANIES		PV	108399	001	00999	8/1/2021	46801082100	165.75
	HOLIDAY COMPANIES				Summary Total				165.75
	4567 AMERICAN BLVD W								
	BLOOMINGTON MN 55437				Payment Amount				165.75
106324	INSPECTRON INC	MAY 2021 INSPECTIONS	PV	108311	001	09101	7/7/2021	2021-098	16,975.00

CITY OF RAMSEY
Create Payment Control Groups

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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
	INSPECTRON INC						Summary Total		16,975.00
	CODE COMPLIANCE INSPECTIONS								
	15120 CHIPPENDALE AVE SUITE 202								
	ROSEMOUNT MN 55068								
							Payment Amount		16,975.00
118015	INTERSTATE TESTING LLC	BACKFLOW TESTS	PV	108200	001	09101	7/1/2021	15141	1,425.00
	INTERSTATE TESTING LLC	BACKFLOW TESTS	PV	108200	002	09101	7/1/2021	15141	300.00
	P O BOX 55						Summary Total		1,725.00
	ANOKA MN 55303								
							Payment Amount		1,725.00
118695	JACK'S AUTO REPAIR LLC	REPAIR AIR COND.318	PV	108312	001	09101	7/13/2021	071321	373.16
	JACK'S AUTO REPAIR LLC						Summary Total		373.16
	14290 SUNFISH LAKE BLVD NW								
	RAMSEY MN 55303								
							Payment Amount		373.16
118744	JOHNSON, JANICE	REF ESCR 8750 169TH AVE NW	PV	108387	001	00999	8/2/2021	080221	100.00
	JANICE JOHNSON						Summary Total		100.00
	8750 169TH AVE NW								
	RAMSEY MN 55303								
							Payment Amount		100.00
100256	LANO EQUIPMENT INC	RENT- EXCAVATOR 7/19/21	PV	108201	001	09605	7/19/2021	02-847552	375.00
	LANO EQUIPMENT INC						Summary Total		375.00
	6140 HIGHWAY 10 NW	RENTAL- PLANER/CUT DRUM	PV	108202	001	09101	7/20/2021	02-848006	2,477.85
	ANOKA MN 55303						Summary Total		2,477.85
							Payment Amount		2,852.85
117918	MACQUEEN EMERGENCY	FIRE GEAR	PV	108203	001	09101	7/16/2021	P00726	483.82
	MACQUEEN EMERGENCY						Summary Total		483.82
	1125 7TH STREET E		PV	108234	001	00999	7/22/2021	W00127	442.50
	ST PAUL MN 55106						Summary Total		442.50
		ACCT RAMSE009	PV	108380	001	00999	7/28/2021	P00772	570.00

CITY OF RAMSEY
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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
				Summary Total					570.00
				Payment Amount					1,496.32
108208	METRO PRODUCTS INC	MISC SUPPLIES	PV	108207	001	09101	7/14/2021	160671	196.82
	METRO PRODUCTS INC			Summary Total					196.82
	7401 CENTRAL AVENUE NE	NITRILE GLOVES	PV	108208	001	09101	7/8/2021	160517	307.50
	FRIDLEY MN 55432			Summary Total					307.50
			PV	108397	001	00999	7/28/2021	160951	50.80
				Summary Total					50.80
				Payment Amount					555.12
101164	MILLER CHEVROLET	WORK ON 395	PV	108209	001	09101	7/19/2021	CTCS666806	236.08
	MILLER CHEVROLET	WORK ON 395	PV	108209	002	09101	7/19/2021	CTCS666806	195.77
	P O BOX 130	WORK ON 395	PV	108209	003	09101	7/19/2021	CTCS666806	39.73
	21150 JOHN MILLESS DRIVE			Summary Total					471.58
	ROGERS MN 55374			Payment Amount					471.58
110797	MOST DEPENDABLE FOUNTAINS INC		PV	108249	001	00999	7/15/2021	INV64439	4,550.00
	MOST DEPENDABLE FOUNTAINS INC			Summary Total					4,550.00
	5705 COMMANDER DRIVE								
	ARLINGTON TN 38002-0587			Payment Amount					4,550.00
118261	MULVANEY, MICHAEL	REF EROS ESCR 16169 JARVIS ST	PV	108277	001	00999	7/29/2021	072921	100.00
	MICHAEL MULVANEY			Summary Total					100.00
	16169 JARVIS STREET NW								
	ELK RIVER MN 55330			Payment Amount					100.00
117381	NORTH METRO ANIMAL CARE AND CONTROL	MAY 21 SERVICES	PV	108213	001	09101	7/16/2021	1070	47.00
	NORTH METRO ANIMAL CARE AND CONTROL			Summary Total					47.00
	16422 HANSON BLVD NW								
	ANDOVER MN 55304			Payment Amount					47.00

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CITY OF RAMSEY
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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
116364	NORTHLAND CUSTOM HOMES LLC	REF EROS ESC 8871 169TH AVE NW	PV	108382	001	00999	8/3/2021	080321A	1,500.00
	NORTHLAND CUSTOM HOMES LLC 6210 GREEN VALLEY ROAD NW RAMSEY MN 55303				Summary Total				1,500.00
		REF LNDSCP ESCR 8871 169TH AVE	PV	108383	001	00999	8/3/2021	080321B	5,000.00
					Summary Total				5,000.00
					Payment Amount				6,500.00
118734	OANES, RICHARD AND LIANE	EROS ESCROW REF 17721 EATON ST	PV	108279	001	00999	7/30/2021	073021	100.00
	RICHARD AND LIANE OANES 17721 EATON STREET NW RAMSEY MN 55303				Summary Total				100.00
					Payment Amount				100.00
100393	PRAIRIE RESTORATIONS INC		PV	108166	001	00999	7/14/2021	29522	1,894.27
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371				Summary Total				1,894.27
		CENTRAL PRK SERV 7/27	PV	108378	001	00999	7/28/2021	29936	444.87
					Summary Total				444.87
					Payment Amount				2,339.14
118733	PREAM, DANIEL OR SUSAN	ESCROW REF 14030 KRYPTON ST NW	PV	108278	001	00999	7/30/2021	073021	100.00
	DANIEL OR SUSAN PREAM 14030 KRYPTON STREET NW RAMSEY MN 55303				Summary Total				100.00
					Payment Amount				100.00
118730	SAFE STEP LLC		PV	108288	001	00999	7/20/2021	3558	1,376.45
	SAFE STEP LLC P O BOX 411 HORTONVILLE WI 54944				Summary Total				1,376.45
					Payment Amount				1,376.45
100440	SHORT ELLIOT HENDRICKSON INC	T-MOBILE/SPRINT TOWER	PV	108220	001	09804	7/16/2021	408832	159.56
	SHORT ELLIOT HENDRICKSON INC P O BOX 64780				Summary Total				159.56
		RAMSEY VZW WT PROJ.	PV	108221	001	09804	7/16/2021	408833	202.01

CITY OF RAMSEY
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Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ST PAUL MN 55164-0780			Summary Total					202.01
		WTP TRUNK WATERMAIN	PV	108313	001	09601	7/13/2021	407978	84,276.74
				Summary Total					84,276.74
				Payment Amount					84,638.31
118653	ST CLAIR, MICHAEL	REF ESCR 5805 148TH LN NW	PV	108388	001	00999	8/2/2021	080221	100.00
	MICHAEL ST CLAIR 5805 148TH LANE NW RAMSEY MN 55303			Summary Total					100.00
				Payment Amount					100.00
118547	SWATMOD LLC	ARMORED VEH OPER TRAIN	PV	108224	001	09101	7/20/2021	072021	1,000.00
	SWATMOD LLC 3866 31ST STREET SE ST CLOUD MN 56304			Summary Total					1,000.00
				Payment Amount					1,000.00
118735	WEEKS, ADAM	EROS ESCROW REF 17851 VANADIUM	PV	108280	001	00999	7/30/2021	073021	100.00
	ADAM WEEKS 17851 VANADIUM STREET NW RAMSEY MN 55303			Summary Total					100.00
				Payment Amount					100.00
				Total Amount to be Processed					209,421.54
				Total Number of Payments to be Processed					41

Payment Group Control Number	3248		
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
110789	4IMPRINT	ACCT 1798846	PV	108268	001	00999	7/19/2021	9083228	1,707.12
	4IMPRINT P O BOX 320 101 COMMERCE STREET OSHKOSH WI 54901					Summary Total			1,707.12
						Payment Amount			1,707.12
100017	AIRGAS USA, LLC	PAYER 2030987	PV	108398	001	00999	7/31/2021	9981227421	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		PV	108225	001	00999	7/14/2021	G3-FLRD-9G73	507.95
	AMAZON CAPITAL SERVICES INC 410 TERRY AVENUE NORTH					Summary Total			507.95
			PV	108226	001	00999	7/14/2021	DWH-L4XM-37YN	17.98
	SEATTLE WA 98109					Summary Total			17.98
						Payment Amount			525.93
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	FILING FEES	PV	108294	001	09804	6/25/2021	21-31067/21-33258	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	FILING FEES	PV	108294	002	09804	6/25/2021	21-31067/21-33258	46.00
	2100 - 3RD AVENUE ANOKA MN 55303					Summary Total			92.00
						Payment Amount			92.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	July Fiber Payment	PV	108233	001	00999	7/20/2021	B210719M	492.00
	ANOKA COUNTY TREASURY DEPARTMENT					Summary Total			492.00
	2100 THIRD AVENUE ANOKA MN 55303	MISC INVOICES	PV	108293	001	09101	7/20/2021	7/20/2021	399.00
		MISC INVOICES	PV	108293	002	09101	7/20/2021	7/20/2021	900.00
		MISC INVOICES	PV	108293	003	09101	7/20/2021	7/20/2021	22.66
						Summary Total			1,321.66
						Payment Amount			1,813.66
113871	APPLIED MAINTENANCE SUPPLIES AND SOL.	SALES ORD #1515413771	PV	108290	001	00999	7/28/2021	7022110605	883.74

Payment Group Control Number	3248		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	APPLIED MAINTENANCE SUPPLIES AND SOL.			Summary Total					883.74
	22510 NETWORK PLACE								
	CHICAGO IL 60673-1225								
				Payment Amount					883.74
101084	BATTERIES PLUS BULBS		PV	108263	001	00999	7/21/2021	P41876408	53.90
	BATTERIES PLUS BULBS			Summary Total					53.90
	138 SOUTH DALE MABRY HWY		PV	108275	001	00999	7/27/2021	P42066545	13.93
	TAMPA FL 33609			Summary Total					13.93
				Payment Amount					67.83
106346	BAUER BUILT INCORPORATED	2 TIRES FOR 677	PV	108184	001	09101	7/19/2021	940079033	211.76
	BAUER BUILT INCORPORATED			Summary Total					211.76
	8270 W 35W SERVICE DR		PV	108286	001	00999	7/26/2021	940079258	121.15
	BLAINE MN 55449			Summary Total					121.15
				Payment Amount					332.91
100647	BOLTON AND MENK INC	RAM/DOLO ST DEMO MAY/JUNE 21	PV	108295	001	09230	7/14/2021	0272382	195.00
	BOLTON AND MENK INC			Summary Total					195.00
	1960 PREMIER DRIVE	RIVEDALE DR CONST MAY/JUNE 21	PV	108296	001	09402	7/14/2021	0272380	1,987.00
	MANKATO MN 56001-5900			Summary Total					1,987.00
				Payment Amount					2,182.00
111496	CENTRAL TURF AND IRRIGATION SUPPLY	MISC IRRIG SUPPLIES	PV	108188	001	09101	7/16/2021	6076307-00	106.60
	CENTRAL TURF AND IRRIGATION SUPPLY	MISC IRRIG SUPPLIES	PV	108188	002	09101	7/16/2021	6076307-00	315.46
	8 WILLIAMS STREET			Summary Total					422.06
	ELMSFORD NY 10523	CUST #101287	PV	108389	001	00999	7/28/2021	5106742-00	120.75
				Summary Total					120.75
		CUST #101287	PV	108390	001	00999	7/28/2021	6076583-00	345.98
				Summary Total					345.98
		CUST #101287	PV	108391	001	00999	7/30/2021	6076640-00	618.84
				Summary Total					618.84
				Payment Amount					1,507.63

Payment Group Control Number	3248		
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
116197	CINTAS CORPORATION	CUST REF 006-24545-01	PV	108245	001	00999	7/21/2021	4090643222	53.28
	CINTAS CORPORATION			Summary Total					53.28
	CINTAS LOC #4K	CUST REF#006-24545-01	PV	108289	001	00999	7/28/2021	4091305963	55.62
	P O BOX 650838			Summary Total					55.62
	DALLAS TX 75265-0838	CUST REF 006-21977-01	PV	108379	001	00999	7/28/2021	4091305817	16.56
				Summary Total					16.56
				Payment Amount					125.46
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	Invoice INV221887	PV	108246	001	00999	7/22/2021	INV221887	666.06
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					666.06
				Payment Amount					666.06
100144	DEHN OIL COMPANY		PV	108241	001	00999	7/22/2021	85175	2,234.82
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,234.82
				Payment Amount					2,234.82
101185	DO ALL PRINTING COM INC	BUS CARDS- K. SONTERRE	PV	108190	001	09101	7/15/2021	52208	37.00
	DO ALL PRINTING COM INC			Summary Total					37.00
	6360 HIGHWAY 10 NW	BUS CARDS. K. SCHMIDT	PV	108191	001	09101	7/6/2021	52102	37.00
	RAMSEY MN 55303			Summary Total					37.00
		2ND BRC MAILING	PV	108192	001	09101	7/15/2021	52212	63.84
		2ND BRC MAILING	PV	108192	002	09101	7/15/2021	52212	21.00
		2ND BRC MAILING	PV	108192	003	09101	7/15/2021	52212	30.80
				Summary Total					115.64
			PV	108240	001	00999	7/21/2021	52281	30.00
				Summary Total					30.00
		BUS CARDS-DURAN	PV	108270	001	00999	7/26/2021	52314	44.00
				Summary Total					44.00

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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
		ENVELOPES	PV	108298	001	09230	7/6/2021	52098	36.11
		ENVELOPES	PV	108298	002	09230	7/6/2021	52098	36.11
		ENVELOPES	PV	108298	003	09230	7/6/2021	52098	36.11
				Summary Total					108.33
				Payment Amount					371.97
100158	ECM PUBLISHERS INC		PV	108230	001	00999	7/23/2021	845708	86.00
	ECM PUBLISHERS INC			Summary Total					86.00
	4095 COON RAPIDS BLVD	PH CHAPTER 10	PV	108299	001	09101	7/16/2021	844743	69.88
	COON RAPIDS MN 55433			Summary Total					69.88
		PH ORD 21-11	PV	108300	001	09101	7/2/2021	842798	69.88
				Summary Total					69.88
		PH ORD 21-15	PV	108301	001	09101	7/9/2021	843879	69.88
				Summary Total					69.88
		PH 21/125	PV	108302	001	09804	7/9/2021	843881	80.63
				Summary Total					80.63
		KNOLLS PROPERTY 2ND ADD	PV	108303	001	09804	7/9/2021	843880	75.25
				Summary Total					75.25
		CUEVAS VARI. PH	PV	108304	001	09804	7/9/2021	843878	69.88
				Summary Total					69.88
		LANDFORM VARI PH	PV	108305	001	09804	7/9/2021	843877	123.63
				Summary Total					123.63
				Payment Amount					645.03
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	RETURN- PUSHBUMPER	PD	108306	001	09702	7/15/2021	CM21144	417.28-
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					417.28-
	2755 GENEVA AVE N	WORK ON 313	PV	108307	001	09702	7/19/2021	DL05272122E	252.30
	OAKDALE MN 55128			Summary Total					252.30
		WORK ON 311	PV	108308	001	09702	7/19/2021	DL05252121H	117.74
				Summary Total					117.74
			PV	108402	001	00999	7/28/2021	DL072021-22	851.40
				Summary Total					851.40
			PV	108403	001	00999	7/28/2021	DL072021-21	851.40
				Summary Total					851.40
				Payment Amount					1,655.56
113991	EMERGENCY RESPONSE		PV	108232	001	00999	7/22/2021	P00756	372.57

Payment Group Control Number	3248		
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
	SOLUTIONS								
	EMERGENCY RESPONSE SOLUTIONS 4817 VIKING BLVD SUITE 102 EAST BETHEL MN 55092			Summary Total					372.57
				Payment Amount					372.57
113321	FACTORY MOTOR PARTS CO	RETURN FUEL TANK CAP	PD	108309	001	09101	7/6/2021	6-1595508	13.85-
	FACTORY MOTOR PARTS CO			Summary Total					13.85-
	BIN 139107	ACCT 13613	PV	108396	001	00999	7/29/2021	6-1597565	267.02
	P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					267.02
				Payment Amount					253.17
107099	FASTENAL	S HOOKS	PV	108193	001	09101	7/16/2021	MNTC8196049	5.51
	FASTENAL COMPANY			Summary Total					5.51
	P O BOX 1286		PV	108239	001	00999	7/20/2021	MNTC8196135	12.63
	WINONA MN 55987			Summary Total					12.63
				Payment Amount					18.14
107737	FINANCE AND COMMERCE INC	2021 ADD PAVE OVERLAY	PV	108310	001	09435	7/9/2021	745115404	185.65
	FINANCE AND COMMERCE INC SDS 12-2619 P O BOX 86 MINNEAPOLIS MN 55486-2619			Summary Total					185.65
				Payment Amount					185.65
100650	GRAINGER	MISC SUPPLIES	PV	108195	001	09101	7/15/2021	9964097373	70.86
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					70.86
				Payment Amount					70.86
100211	HAWKINS INC	CHEMICALS	PV	108196	001	09601	7/18/2021	4986892	4,575.30
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					4,575.30
				Payment Amount					4,575.30

Payment Group Control Number 3248
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
114068	IDEAL SERVICE INC	THE DRAW SERVICE 7/9	PV	108393	001	00999	7/26/2021	11249	439.00
	IDEAL SERVICE INC P O BOX 244 ALEXANDRIA MN 56308			Summary Total					439.00
				Payment Amount					439.00
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	FIRE AUDIT THROUGH 12/31/2020	PV	108204	001	09101	7/15/2021	50752	4,200.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					4,200.00
		AUDIT THROUGH 12/31/2021	PV	108205	001	09101	7/15/2021	50795	4,900.00
				Summary Total					4,900.00
				Payment Amount					9,100.00
100283	MENARDS COON RAPIDS	HAMMER DRILL/SANDING BELT	PV	108206	001	09101	7/7/2021	54877	157.89
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55433			Summary Total					157.89
		ACCT 30280262	PV	108238	001	00999	7/20/2021	55666	29.93
				Summary Total					29.93
		ACCOUNT 30280262	PV	108392	001	00999	7/27/2021	56079	170.64
				Summary Total					170.64
				Payment Amount					358.46
113909	MOBILE VEHICLE INTEGRATION	FOR 313 -STRIP OUT 363	PV	108210	001	09702	7/13/2021	21-07095	2,575.00
	MOBILE VEHICLE INTEGRATION	FOR 313 -STRIP OUT 363	PV	108210	002	09702	7/13/2021	21-07095	150.00
	835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					2,725.00
		FOR 311 - STRIP OUT 394	PV	108211	001	09702	7/13/2021	21-07096	2,575.00
		FOR 311 - STRIP OUT 394	PV	108211	002	09702	7/13/2021	21-07096	150.00
				Summary Total					2,725.00
				Payment Amount					5,450.00
115167	NET TRANSCRIPTS INC	JUL TRANSCRIPTIONS	PV	108264	001	00999	7/23/2021	#NT4953	37.81
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320			Summary Total					37.81

Payment Group Control Number	3248		
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
	PHOENIX AZ 85014								
				Payment Amount					37.81
100354	NEWMAN SIGNS INC	SIGN MATERIAL	PV	108212	001	09101	7/16/2021	TRFINV032333	980.91
	NEWMAN SIGNS INC			Summary Total					980.91
	PO BOX 1728	CUST #RAM-03-003	PV	108291	001	00999	7/29/2021	TRF1NV032643	2,292.49
	JAMESTOWN ND 58402-1728			Summary Total					2,292.49
				Payment Amount					3,273.40
100363	NORTHERN SANITARY SUPPLY CO	CUST #R2298	PV	108284	001	00999	7/28/2021	202195	568.96
	NORTHERN SANITARY SUPPLY CO			Summary Total					568.96
	341 COON RAPIDS BLVD								
	MINNEAPOLIS MN 55433								
				Payment Amount					568.96
115232	NORTHERN TECHNOLOGIES LLC	PROJ 21.MSP12579.000	PV	108292	001	00999	7/17/2021	39403	557.50
	NORTHERN TECHNOLOGIES LLC			Summary Total					557.50
	3522 4TH AVENUE S	PROJ 21.MSP12442.000	PV	108395	001	00999	7/17/2021	39399	3,152.50
	FARGO ND 58103			Summary Total					3,152.50
				Payment Amount					3,710.00
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY DRUG SCREEN	PV	108214	001	09101	7/12/2021	11232	50.00
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					50.00
	7533 SUNWOOD DRIVE NW SUITE 212								
	RAMSEY MN 55303								
				Payment Amount					50.00
110480	OPUS 21 MANAGEMENT SOLUTIONS	JUNE 21 SERVICE	PV	108215	001	09601	7/18/2021	210621	130.86
	OPUS 21 MANAGEMENT SOLUTIONS	JUNE 21 SERVICE	PV	108215	002	09601	7/18/2021	210621	130.86
	680 COMMERCE DRIVE SUITE 160	JUNE 21 SERVICE	PV	108215	003	09601	7/18/2021	210621	130.86
	WOODBURY MN 55125	JUNE 21 SERVICE	PV	108215	004	09601	7/18/2021	210621	130.86
		JUNE 21 SERVICE	PV	108215	005	09601	7/18/2021	210621	130.86
				Summary Total					654.30
				Payment Amount					654.30

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CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3248		
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
114134	PHASOR ELECTRIC COMPANY	JOB 8768140	PV	108242	001	00999	7/23/2021	048347	165.00
	PHASOR ELECTRIC COMPANY			Summary Total					165.00
	2160 108TH LANE NE		PV	108244	001	00999	7/23/2021	048346	3,230.00
	BLAINE MN 55449			Summary Total					3,230.00
				Payment Amount					3,395.00
113444	PRECISE		PV	108243	001	00999	7/21/2021	200-1031944	875.00
	PRECISE			Summary Total					875.00
	501 EAST CLIFF ROAD SUITE 100								
	BURNSVILLE MN 55337								
				Payment Amount					875.00
113737	RATWIK ROSZAK AND MALONEY PA	JUNE 2021 RETAINER	PV	108216	001	09101	6/30/2021	69191	3,226.00
	RATWIK ROSZAK AND MALONEY PA			Summary Total					3,226.00
	300 U.S. TRUST BUILDING	JUNE 2021 SERVICES	PV	108217	001	09101	6/30/2021	69190	2,977.75
	730 SECOND AVENUE SOUTH			Summary Total					2,977.75
	MINNEAPOLIS MN 55402								
				Payment Amount					6,203.75
116092	ROADKILL ANIMAL CONTROL	JUNE 21- 6 DEER CALLS	PV	108218	001	09101	7/20/2021	072021	558.00
	ROADKILL ANIMAL CONTROL			Summary Total					558.00
	520 HAROLD DRIVE								
	BURNSVILLE MN 55337								
				Payment Amount					558.00
100431	SAFETY KLEEN CORPORATION	RECYCLE PARTS WASHER FLUID	PV	108219	001	09101	7/7/2021	CN13136567	110.97
	SAFETY KLEEN CORPORATION			Summary Total					110.97
	PO BOX 975201								
	DALLAS TX 75397-5201								
				Payment Amount					110.97
107711	SCHINDLER ELEVATOR	BILLING ID#5000143702	PV	108285	001	00999	7/29/2021	8105697686	695.49
	SCHINDLER ELEVATOR			Summary Total					695.49

Payment Group Control Number	3248		
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
	P O BOX 93050								
	CHICAGO IL 60673-3050								
								Payment Amount	695.49
100976	SHRED IT	PD SHREDDING	PV	108222	001	09101	7/15/2021	8182425752	84.10
	SHRED IT USA MINNEAPOLIS							Summary Total	84.10
	28883 NETWORK PLACE	CUST #17111689	PV	108400	001	00999	7/31/2021	8182605360	84.47
	CHICAGO IL 60673-1288							Summary Total	84.47
								Payment Amount	168.57
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	JULY SERVICE	PV	108272	001	00999	7/24/2021	13600	5,899.96
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC							Summary Total	5,899.96
	18523 OLSON STREET NW		PV	108273	001	00999	7/24/2021	13612	516.35
	ELK RIVER MN 55330							Summary Total	516.35
								Payment Amount	6,416.31
100469	STREICHER'S POLICE EQUIPMENT	MISC PD SUPPLIES	PV	108223	001	09101	7/14/2021	I1513350	405.00
	STREICHER'S POLICE EQUIPMENT							Summary Total	405.00
	10911 WEST HWY 55	SALES ORD #S1436446	PV	108267	001	00999	7/20/2021	I1514183	705.00
	MINNEAPOLIS MN 55441							Summary Total	705.00
		SALES ORD #S1444735	PV	108269	001	00999	7/23/2021	I1515257	56.00
								Summary Total	56.00
								Payment Amount	1,166.00
112079	TOKLE INSPECTIONS INC	JUNE 2021 SERVICE	PV	108314	001	09101	7/14/2021	071421	4,387.50
	TOKLE INSPECTIONS INC							Summary Total	4,387.50
	1748 123RD AVENUE NW								
	COON RAPIDS MN 55448								
								Payment Amount	4,387.50
100541	ZARNOTH BRUSH WORKS INC	CUST #RAM1496	PV	108287	001	00999	7/20/2021	185784	451.50
	ZARNOTH BRUSH WORKS INC							Summary Total	451.50
	PO BOX 141								
	CHILTON WI 53014-0141								
								Payment Amount	451.50

R04570

CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3248		
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

Total Amount to be Processed	68,390.32
Total Number of Payments to be Processed	43

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-228

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JULY 22, 2021 THROUGH AUGUST 4, 2021

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of July 22, 2021, through August 4, 2021, in the amount of $ 885,695.62 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 July 22, 2021, through August 4, 2021, in the amount of $ 885,695.62.

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
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 10th day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 8.**

Meeting Date: 08/10/2021

By: Bria Raines, Community Development

Information

Title

Adopt Resolution #21-183 Approving an Easement Encroachment Agreement for an attached accessory structure in a drainage and utility easement at 16206 Sapphire St NW; Case of William Cowette (Proj. 21-119)

Purpose/Background:

The City received a Building Permit Application for a deck to be constructed at 16206 Sapphire Street NW (the "Subject Property") on August 15, 2017. The application was discussed and reviewed at the 8/22/2017 Development Review meeting. The application for a 14' deep deck that is 35' in length deck was denied. The property survey contains a "future deck" location outside of the drainage and utility easement (the "Easement"), whereas the application proposed a deck encroaching on the easement.The Property Owner had built the deck without a building permit. Due to the size of the Drainage and Utility Easement, the Property Owner is requesting an Easement Encroachment Agreement for the deck on the rear of the principle structure.

This item was brought to the July 27, 2021 City Council meeting, where Council requested a revision to Resolution #21-183 to approve the accessory structure in the Drainage and Utility Easement on the Subject Property.

Notification:

Notification is not required when considering an Encroachment Agreement.

Observations/Alternatives:

The Property Owner is applying for an Easement Encroachment Agreement for the deck on the Subject Property. The Property Owner did not apply for a building permit until after-the-fact. City Staff recommend Easement Encroachment Agreement contingent on approval by the City Engineer to ensure the Easement can still function as intended.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

At the July 27, 2021 City Council meeting, members of the Council recommended revision to Resolution #21-183 to approve the Easement Encroachment Agreement to allow a deck to be located within the Easement at 16206 Sapphire Street NW.

Action:

Motion to adopt Resolution #21-183 approving an Easement Encroachment Agreement for an attached accessory structure in a drainage and utility easement at 16206 Sapphire St NW.

Attachments

Site Location Map

Property Survey

Resolution #21-183

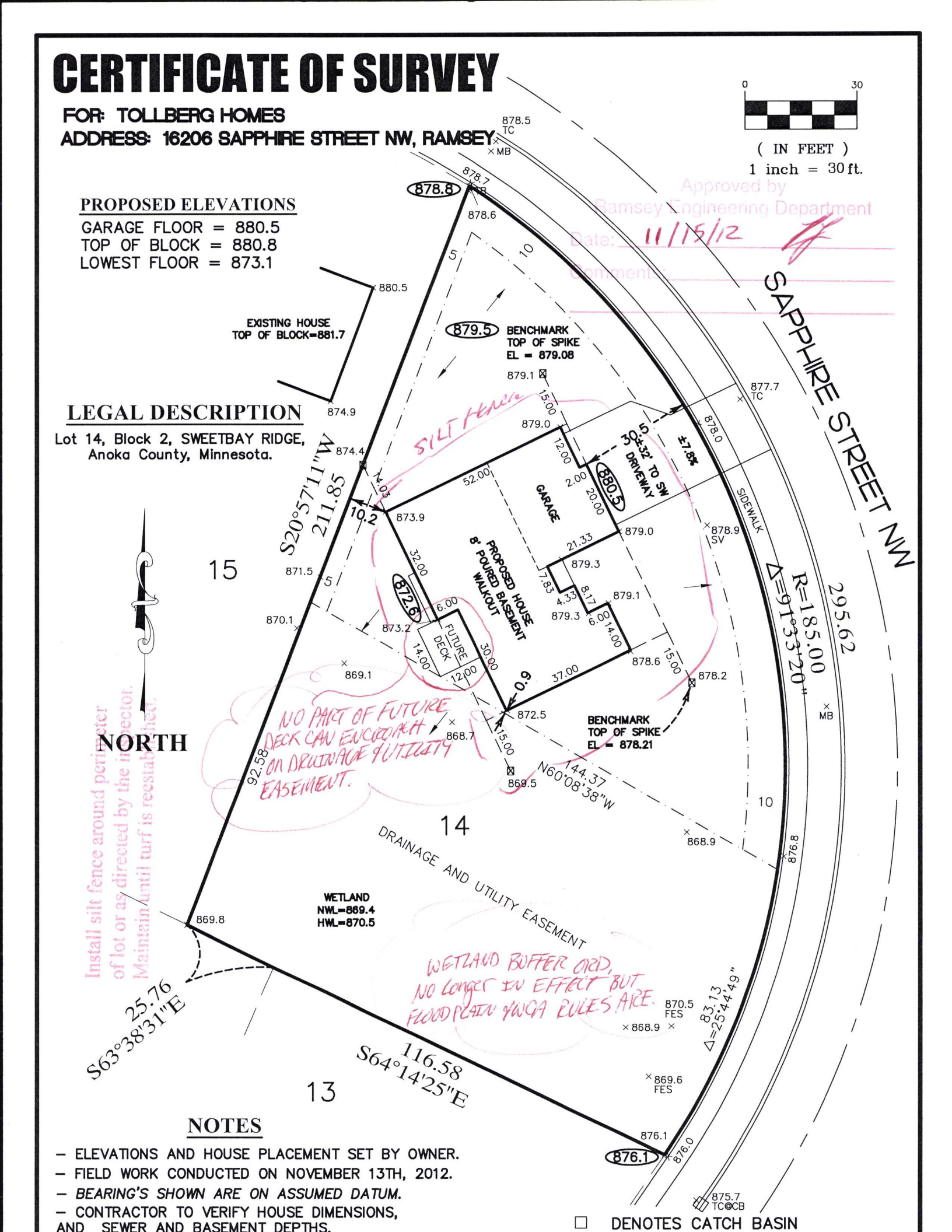
Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 12:20 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 02:39 PM
Form Started By: Bria Raines		Started On: 07/28/2021 09:51 AM
Final Approval Date: 08/05/2021		

7474
16206

CERTIFICATE OF SURVEY

FOR: TOLLBERG HOMES
ADDRESS: 16206 SAPPHIRE STREET NW, RAMSEY



NOTES

- ELEVATIONS AND HOUSE PLACEMENT SET BY OWNER.
- FIELD WORK CONDUCTED ON NOVEMBER 13TH, 2012.
- *BEARING'S SHOWN ARE ON ASSUMED DATUM.*
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.

□ DENOTES CATCH BASIN

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

RESOLUTION #21-183

RESOLUTION APPROVING AN EASEMENT ENCROACHMENT AGREEMENT FOR AN ATTACHED ACCESSORY STRUCTURE IN A DRAINAGE AND UTILITY EASEMENT AT 16206 SAPPHIRE STREET NW

WHEREAS, William Cowette III, hereinafter referred to as the "Applicant," have requested an Easement Encroachment Agreement to maintain an existing thirteen foot by thirty-foot (13' x 30') Deck (the "Deck") within a drainage and utility easement (the "Easement") on the property legally described as follows:

Lot 14, Block 2 Sweetbay Ridge

(the "Subject Property").

WHEREAS, during review of an open code enforcement case, it was discovered that there is an existing, detached accessory structure located within the Easement; and

WHEREAS, the Applicant applied for a deck and was denied in August 2017; and

WHEREAS, the Deck has been placed without a permit since ordinance adopted requiring building permit for accessory structures; and

WHEREAS, the principle structure building plans did include a future option for a deck out of the easement; and

WHEREAS, the Applicant has a unique property with a large Drainage and Utility Easement; and

WHEREAS, the Applicant installed the deck on the property without a building permit.

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 can continue to maintain the Deck within the Easement contingent upon:
   a) The Applicant entering into an Easement Encroachment Agreement with the City and recording said agreement against the Subject Property; and
   b) Review and approval of the Easement Encroachment Agreement by the City Engineer to ensure the Easement can still function as intended.

2) That the Applicant shall not further encroach on the Drainage and Utility Easement without written consent from 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 adopted by the Ramsey City Council this the 10th day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

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

CC Regular Session **5. 9.**

Meeting Date: 08/10/2021

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #21-208 Granting a Conditional Use Permit to Expand an Existing Utility Substation at 9180 Alpine Drive NW (Project No. 21-125); Case of Connexus Energy

Purpose/Background:

The City has received an application for a Conditional Use Permit (CUP) from Connexus Energy (the "Applicant") to expand an existing utility substation at 9180 Alpine Drive NW (the "Subject Property"). The Applicant has stated that due to the growth in Ramsey, both currently and anticipated, this utility substation needs to be updated and expanded to increase electrical capacity.

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the request.

Observations/Alternatives:

Based on historical aerial imagery, the utility substation has been in place since at least 1965. This predates the incorporation of Ramsey and the adoption of the Zoning Code, making the utility substation a lawful, nonconforming use. The Subject Property is zoned Planned Unit Development (PUD), which doesn't specify any permitted, conditional, or accessory uses. However, City Code Section 117-51 (Conditional Use Permits) states that a conditional use is a use that cannot be properly classified as a permitted use in a specific district.

The footprint of the existing utility substation is approximately 50' x 70'. The proposed expansion would result in a footprint of approximately 84' x 128' (fenced area). All equipment would be contained within this area, enclosed with a seven (7) foot tall chain link fence, topped with a 12" tall security feature (barbed wire).

The utility substation abuts the BNSF railroad right-of-way to the south/west and The Links of Northfork golf course to the east and north. The nearest residential property is over 350 feet from the boundary of the Subject Property (and on the opposite side of Alpine Drive) and the nearest actual home is about 600 feet from the Subject Property. It does not appear that the proposed expansion would have any negative impact(s) to surrounding properties.

The Planning Commission conducted a Public Hearing on the request on July 22, 2021. A verbal comment was received asking whether screening would be required or considered. Considering the location of the substation, which again is situated between the BNSF right of way and the golf course, and the distance to the nearest residential home (over 600 feet), the Planning Commission did not feel that screening was necessary.

Alternatives

Alternative 1: Motion to adopt Resolution #21-208 granting a Conditional Use Permit to expand an existing utility substation. Due to current and forecasted growth in Ramsey, additional electrical capacity is needed, which is prompting this proposed expansion. The location of the existing substation, nestled between railroad right-of-way and a golf course, seems ideal and should not negatively impact any surrounding uses. Staff supports this alternative.

Alternative 2: Motion to deny the requested Conditional Use Permit. Based on the location of the existing substation, and the need for additional electrical capacity (per Connexus Energy), Staff does not support this alternative.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

The Planning Commission recommends adopting Resolution #21-208 granting the Conditional Use Permit.

Action:

Motion to adopt Resolution #21-208 granting a Conditional Use Permit to expand an existing utility substation.

Attachments

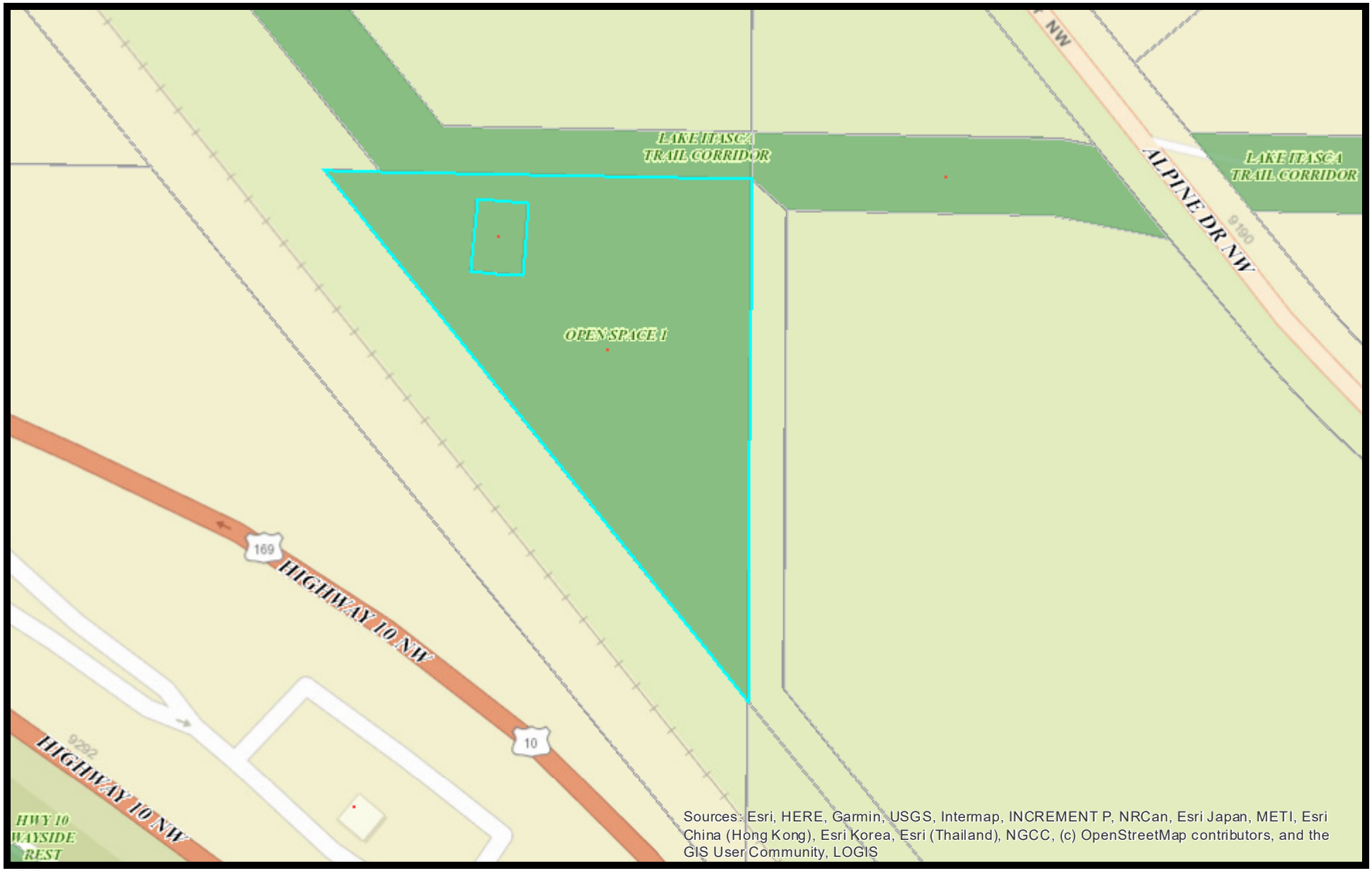
Site Location Map
Aerial View of Substation
Plan Set
Draft Planning Commission Meeting Minutes Dated July 22, 2021
Resolution #21-208

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 12:18 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 02:32 PM
Form Started By: Chris Anderson		Started On: 07/26/2021 04:00 PM
Final Approval Date: 08/05/2021		

Site Location Map

Daytonport Substation



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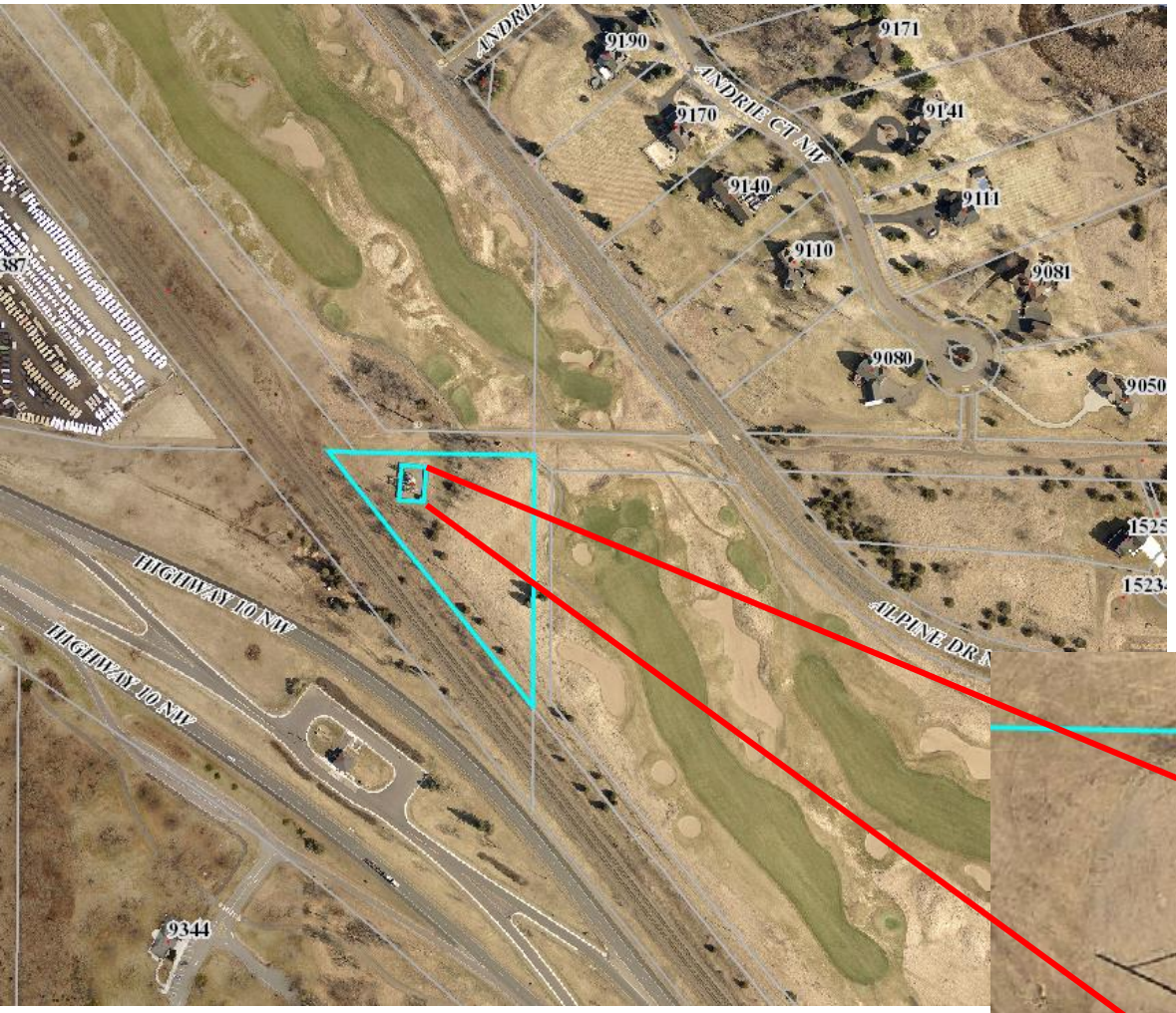
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9171
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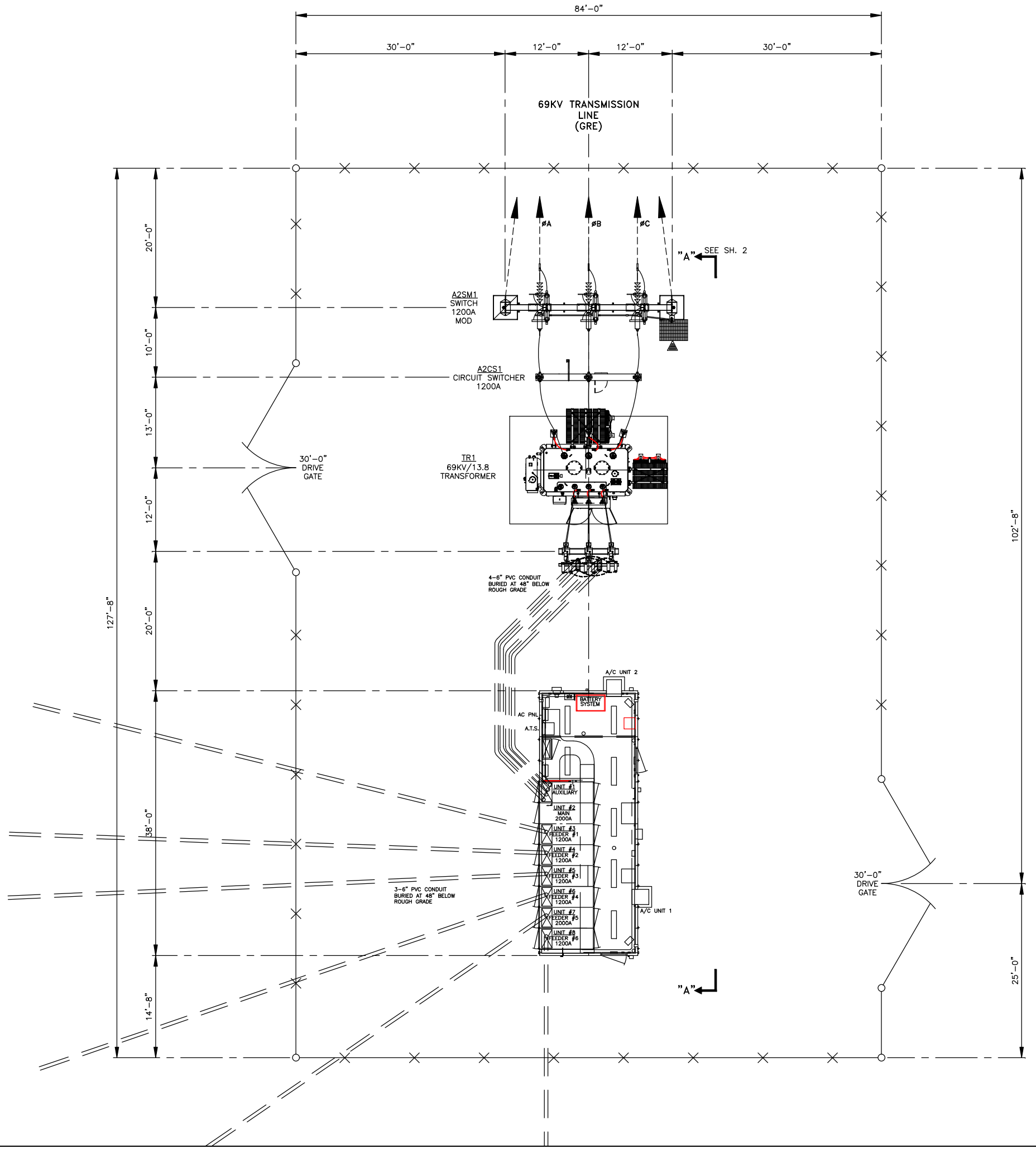
9050
HIGHWAY 10 NW
HIGHWAY 10 NW
9344



N

LEGEND:

▶ = SWITCH OPER. MECH. LOCATION

(1) INDICATES ITEM NUMBER ON BOM DWG. SA02-03D, SH. 1

REFERENCE DRAWINGS:

ELECTRICAL PLAN B.O.M._____SA02-03D, SH. 1
FENCE & FOUNDATION PLAN_____SA02-05D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
CABLE TRENCH PLAN & DETAILS____SA02-08D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL PLAN_____SA02-35D, SH. 1

APPROVED FOR CONSTRUCTION

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0

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.

Tyler Porter Dwg. Rev. 0
Date: 05/27/2021 Lic. No. 57767
Electronically signed by GRE user: u8014

NO	DATE	REVISION	BY	APPD BY
6				
5				
4				
3				
2				
1				

CONNEXUS ENERGY

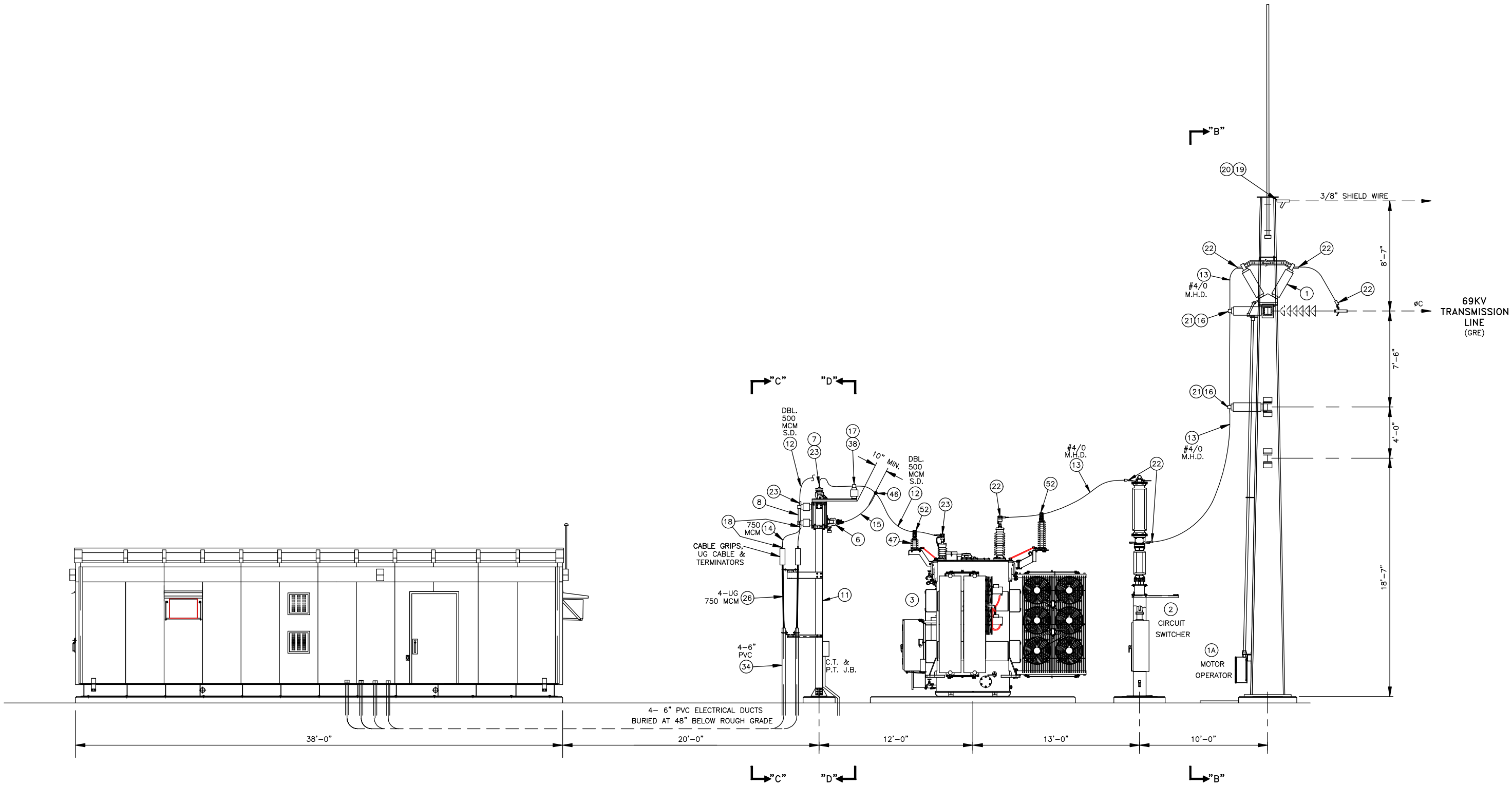
ELECTRICAL PLAN

DAYTONPORT SUBSTATION

SA02

DATE: 10-26-20
SCALE: AS SHOWN
DWN BY: RSB
CKD BY:
CKD BY:
APPD BY: TJP

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-04D
SHEET 1



SECTION "A-A"

SCALE: 1/4"=1'-0"

0 2' 4' 6'

APPROVED FOR CONSTRUCTION

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0
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Tyler Porter Dwg. Rev. 0
Date: 05/27/2021 Lic. No. 57767
Electronically signed by GRE user: u8014

REV NO	DATE	REVISION	REV BY	APPD BY
6				
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2				
1				

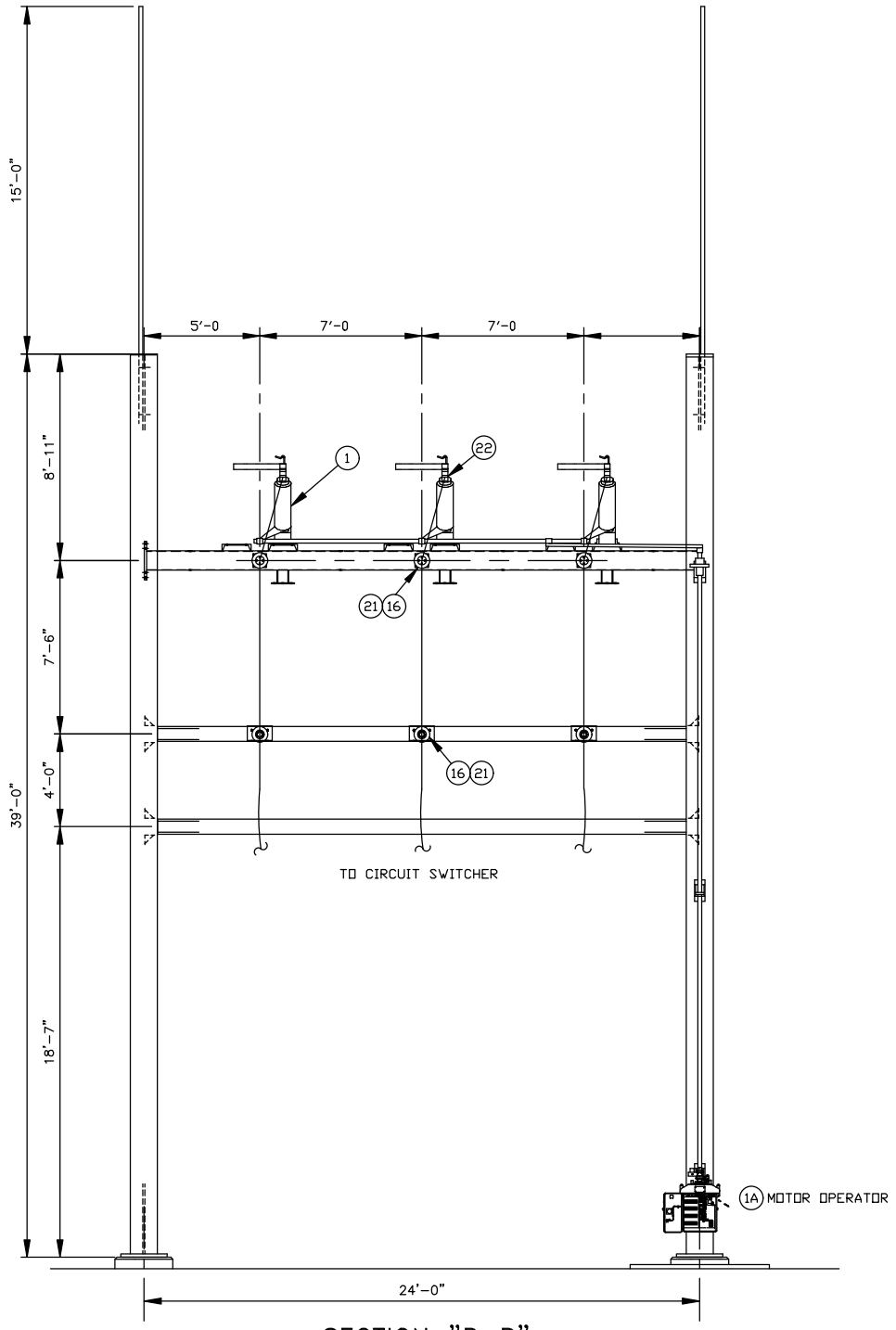
CONNEXUS ENERGY

ELEVATION VIEW
SECTION "A-A"

DAYTONPORT SUBSTATION

SA02

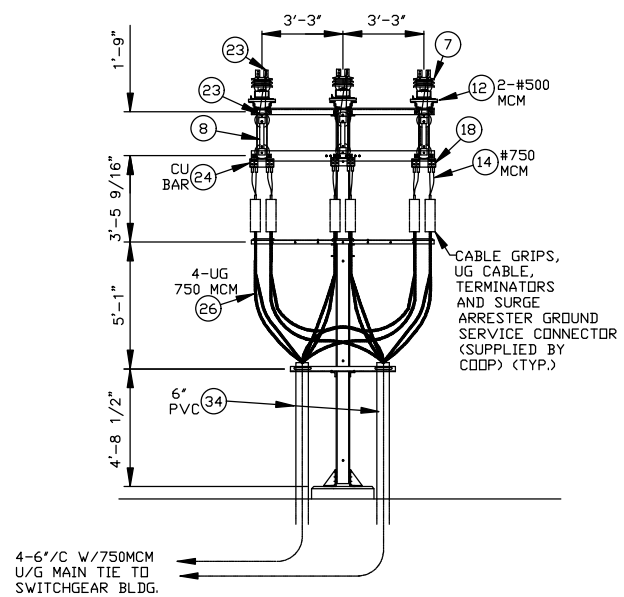
DATE: 1-13-21	PROJECT NO 208250
SCALE: AS SHOWN	REVISION 0
DWN BY: RSB	
CKD BY:	DRAWING NUMBER SA02-04D
CKD BY:	
APPD BY: TJP	SHEET 2



SECTION "B–B"

SCALE: 1/4"=1'-0"

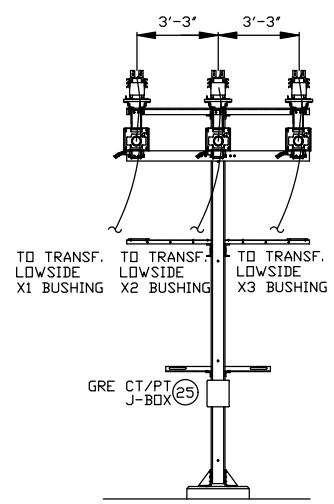
0 2' 4' 6'



SECTION "C–C"

SCALE: 1/4"=1'-0"

0 2' 4' 6'



SECTION "D–D"

SCALE: 1/4"=1'-0"

0 2' 4' 6'

APPROVED FOR CONSTRUCTION

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0

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.

Tyler Porter Dwg. Rev. 0

Date: 06/01/2021 Lic. No. 57767

Electronically signed by GRE user: u8014

NO	DATE	REVISION	BY	APPD BY
6				
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4				
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2				
1				

CONNEXUS ENERGY

ELEVATION VIEW
SECTION "B–B", "C–C", "D–D"

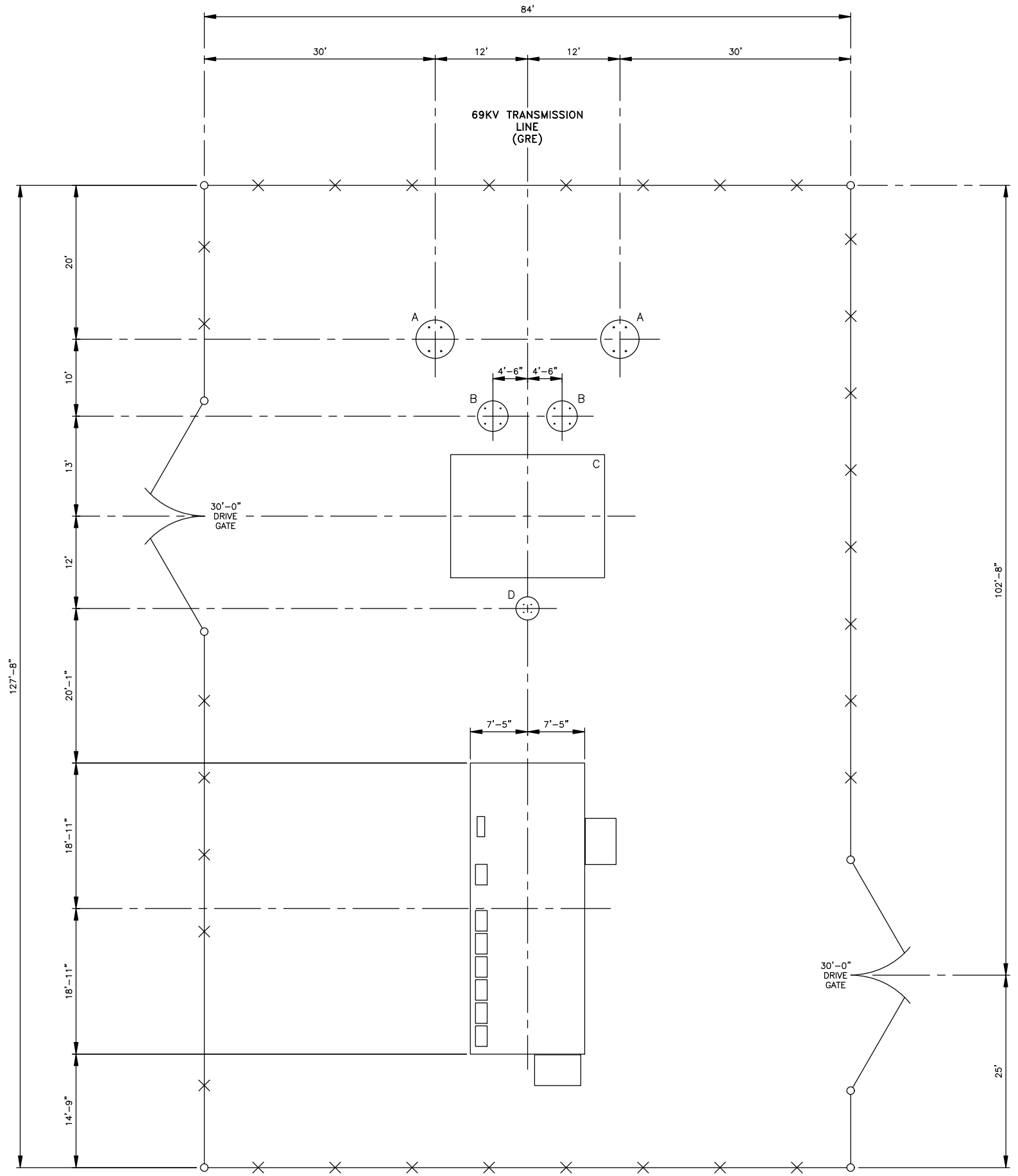
DAYTONPORT SUBSTATION

SA02

DATE: 1-13-21
SCALE: AS SHOWN
DWN BY: RSB
CKD BY:
CKD BY:
APPD BY: TJP

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-04D
SHEET 3

APPROVED FOR CONSTRUCTION



PLAN VIEW

69KV & 13.2KV SUBSTATION AREAS

N

SCALE: 1/8"=1'-0"

0 2' 4' 6' 8' 10'

LEGEND

FDN MARK	QTY	DESCRIPTION	CONNEXUS ENERGY DRAWING
A	2	69KV DEAD END STRUCTURE	SA02-05D SH. 2
B	2	69KV CIRCUIT SWITCHER STAND	SA02-05D SH. 2
C	1	115KV-69KV TRANSFORMER SLAB	SA02-05D SH. 4
D	1	REG. BYPASS, CT & PT STRUCTURE	SA02-05D SH. 2
E	1	SWITCH GEAR SLAB	SA02-05D SH. 5

REFERENCE DRAWINGS:

ELECTRICAL PLAN_____SA02-04D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL STEEL PLAN_____SA02-35D, SH. 1

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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.

Dustin J. Kinnischtzke Dwg. Rev. 0

Date: 5-25-2021 Lic. No. 48335

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
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CONNEXUS ENERGY

FOUNDATION PLAN

DAYTONPORT SUBSTATION

SA02

DATE: 5-25-21
SCALE: AS SHOWN
DWN BY: SWL
CKD BY: SJL
CKD BY:
APPD BY: DJK

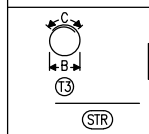
PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-05D
SHEET 1

APPROVED FOR CONSTRUCTION

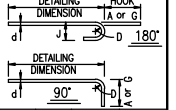
GENERAL NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,500 P.S.I. AT THE END OF 28 DAYS.
2. SOIL BEARING CAPACITY BENEATH FOOTING OR FOUNDATION SHALL NOT BE LESS THAN 3,000#/SQ. FT.
3. CONCRETE PLACEMENT: NO CONTROL JOINTS PERMITTED UNLESS NOTED.
4. EDGES OF CONCRETE: ALL EXPOSED EDGES ABOVE GROUND ROUNDED OR CHAMFERED 3/4 INCH.
5. REINFORCING STEEL: ASTM A–615 GRADE 60.
6. COVER: TWO INCHES MINIMUM PROTECTIVE CONCRETE COVER OVER REINFORCING STEEL UNLESS NOTED.
7. REFER TO DETAILED SPECIFICATION ON CONCRETE.
8. FINISH: TOP SURFACE OF PIERS TO BE PERFECTLY LEVEL, SCREEDED AND BROOMED. OUTDOOR EQUIPMENT SLABS WOOD FLOATED, LIGHTLY TROWELED AND THEN BROOMED.
9. ANCHOR BOLTS ARE OWNER FURNISHED WITH THE STRUCTURAL STEEL.
10. WHEN BOLTED STEEL FORMS ARE USED TO FORM THE TOP OF THE PIER, THE EXCAVATED PIER DIAMETER BELOW THE FORM IS TO BE INCREASED BY 1'–0" TO A MINIMUM DEPTH OF 4'–0" BELOW FINISHED GRADE.

BAR BENDING DATA



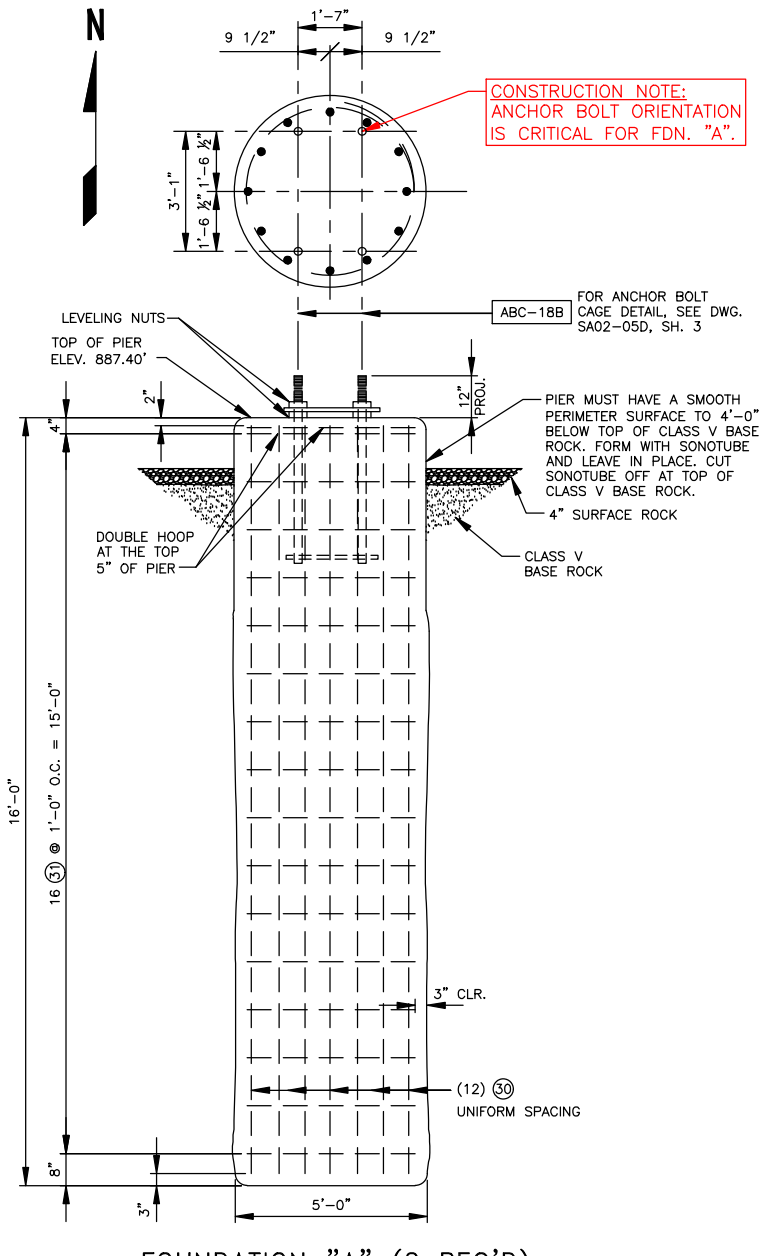
BAR SIZE #	D	END HOOKS 180° HOOK A or G	END HOOKS 180° HOOK J	END HOOKS 90° HOOK A or G	STIRRUP & TIE HOOKS D	STIRRUP & TIE HOOKS 90° HOOKS A or G
3	2⅜	5"	3"	6"	1½	4"
4	3	6"	4"	8"	2	4½"
5	3¾	7"	5"	10"	2½	6"
6	4½	8"	6"	1'–0"		
7	5¼	10"	7"	1'–2"		
8	6	11"	8"	1'–4"		
9	9	1'–3"	11¼"	1'–7"		
10	10	1'–5"	1'–0¾"	1'–10"		



NOTES:
1. DIMENSIONS OMITTED ARE ZERO
2. DIMENSIONS ARE OUT TO OUT OF BAR
3. DEFORMED REINFORCING BARS ARE TO BE GRADE 60 STEEL (ASTM A615)

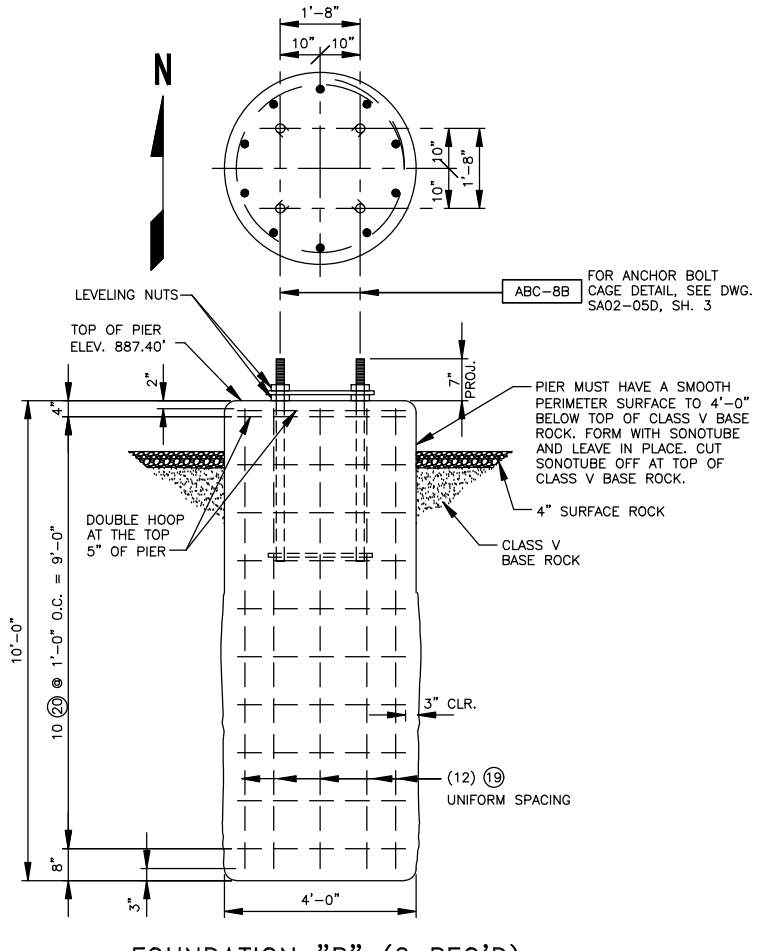
NO. REQ'D	CU. YD. CONC. /FDN.	FDN MARK	BAR MARK	QUAN.	SIZE	NOM. LENGTH	TYPE	A	B	C	D	E	G	J	WT. /BAR	TOTAL WT.
2	11.6	A	30	12	#10	15'–7"	STR								67.1	805.2
			31	17	#6	16'–1"	T3		4'–6"	1'–11"					24.2	411.4
															WT. REBAR PER FDN. =	1216.6
2	4.7	B	19	12	#8	9'–7"	STR								25.6	307.2
			20	11	#4	12'–3"	T3		3'–6"	1'–3"					8.2	90.2
															WT. REBAR PER FDN. =	397.4
1	1.8	D	23	6	#8	9'–7"	STR								25.6	153.6
			22	11	#4	7'–6"	T3		2'–0"	1'–3"					5.0	55.0
															WT. REBAR PER FDN. =	208.6

TOTAL CU. YDS. CONC. = 34.4 CU. YDS.
TOTAL WT. REBAR = 3,436.6 LBS.



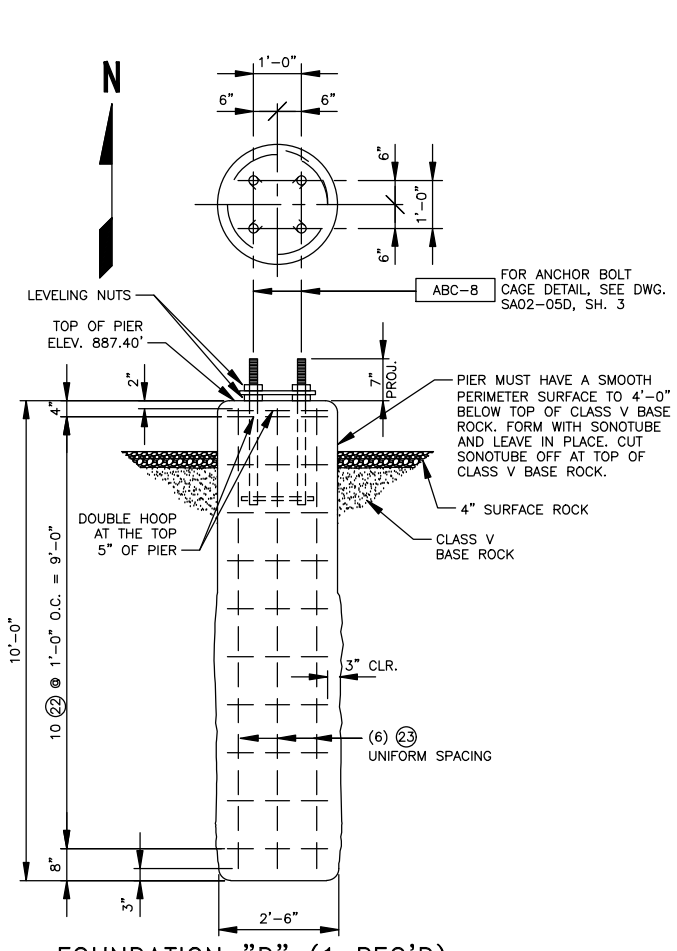
FOUNDATION "A" (2 REQ'D)

69KV SINGLE BAY DEAD END STRUCTURE



FOUNDATION "B" (2 REQ'D)

CIRCUIT SWITCHER STAND



FOUNDATION "D" (1 REQ'D)

REG. BYPASS, CT & PT STRUCTURE

APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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.

Dustin J. Kinnischtzke Dwg. Rev. 0
Date: 5–25–2021 Lic. No. 48335

REFERENCE DRAWINGS:

FOUNDATION PLAN_____SA02–05D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

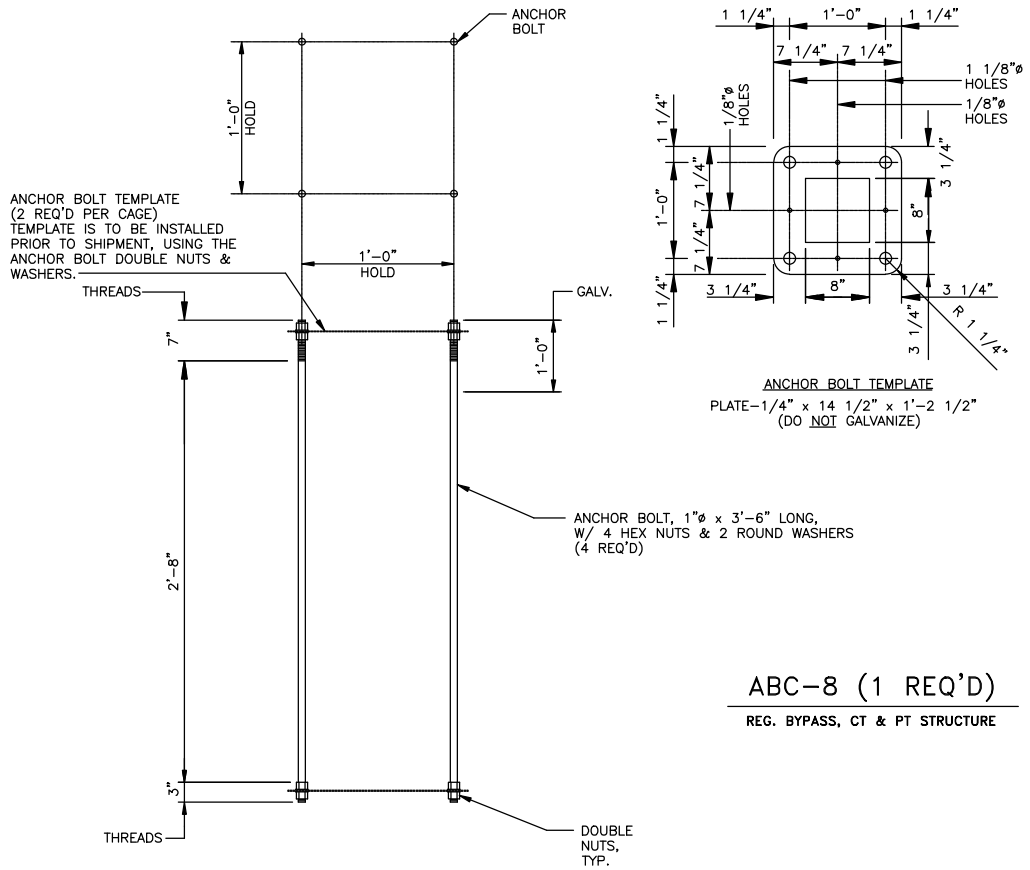
FOUNDATION DETAILS

DAYTONPORT SUBSTATION

SA02

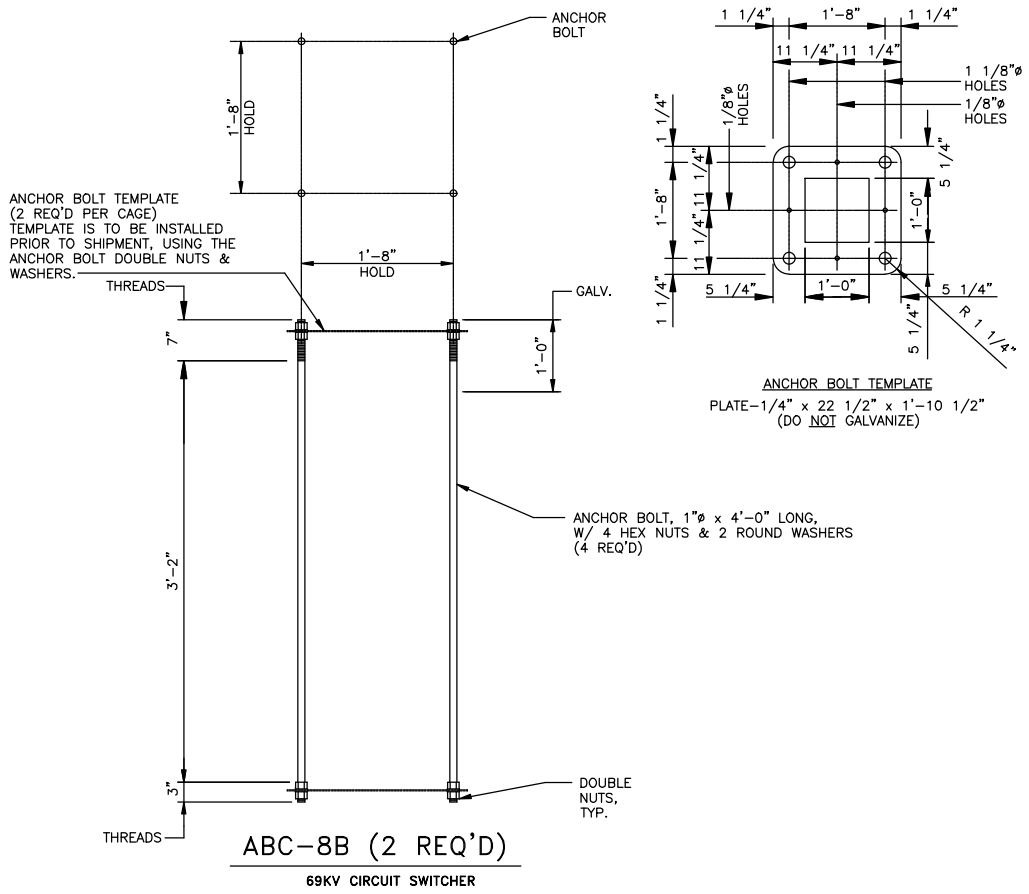
DATE: 5–25–21
SCALE: AS SHOWN
DWN BY: SWL
CKD BY: SJL
CKD BY:
APPD BY: DJK

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02–05D
SHEET 2



ABC-8 (1 REQ'D)

REG. BYPASS, CT & PT STRUCTURE



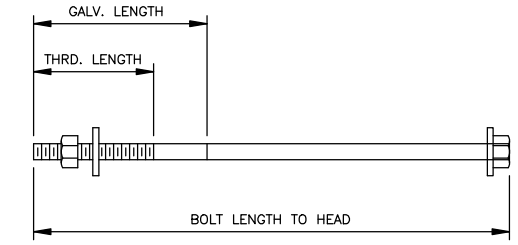
ABC-8B (2 REQ'D)

69KV CIRCUIT SWITCHER

STANDARD NON-LEVELING ANCHOR BOLT

AB_____-_____

BOLT DIA. IN 8THS OF AN INCH — BOLT LENGTH TO HEAD IN INCHES

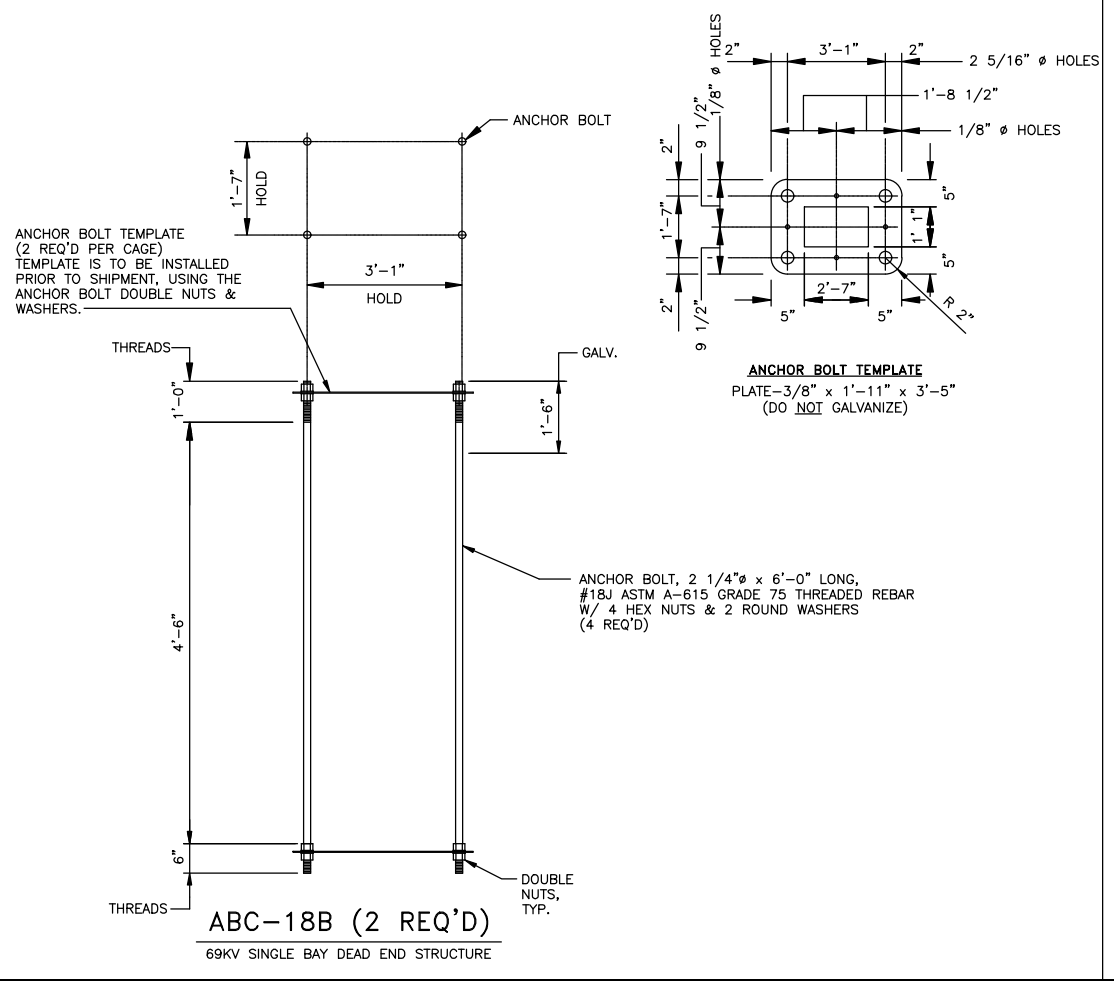


GUIDELINES:
THREAD LENGTH – 6 x DIA. UNLESS OTHERWISE NOTED
GALV. LENGTH – 9 x DIA. UNLESS OTHERWISE NOTED

EXAMPLE:
AB8.24 = NON-LEVELING ANCHOR BOLT, 1"ø x 2'-0"
W/6" OF THREADS, 9" OF GALVANIZING.

MATERIALS:
1 EA. – BOLT – ASTM F-1554 GRADE 55
1 EA. – NUT – ASTM A563 HEX GALVANIZED
2 EA. – WASHER – ROUND GALVANIZED

NOTE:
THREADS SHALL BE RECHECKED AFTER GALVANIZING TO ASSURE THAT THE NUT WILL TURN ON EASILY



ABC-18B (2 REQ'D)

69KV SINGLE BAY DEAD END STRUCTURE

ANCHOR BOLT CAGE & ANCHOR BOLT BILL OF MATERIAL

MARK	QTY.	DESCRIPTION	FDN. DETAIL DWG. NO.	WEIGHT EA.	WEIGHT TOTAL
ABC-8	1	ANCHOR BOLT CAGE (FDN. "A")	SA02-05D, SH. 2	72.1	72.1
		SEE THIS DRAWING FOR FABRICATION DETAILS			
ABC-8B	2	ANCHOR BOLT CAGE (FDN. "B")	SA02-05D, SH. 2	122.6	245.2
		SEE THIS DRAWING FOR FABRICATION DETAILS			
ABC-18B	2	ANCHOR BOLT CAGE (FDN. "C")	SA02-05D, SH. 2	594.0	1188.0
		SEE THIS DRAWING FOR FABRICATION DETAILS			

TOTAL WT. ANCHOR BOLT CAGES & ANCHOR BOLTS = 1,505.3 LBS.

FABRICATION NOTES:

1. ANCHOR BOLT MATERIAL: F-1554 GRADE 55 UNLESS NOTED OTHERWISE.
2. GALV. HEX NUTS: ASTM A563.
3. GALV. ROUND WASHERS.
4. HOT DIP GALVANIZE ENDS OF ANCHOR BOLTS AS SHOWN.
5. THREADS SHALL BE RECHECKED AFTER GALVANIZING TO ASSURE THAT THE NUT WILL TURN ON EASILY.

REFERENCE DRAWINGS:

FENCE & FOUNDATION PLAN_____SA02-05D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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Dustin J. Kinnischtzke Dwg. Rev. 0

Date: 4-20-2021 Lic. No. 48335

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

FOUNDATION DETAILS
ANCHOR BOLTS

DAYTONPORT SUBSTATION

SA02

DATE: 4-20-21
SCALE: AS SHOWN
DWN BY: CMK
CKD BY: SJL
CKD BY:
APPD BY: DJK

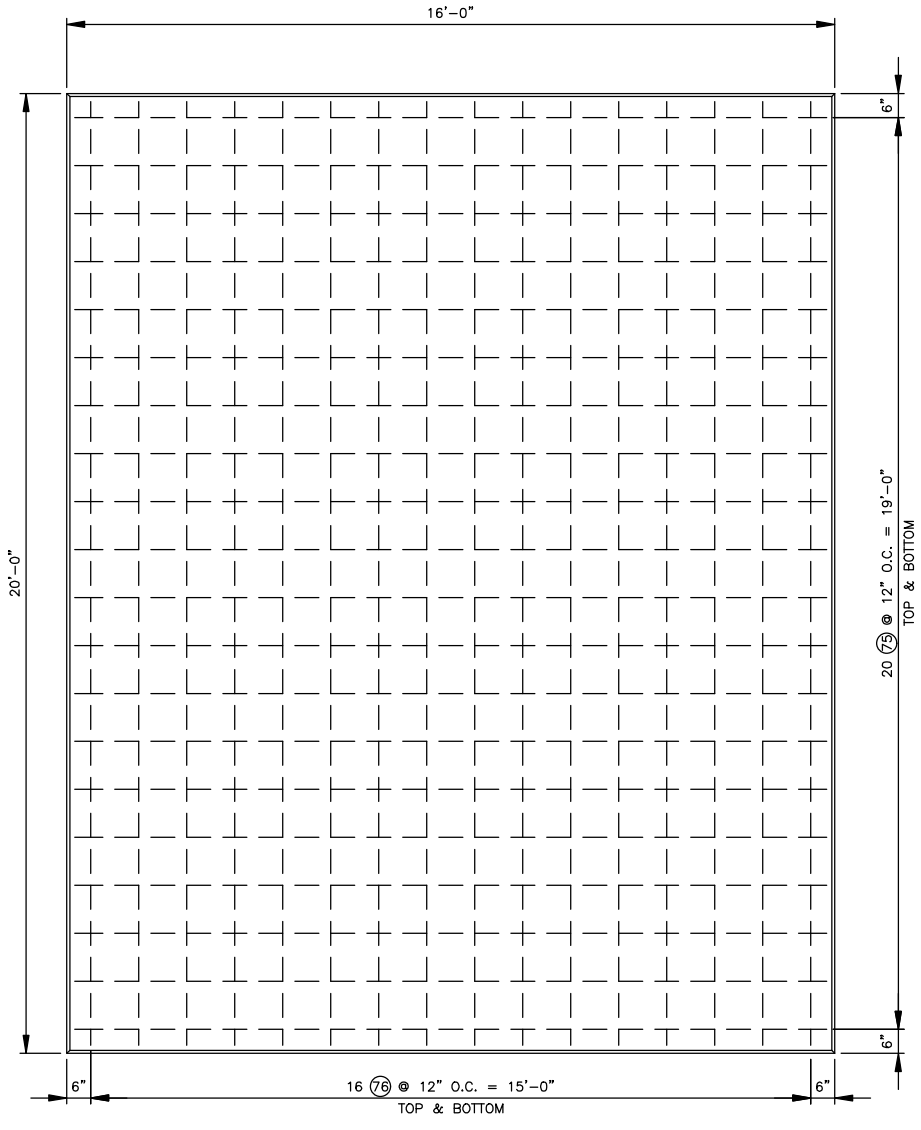
PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-05D
SHEET 3

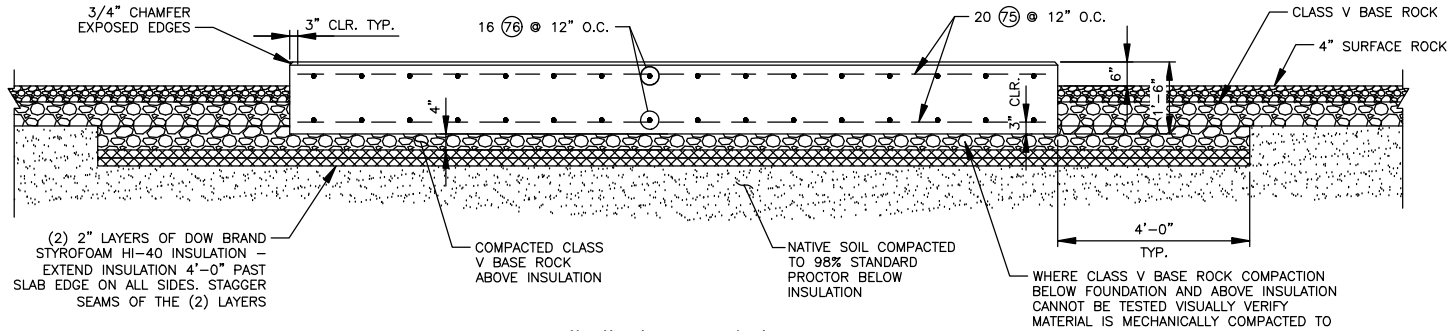
APPROVED FOR CONSTRUCTION

N

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'





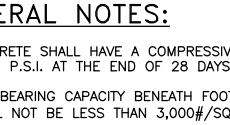
FOUNDATION "C" (1 REQ'D)

69/34.5KV TRANSFORMER

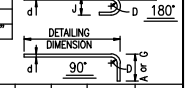
GENERAL NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,500 P.S.I. AT THE END OF 28 DAYS.
2. SOIL BEARING CAPACITY BENEATH FOOTING OR FOUNDATION SHALL NOT BE LESS THAN 3,000#/SQ. FT.
3. CONCRETE PLACEMENT: NO CONTROL JOINTS PERMITTED UNLESS NOTED.
4. EDGES OF CONCRETE: ALL EXPOSED EDGES ABOVE GROUND ROUNDED OR CHAMFERED 3/4 INCH.
5. REINFORCING STEEL: ASTM A-615 GRADE 60.
6. COVER: TWO INCHES MINIMUM PROTECTIVE CONCRETE COVER OVER REINFORCING STEEL UNLESS NOTED.
7. REFER TO DETAILED SPECIFICATION ON CONCRETE.
8. FINISH: TOP SURFACE OF PIERS TO BE PERFECTLY LEVEL, SCREEDED AND BROOMED. OUTDOOR EQUIPMENT SLABS WOOD FLOATED, LIGHTLY TROWELED AND THEN BROOMED.

BAR BENDING DATA



BAR SIZE #	D	END HOOKS 180° HOOK A or G	END HOOKS 180° HOOK J	END HOOKS 90° HOOKS A or G	STIRRUP & TIE HOOKS D	STIRRUP & TIE HOOKS 90° HOOKS A or G
3	2½	5"	3"	6"	1½	4"
4	3	6"	4"	8"	2	4½"
5	3¾	7"	5"	10"	2½	6"
6	4½	8"	6"	1'-0"		
7	5¼	10"	7"	1'-2"		
8	6	11"	8"	1'-4"		
9	9	1'-3"	11¼"	1'-7"		
10	10	1'-5"	1'-0¾"	1'-10"		



NOTES:
1. DIMENSIONS OMITTED ARE ZERO
2. DIMENSIONS ARE OUT TO OUT OF BAR
3. DEFORMED REINFORCING BARS ARE TO BE GRADE 60 STEEL (ASTM A615)

NO. REQ'D	CU. YD. CONC. /FDN.	FDN MARK	BAR MARK	QUAN.	SIZE	NOM. LENGTH	TYPE	A	B	C	D	E	G	J	WT./BAR	TOTAL WT.
1	17.8	C	75	40	#6	15'-6"	STR								23.3	932.0
			76	32	#6	19'-6"	STR								29.3	937.6
															WT. REBAR PER FDN. =	1,869.6

TOTAL CU. YDS. CONC. = 17.8 CU. YDS.
TOTAL WT. REBAR = 1,869.6 LBS.

REFERENCE DRAWINGS:

FOUNDATION PLAN_____SA02-05D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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Dustin J. Kinnischtzke Dwg. Rev. 0

Date: 5-25-2021 Lic. No. 48335

REV NO	DATE	REVISION	REV'I APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

FOUNDATION DETAILS

DAYTONPORT SUBSTATION

SA02

DATE: 5-25-21
SCALE: AS SHOWN
DWN BY: SWL
CKD BY: SJL
CKD BY:
APPD BY: DJK

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-05D
SHEET 4

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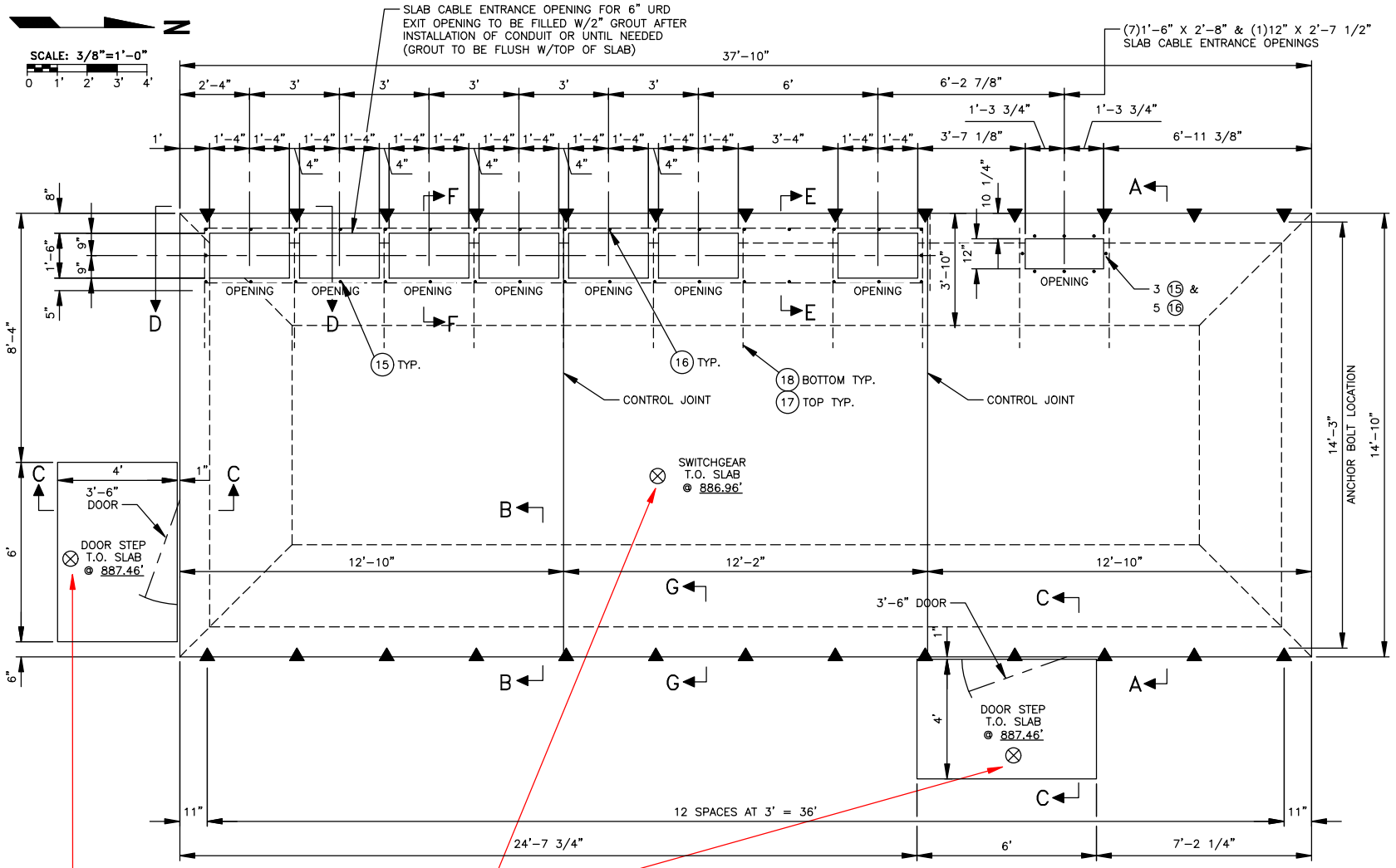


CONSTRUCTION NOTE:
VERIFY T.O.C. ELEVATION WILL ALLOW FOR 1" FOUNDATION REVEAL PRIOR TO FORMING SLAB.

CONSTRUCTION NOTE:
TOP REBAR ALONG EDGE WILL BE CLOSE TO WEDGE ANCHOR LOCATIONS.

FOUNDATION LAYOUT

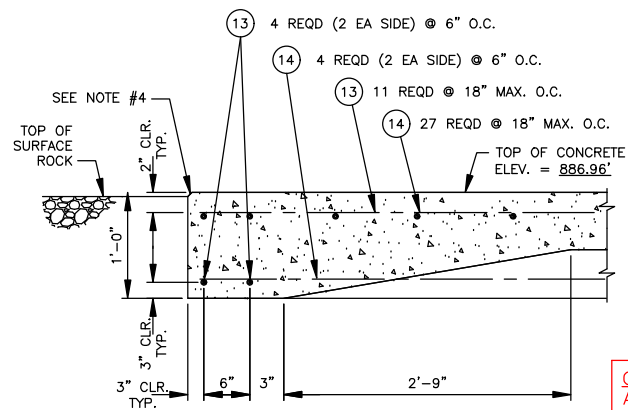
BAR BENDING DATA

BAR SIZE #	D	END HOOKS 180° HOOKS A or G	J	END HOOKS 90° HOOKS A or G	D	STIRRUP & TIE HOOKS 90° HOOKS A or G
3	2¼	5"	3"	6"	1½	4"
4	3	6"	4"	8"	2	4½"
5	3¾	7"	5"	10"	2½	6"
6	4½	8"	6"	1'-0"		
7	5¼	10"	7"	1'-2"		
8	6	11"	8"	1'-4"		
9	9	1'-3"	11¼"	1'-7"		
10	10	1'-5"	1'-0¾"	1'-10"		

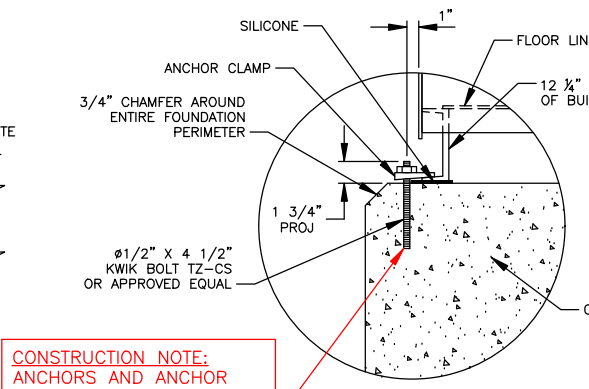
NOTES:
1. DIMENSIONS OMITTED ARE ZERO
2. DIMENSIONS ARE OUT TO OUT OF BAR
3. DEFORMED REINFORCING BARS ARE TO BE GRADE 60 STEEL (ASTM A615)

NO. REQ'D	CU.YD. CONC. /FDN.	FDN. MARK	BAR MARK	QUAN.	SIZE	NOM. LENGTH	TYPE	A	B	C	D	E	G	J	WT./BAR	TOTAL WT.
2	0.6	DOOR STEP	11	4	#4	5'-6	STR								3.7	14.8
			12	6	#4	3'-6	STR								2.4	14.4
															WT. REBAR PER FDN. =	29.2
1	14.5	SWITCH GEAR	13	16	#4	37'-4	STR								24.9	398.4
			14	31	#4	14'-4	STR								9.6	297.6
			15	20	#4	0'-5	STR		0'-5	1'-6					0.3	6.0
			16	22	#4	0'-7	STR		0'-7	0'-6					0.4	8.8
			17	11	#4	4'-0"	STR		0'-7	0'-6					2.7	29.7
			18	11	#4	0'-10"	STR		0'-7	0'-6					0.6	6.6
															WT. REBAR PER FDN. =	747.1

TOTAL CU. YDS. CONC. = 15.7 CU. YDS.
TOTAL WT. REBAR = 805.5#

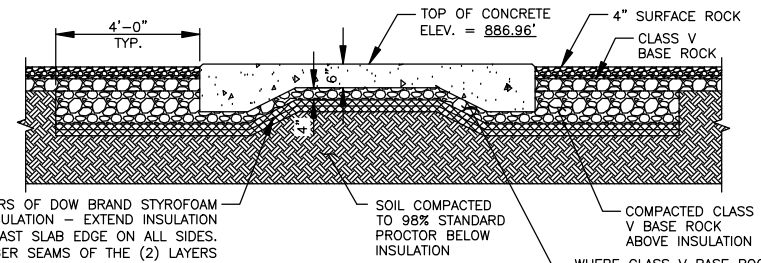


SECTION B–B
SCALE: NONE

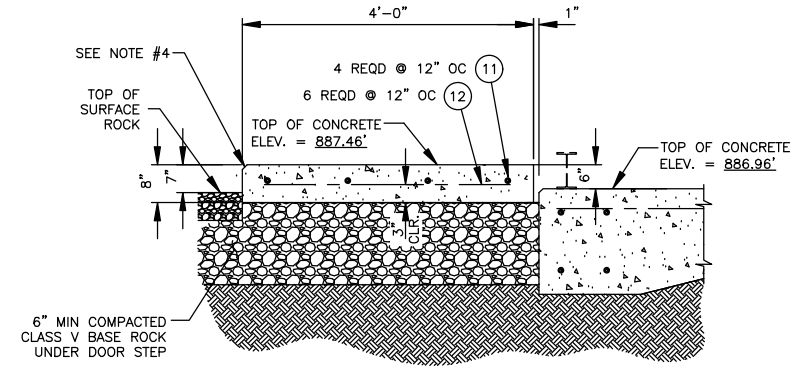


CONSTRUCTION NOTE:
ANCHORS AND ANCHOR CLIPS ARE NOT INCLUDED WITH SWITCHGEAR BUILDING AND MUST BE PROCURED

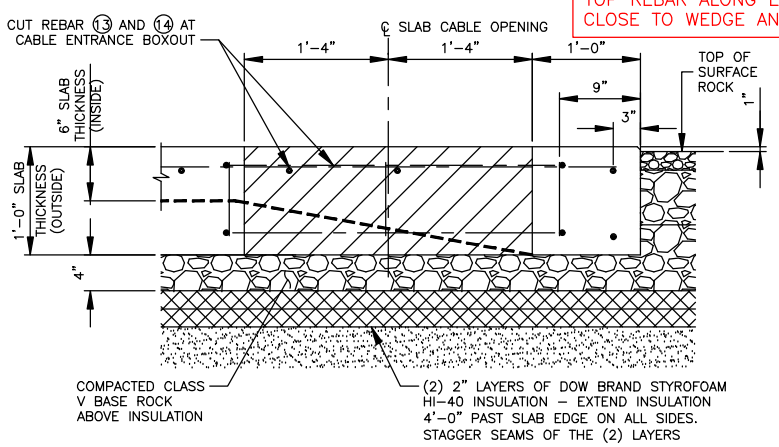
SECTION G–G
TYPICAL BUILDING ANCHOR DETAIL
▲ DENOTES ANCHOR LOCATION



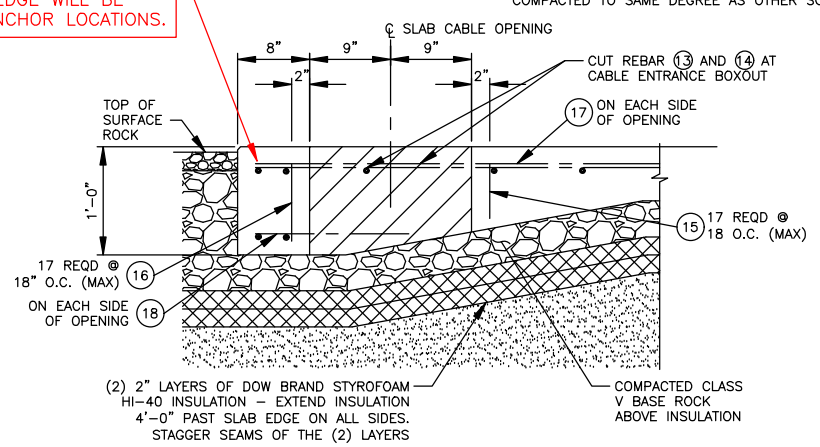
SECTION A–A
SCALE: NONE



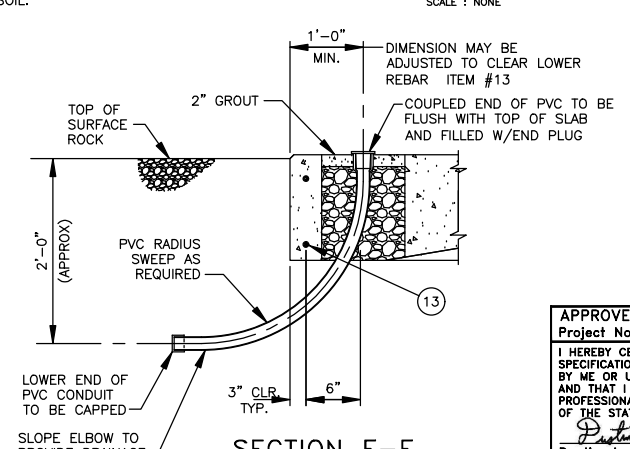
SECTION C–C
DOOR STEP DETAIL
SCALE : NONE



SECTION D–D
CABLE ENTRANCE SLAB OPENING DETAIL
SCALE: NONE



SECTION E–E
CABLE ENTRANCE SLAB OPENING DETAIL
SCALE: NONE



SECTION F–F
TYPICAL CONDUIT ENTRANCE DETAIL
CONDUIT SLAB ENTRANCE DETAIL
SCALE: NONE

REFERENCE DRAWINGS:

BUILDING PLAN VIEW _ _ _ _ _ _ _ _ _ _ _ _ POWERCON D–16368 SHT 1

GENERAL NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4500 P.S.I. AT THE END OF 28 DAYS.
2. SOIL BEARING CAPACITY BENEATH FOOTING OR FOUNDATIONS SHALL BE NOT LESS THAN 3,000#/SQ. FT.
3. CONCRETE PLACEMENT: CONTROL JOINTS SHALL BE SAW CUT TO 1 1/4".
4. EDGES OF CONCRETE: ALL EXPOSED EDGES ABOVE GROUND ROUNDED OR CHAMFERED 3/4 INCH.
5. REINFORCING STEEL: ASTM A–615 GRADE 60.
6. COVER: TWO INCHES MINIMUM PROTECTIVE CONCRETE COVER OVER REINFORCING STEEL UNLESS NOTED.
7. REFER TO DETAILED SPECIFICATION ON CONCRETE.
8. FINISH: TOP SURFACE OF PIERS TO BE PERFECTLY LEVEL, SCREEDED AND BROOMED. OUTDOOR EQUIPMENT SLABS WOOD FLOATED, LIGHTLY TROWELLED.

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Project No. 208250 Issue No. 3

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Dustin J. Kinnischtzke Dwg. Rev. 0
Date: 5-25-2021 Lic. No. 48335

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

14'-8 x 37'-10 SWITCH GEAR BLDG. FOUNDATION LAYOUT

DAYTONPORT SUBSTATION

SA02

DATE: 5-25-21
SCALE: AS SHOWN
DWN BY: SWL
CKD BY: SJL
CKD BY:
APPD BY: DJK

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02–05D
SHEET 5

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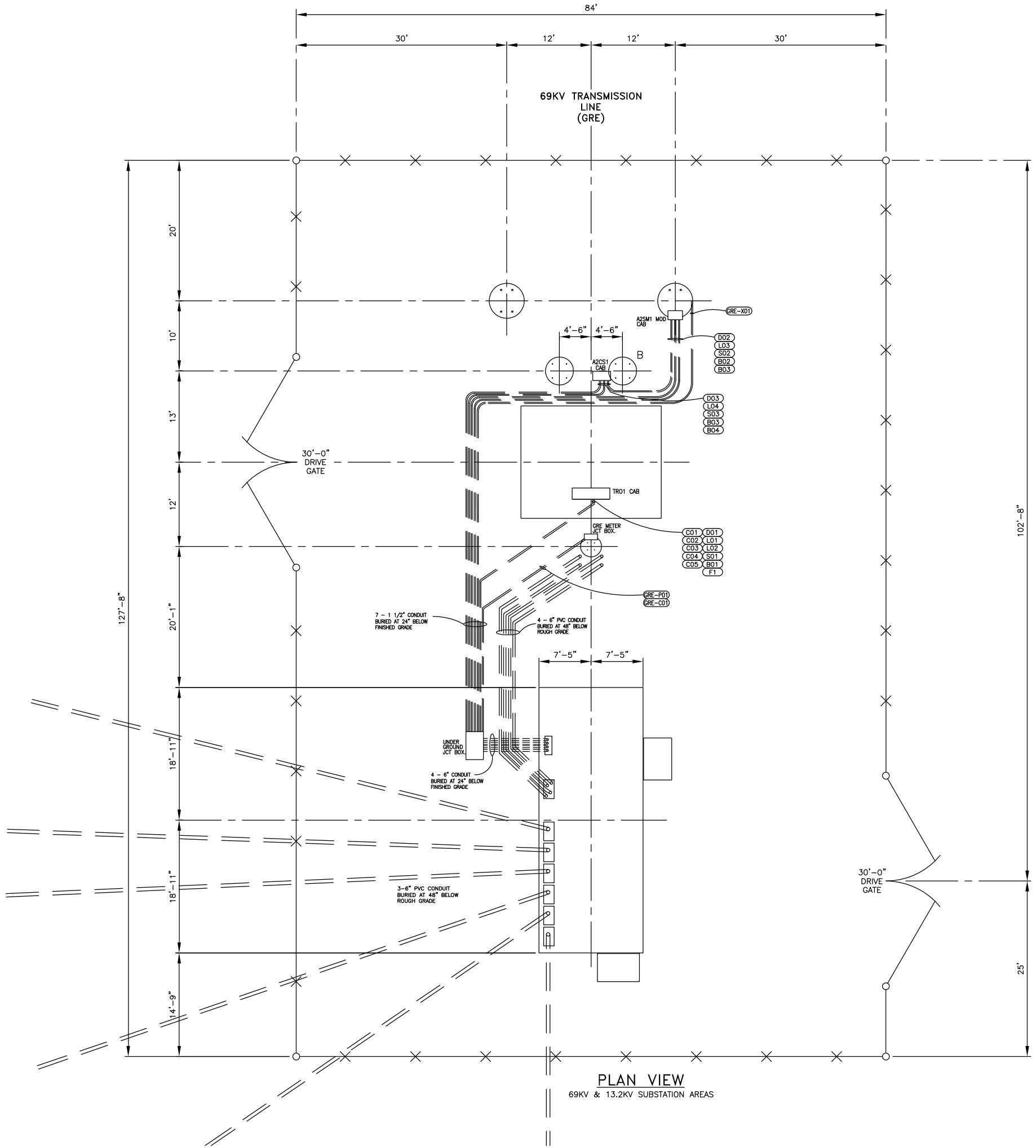


PLAN VIEW

69KV & 13.2KV SUBSTATION AREAS

N

SCALE: 1/8"=1'-0"

0 2' 4' 6' 8' 10'

REFERENCE DRAWINGS:

ELECTRICAL PLAN_____SA02-04D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL STEEL PLAN_____SA02-35D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV BY	APPD BY
1				
2				
3				
4				
5				
6				

CONNEXUS ENERGY

CABLE AND CONDUIT PLAN

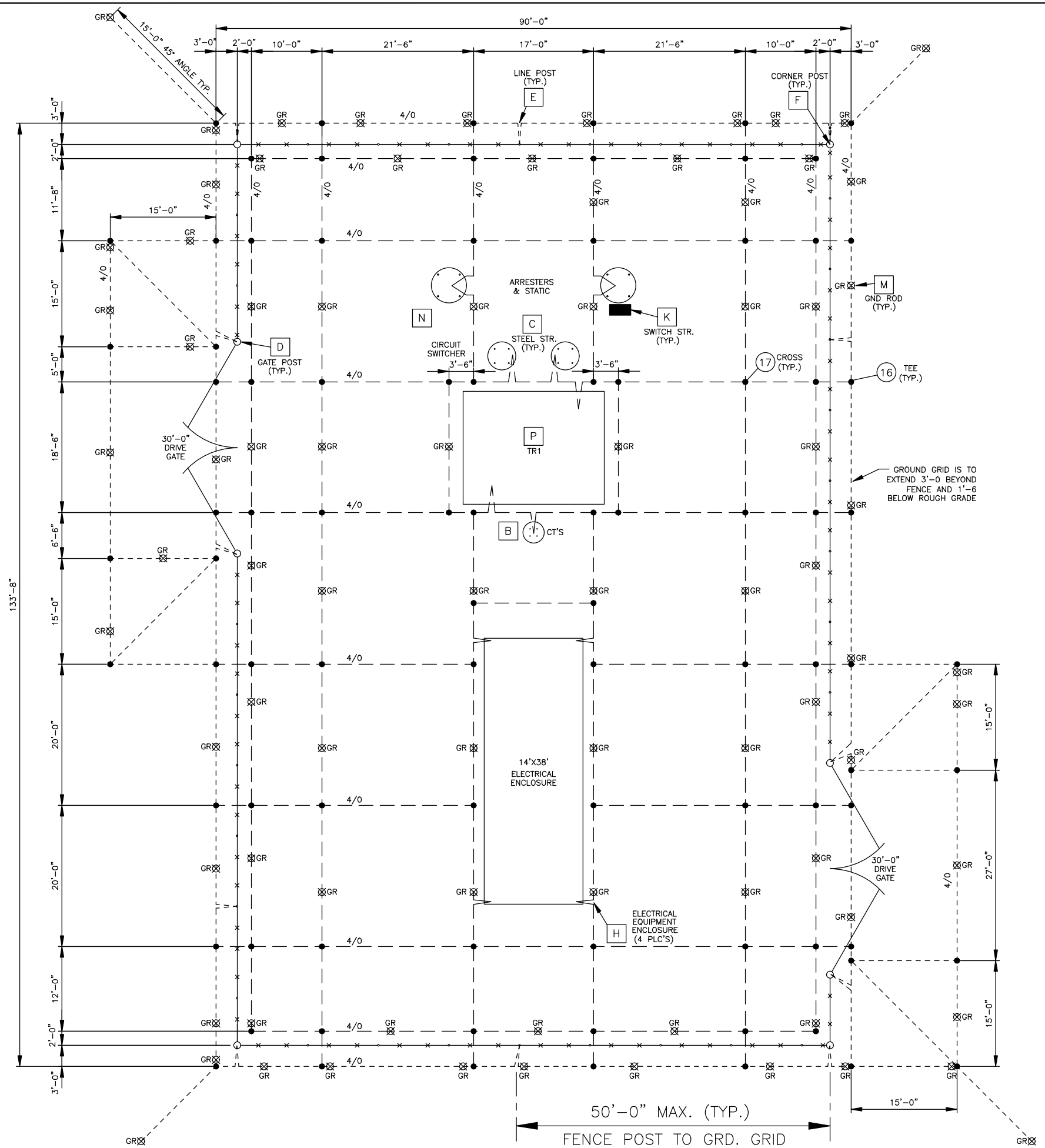
DAYTONPORT SUBSTATION

SA02

DATE: 6-21
SCALE: AS SHOWN
DWN BY: MTB
CKD BY: TJP
CKD BY:
APPD BY: TJP

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-07D
SHEET 1

PRELIMINARY



N

SCALE: 1/8"=1'-0"
0 2' 4' 6' 8' 10'

GROUND GRID DESIGN DATA

DESIGN IS BASED ON IEEE STD. 80-2013 USING CDEGS SOFTWARE (VERSION 16.1.61732) AND THE FOLLOWING DATA:

1. TOP RESISTIVITY DATA:
   - SOIL RESISTIVITY TEST DATE ---------- 12/2020
   - SOIL RESISTIVITY TESTING ENGINEER ------- CONNEXUS ENERGY

   SOIL MODEL:
   - SURFACE ROCK RESISTIVITY ---------- 3000 OHM-METER (EST)
   - SURFACE ROCK DEPTH ---------- 0.333 FEET
   - SOIL LAYER 1 RESISTIVITY ---------- 329.113 OHM-METER (CALC)
   - SOIL LAYER 1 DEPTH ---------- 1.054 FEET
   - SOIL LAYER 2 RESISTIVITY ---------- 1296.365 OHM-METER (CALC)
   - SOIL LAYER 2 DEPTH ---------- 24.168 FEET
   - SOIL LAYER 3 RESISTIVITY ---------- 82.144 OHM-METER (CALC)
   - SOIL LAYER 3 DEPTH ---------- INFINITE

2. DESIGN CRITERIA
   - MAXIMUM CALCULATED FAULT CURRENT ----- 8,867 AMPS
   - FAULT LOCATION ---------- ON LOW SIDE OF MPT
   - DESIGNED FAULT CURRENT ---------- 10,640 AMPS (120%)
   - DESIGNED FAULT DURATION ---------- 30 CYCLES (0.5 SEC.)
   - SPILT FACTOR
     - # OF TRANSMISSION LINES CONNECTED ----- 1
     - # OF FEEDERS CONNECTED ---------- 5 (4 USED IN CALCULATION)
     - % FAULT CURRENT THRU GRID ----- 53.64%

3. SAFETY DATA:
   - IEEE BODY WEIGHT ---------- 50 KG
   - IEEE BODY RESISTANCE ---------- 1,000 OHMS

   STEP POTENTIAL OVER NATIVE SOIL:
   - CALCULATED ALLOWABLE ---------- 476.831 VOLTS
   - CALCULATED GRID MAXIMUM ---------- 475.616 VOLTS

   STEP POTENTIAL:
   - CALCULATED ALLOWABLE ---------- 2,290.484 VOLTS
   - CALCULATED GRID MAXIMUM ---------- 257.831 VOLTS

   TOUCH POTENTIAL
   - CALCULATED ALLOWABLE ---------- 689.608 VOLTS
   - CALCULATED GRID MAXIMUM ---------- 670.532 VOLTS

   GROUND POTENTIAL RISE AT FAULT LOCATION:
   - CALCULATED ALLOWABLE ---------- 6,680.70 VOLTS

   GROUND GRID RESISTANCE:
   - CALCULATED ---------- 1.1706 OHMS

4. FIELD DATA:
   - FIELD MEASURED GRID RESISTANCE --------- _____ OHMS*
   - FIELD MEASURED DATE ---------- _____ *

   *FIELD TO UPDATE AND INCLUDE IN FIELD REVISIONS.

GROUNDING NOTES:

1. GROUND GRID TO BE BURIED AT 1'-0" OR 1'-6" BELOW FINISHED GRADE. SEE LEGEND FOR DETAILS.
2. CONNECT GROUND WIRES AT ALL INTERSECTIONS.

LEGEND:

- GR ⊠ 5/8" CU CLAD GROUND ROD, 30' LENGTH (3x 10'-0" RODS W/COULPER)
- ● CADWELD CONNECTION
- ■ SWITCH OPERATOR'S PLATFORM
- — — 4/0 S.D. 7 STR. CU. GROUND GRID CONDUCTOR (DIRECT BURIED) 12" DEPTH.
- - - - 4/0 S.D. 7 STR. CU. GROUND GRID CONDUCTOR (DIRECT BURIED) 18" DEPTH.
- -×-×- FENCE
- ○ FENCE POST
- (1) INDICATES ITEM NUMBER ON BILL OF MATERIAL, SEE DWG. #SA02-09D, SH. 4
- [A] INDICATES GROUNDING DETAIL LETTER, SEE DWG'S #SA02-09D, SH. 2-3

REFERENCE DRAWINGS:

ELECTRICAL PLAN	SA02-04D, SH. 1
FENCE & FOUNDATION PLAN	SA02-05D, SH. 1
CABLE & CONDUIT PLAN	SA02-07D, SH. 1
GROUNDING DETAILS & B.O.M.	SA02-09D, SH. 2-4
PLOT PLAN	SA02-10D, SH. 1
STRUCTURAL PLAN	SA02-35D, SH. 1

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 2

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Patrick Deibel
Date: 5-19-2021 Dwg. Rev. 0 Lic. No. 49037

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

GROUNDING PLAN

DAYTONPORT SUBSTATION

SA02

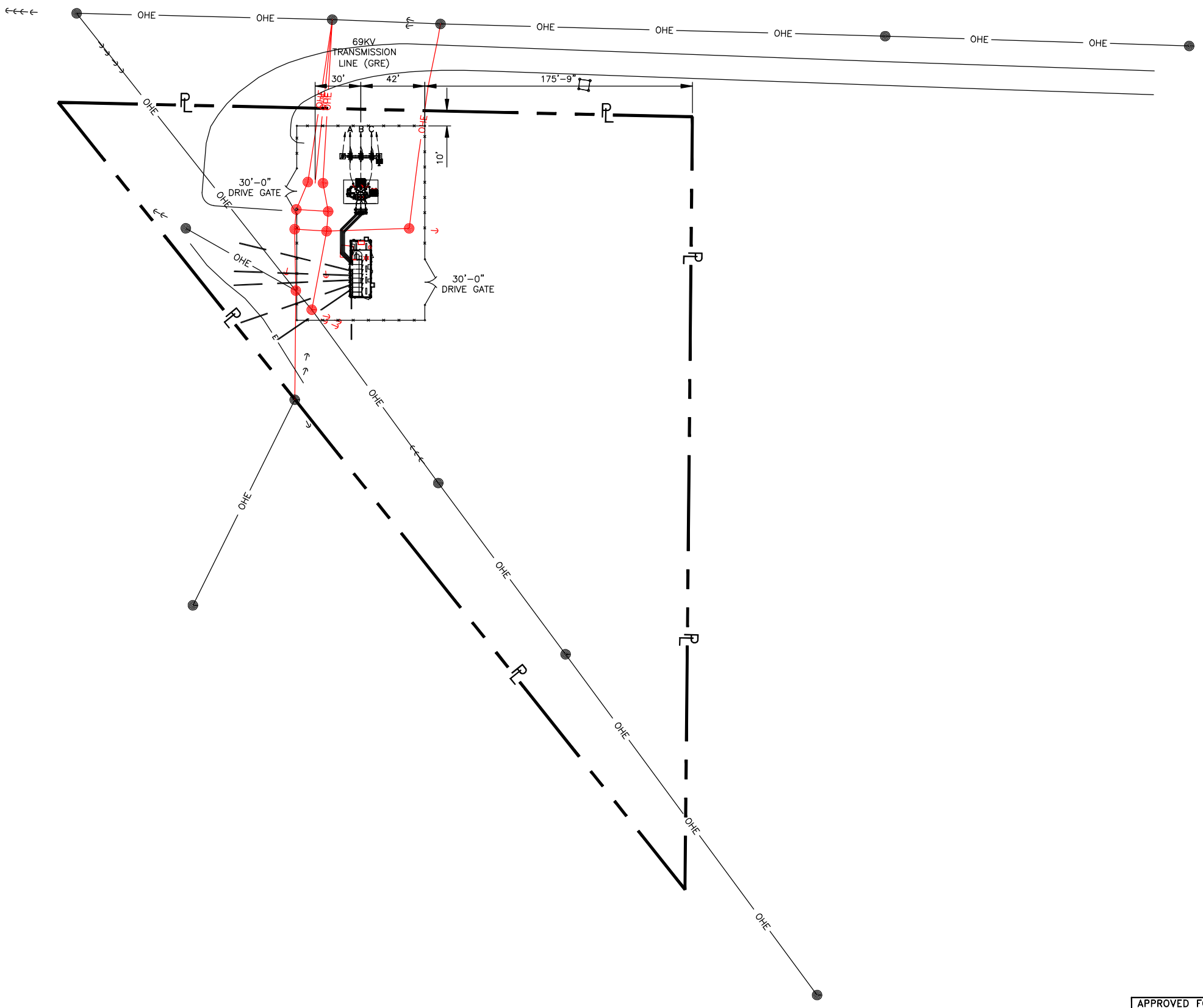
DATE: 05-19-21	PROJECT NO 208250
SCALE: AS SHOWN	REVISION 0
DWN BY: DKH	
CKD BY: TJS	DRAWING NUMBER SA02-09D
CKD BY:	
APPD BY: PDD	SHEET 1

APPROVED FOR CONSTRUCTION

N

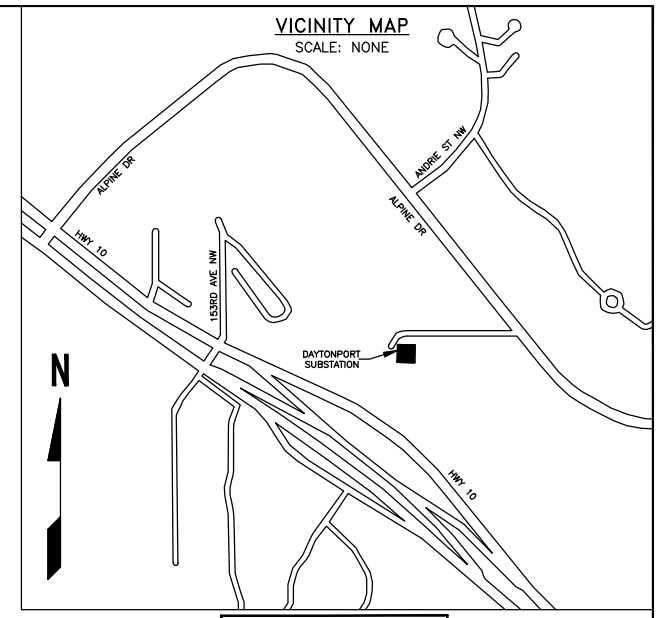
SCALE: 1"=40'-0"

0 10' 20' 30' 40' 50'



VICINITY MAP

SCALE: NONE



Street Address:
9180 ALPINE DRIVE
RAMSEY, MN 55303

LEGEND

- PROPERTY LINE
- ROAD RIGHT-OF-WAY
- GAS LINE EASEMENT
- TRANSMISSION LINE EASEMENT
- E — UNDERGROUND ELEC. UTILITY
- OHE — OVERHEAD TRANSMISSION LINE
- OHE — EXISTING SUB LAYOUT-LOCATION
- PP — POWER POLE
- EDGE GRAVEL
- SUBSTATION FENCE

REFERENCE DRAWINGS:

ELECTRICAL PLAN_____SA02-04D, SH. 1
FENCE & FOUNDATION PLAN_____SA02-05D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL PLAN_____SA02-35D, SH. 1
GRADING PLAN_____SA02-40D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0

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.

Tyler Porter Dwg. Rev. 0
Date: 05/27/2021 Lic. No. 57767

Electronically signed by GRE user: u8014

NO	DATE	REVISION	APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

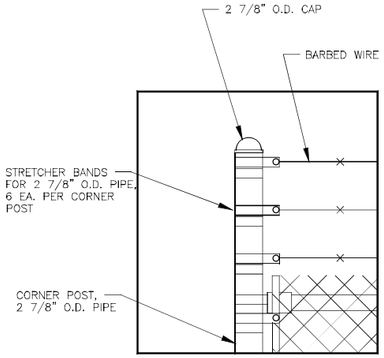
PLOT PLAN

DAYTONPORT SUBSTATION

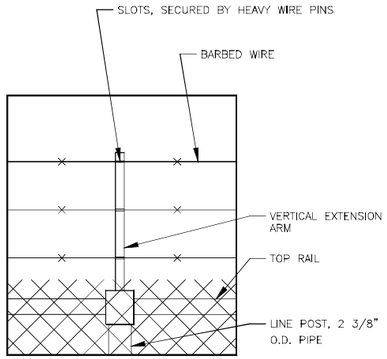
SA02

DATE: 11-10-20		PROJECT NO 208250	REVISION 0
SCALE: AS SHOWN			
DWN BY: RSB		DRAWING NUMBER SA02-10D	
CKD BY:			
CKD BY:			
APPD BY: TJP		SHEET 1	

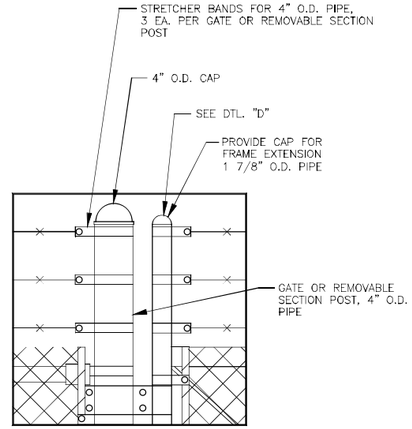
APPROVED FOR CONSTRUCTION



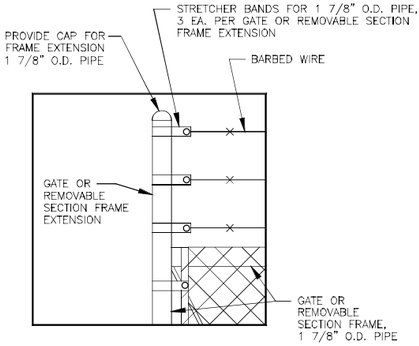
DETAIL "A"
CORNER POST – TOP ASSEMBLY
SCALE: 1/2"=1'–0"
0 3 6 9 1' 2' 3' 4'



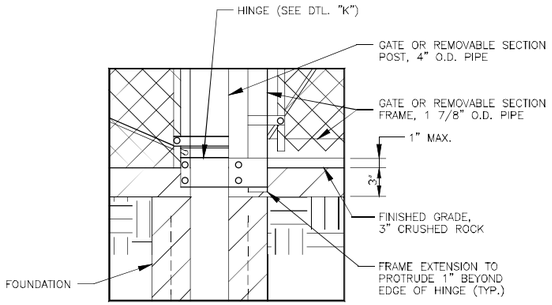
DETAIL "B"
LINE POST – TOP ASSEMBLY
SCALE: 1/2"=1'–0"
0 3 6 9 1' 2' 3' 4'



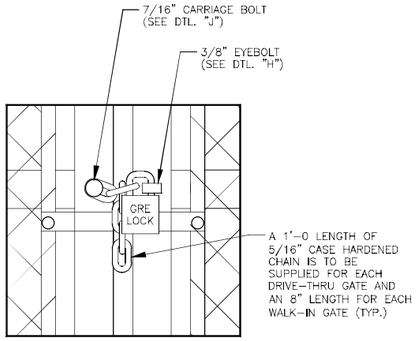
DETAIL "C"
GATE AND REMOVABLE SECTION POST – TOP ASSEMBLY
SCALE: 1/2"=1'–0"
0 3 6 9 1' 2' 3' 4'



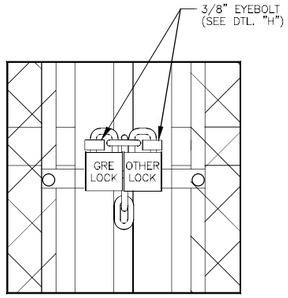
DETAIL "D"
GATE AND REMOVABLE SECTION FRAME EXTENSION – TOP ASSEMBLY
SCALE: 1/2"=1'–0"
0 3 6 9 1' 2' 3' 4'



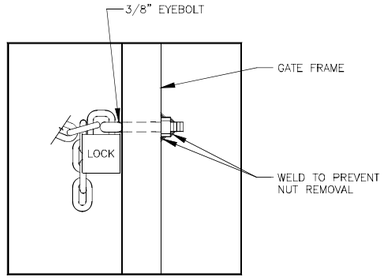
DETAIL "E"
LOWER HINGE AND FRAME DETAIL FOR GATE AND REMOVABLE SECTION
SCALE: 1/2"=1'–0"
0 3 6 9 1' 2' 3' 4'



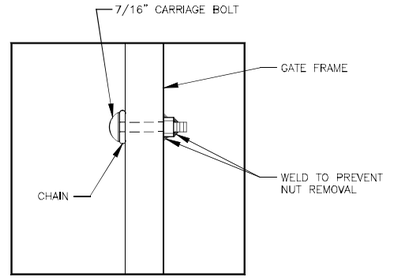
DETAIL "F"
ONE LOCK SYSTEM
TYPICAL
SCALE: 3" = 1'–0"
0 3" 6" 9" 12"



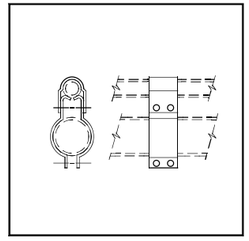
DETAIL "G"
TWO LOCK SYSTEM
TO BE FURNISHED ONLY WHEN SPECIFIED BY GRE
SCALE: 3" = 1'–0"
0 3" 6" 9" 12"



DETAIL "H"
EYEBOLT DETAIL
NOT TO SCALE



DETAIL "J"
CARRIAGE BOLT DETAIL
NOT TO SCALE



DETAIL "K"
GATE AND REMOVABLE SECTION HINGE
HINGE DETAIL FOR 4" O.D. POST TO 1 7/8" O.D. FRAME
(CYCLONE FENCE PART #H82)
SCALE: 1/2"=1'–0"
0 3 6 9 1' 2' 3' 4'

GATE CHAIN–LOCK NOTES:

1. CHAIN, 5/16" CASE HARDENED, GALV. FINISH 2. CARRIAGE BOLTS, 7/16" DIA., GALV. STEEL 3. EYEBOLTS, 3/8" DIA., DROP–FORGED, GALV. STEEL, WITH NUT, SHOULDER PATTERN, 2 1/2" LONG UNC CLASS II THREADS, EYE I.D. 3/4", SHANK LENGTH 4 1/2"

REFERENCE DRAWINGS AND SPECIFICATIONS:

TYPICAL FENCE DTLS_____DWG. #SXXX–61D, SH. 1
TYPICAL FENCE SPEC'S_____GRE SPEC. #SP–9.1

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

NO	DATE	REVISION	BY	CHK'D BY	APP'D BY
6					
5	10–19	UPDATE DETAIL "H" WITH TOP CAP AND NEW HARDWARE, UPDATE TITLE	ZLM	GDS	JAT
4	6–19	BLOCK	MW2	AJW	DPH
3	4–13	UPDATED TO CAD STANDARDS	MW2	AJW	DPH
2	10–97	ADDED DETAIL "K"	GDS	GDS	JAT
1		ORIGINAL DRAWING			

GREAT RIVER ENERGY.

TYPICAL FENCE DETAILS FOR TRANSMISSION SUBSTATIONS

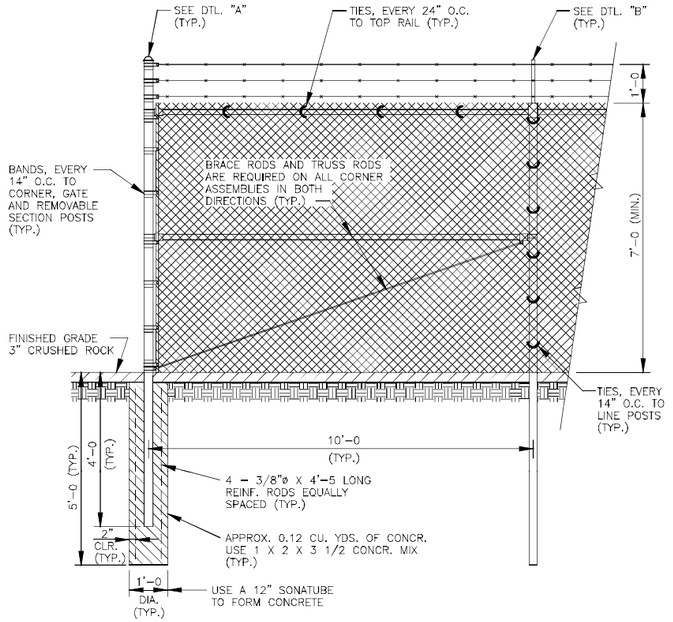
MASTER DWG SUBSTATION

SXXX

DATE: 10–23–19
SCALE: AS SHOWN
DWN BY: M. KLEMZ
CKD BY:
CKD BY:
APPD BY: ZLM

PROJECT NO: STANDARD
REVISION: 4
DRAWING NUMBER: SXXX–61D
SHEET 2 OF 2

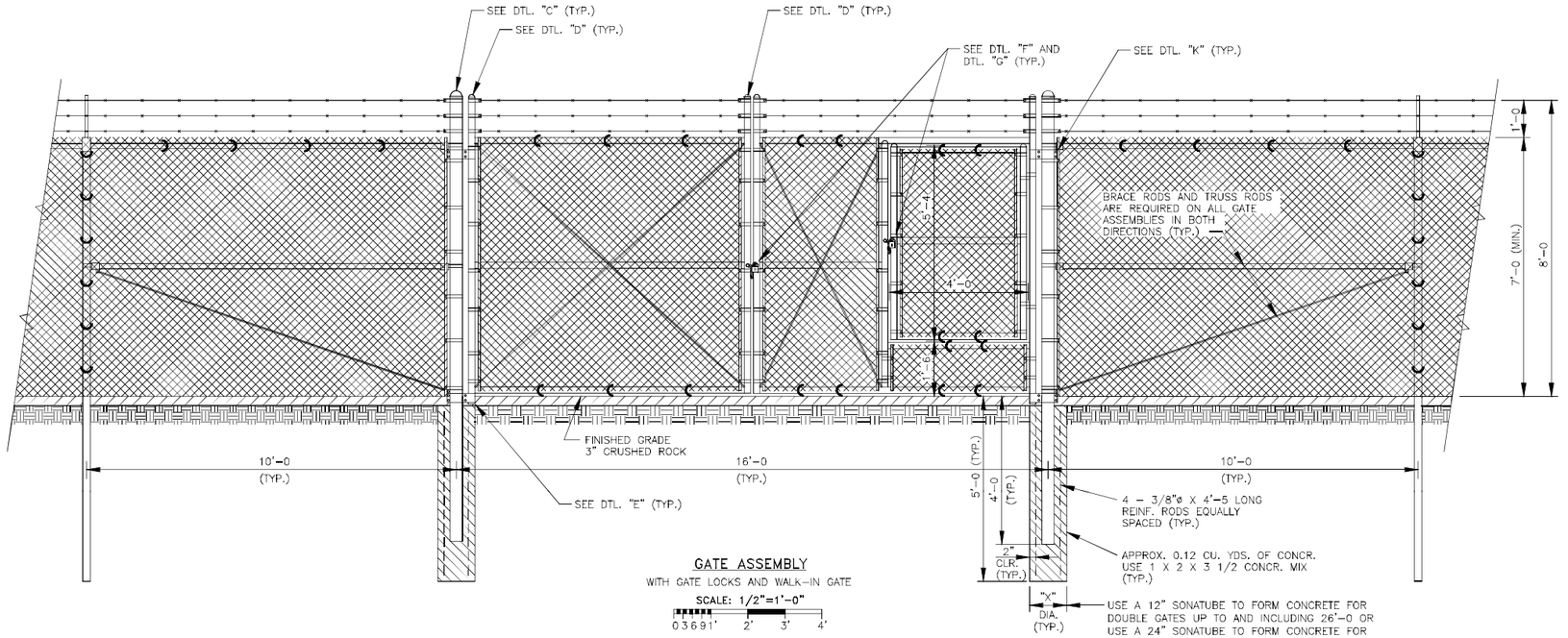
ACTIVE



CORNER & END ASSEMBLY

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'

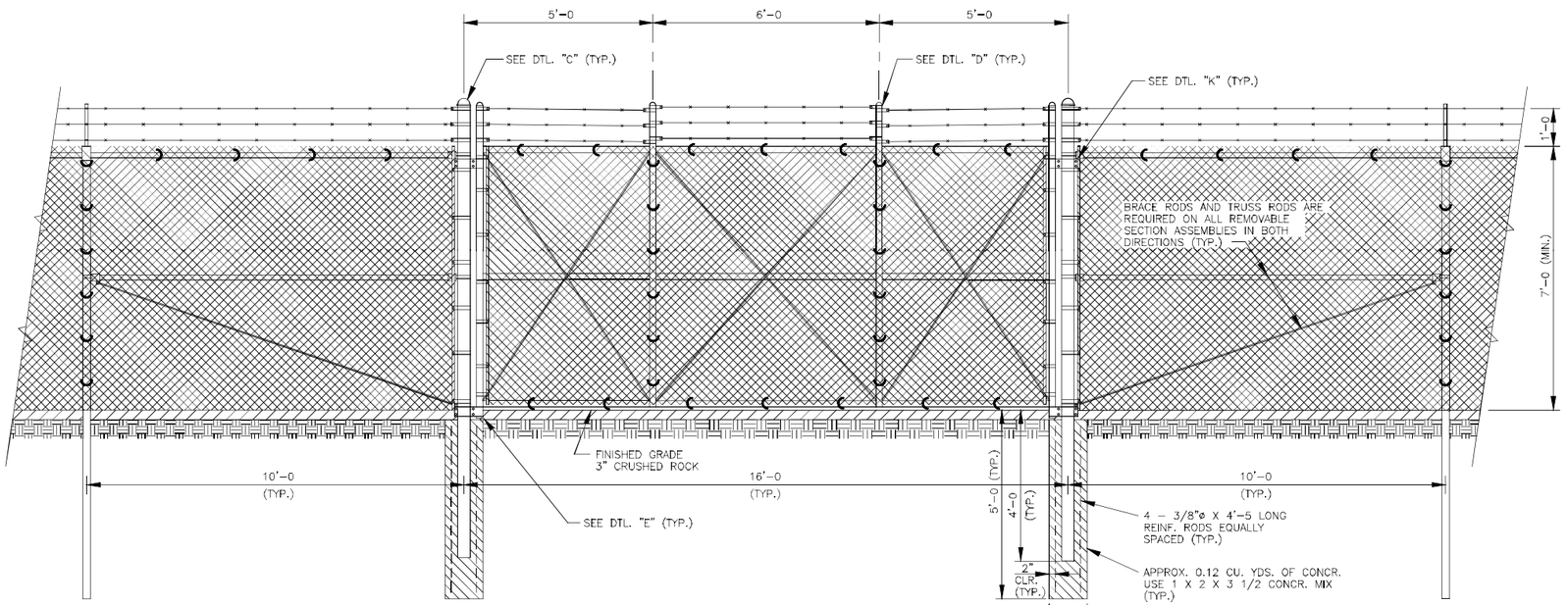


GATE ASSEMBLY

WITH GATE LOCKS AND WALK-IN GATE

SCALE: 1/2"=1'-0"

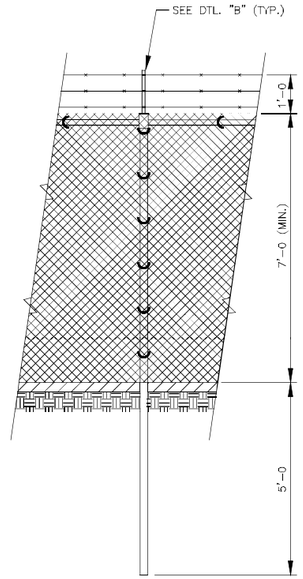
0 3 6 9 1' 2' 3' 4'



REMOVABLE SECTION ASSEMBLY

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'



LINE POST ASSEMBLY

DIRECT DRIVE

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'

FOUNDATION NOTES:

1. FULL LENGTH FORMS ARE TO BE USED ON ALL CORNER, GATE AND REMOVABLE SECTION POST FOOTINGS.
2. TOPS OF FOOTINGS ARE TO BE CROWNED AND FINISHED TO A SMOOTH DENSE SURFACE WITH NO PROJECTIONS OR OVERHANGS.
3. ALL MATERIALS TO BE FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.
4. SEE "SPECIFICATIONS FOR REINFORCED CONCRETE", GRE SPEC. SP-3.3.

REFERENCE DRAWINGS AND SPECIFICATIONS:

TYPICAL FENCE DTLS.____DWG. SXXX-61D, SH. 2
TYPICAL FENCE SPEC'S____GRE SPEC. SP-9.1

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NO.	DATE	REVISION	REV / APP'D BY
6			
5			
4			
3	10-19	UPDATE END ASS'Y, DTL. D, TOP CAP & BRACE NOTES, ADD NOTE 4 AND UPDATED TIE AND FENCE NOTES	MKJ ZLM
2	6-15	ADDED NOTE FOR LENGTHS IN FDN. DETAILS	MKJ GDS
1	4-13		JLW GDS

GREAT RIVER ENERGY

TYPICAL FENCE DETAILS FOR TRANSMISSION SUBSTATIONS

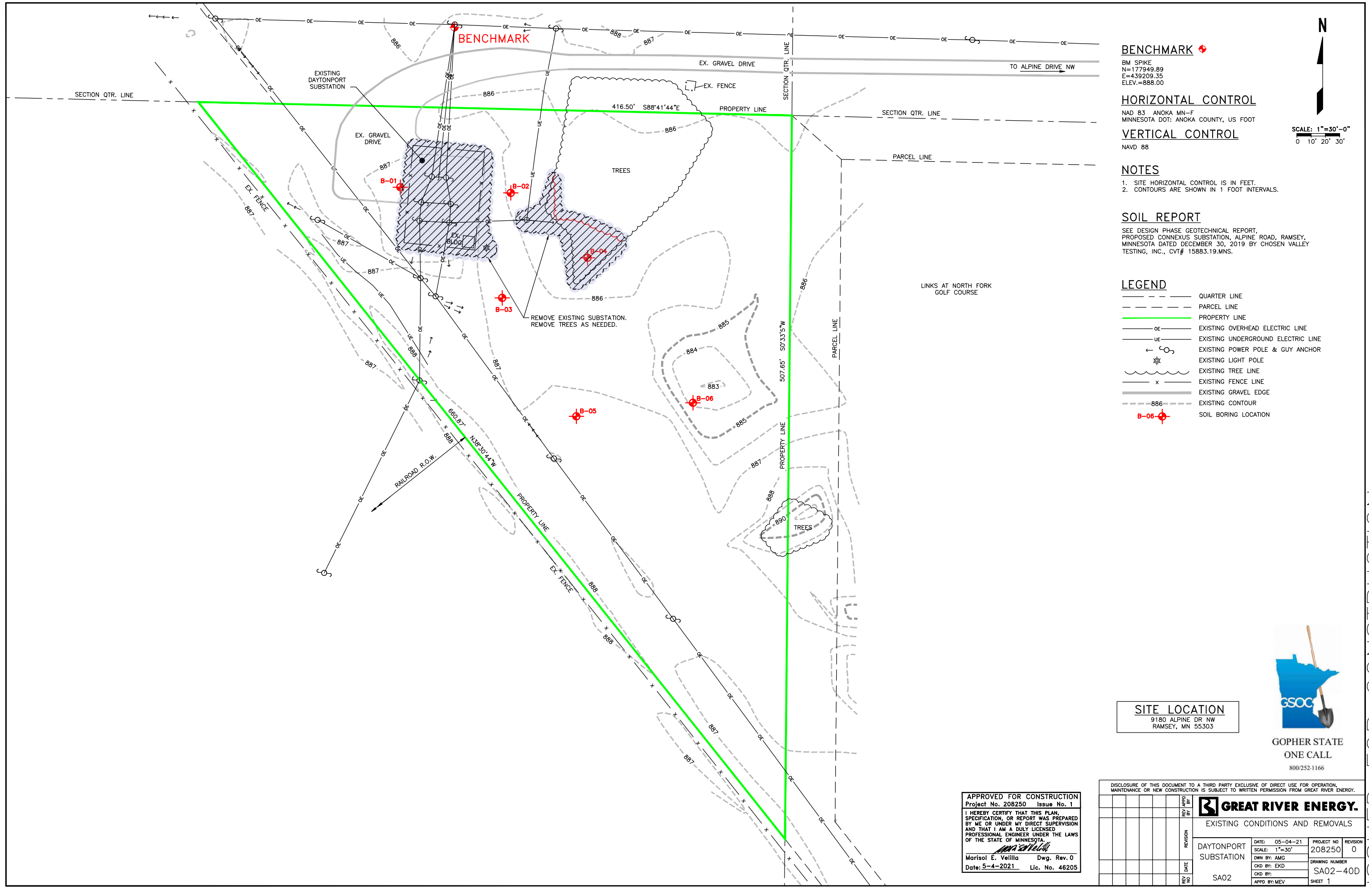
MASTER DWG SUBSTATION

SXXX

DATE: 10-23-19
SCALE: AS SHOWN
DWN BY: M. KLEMZ
CKD BY:
CKD BY:
APPD BY: ZLM

PROJECT NO: STANDARD
REVISION: 3
DRAWING NUMBER: SXXX-61D
SHEET 1 OF 2

ACTIVE



N

SCALE: 1"=30'-0"
0 10' 20' 30'

BENCHMARK

BM SPIKE
N=177949.89
E=439209.35
ELEV.=888.00

HORIZONTAL CONTROL

NAD 83 ANOKA MN-F
MINNESOTA DOT: ANOKA COUNTY, US FOOT

VERTICAL CONTROL

NAVD 88

NOTES

1. SITE HORIZONTAL CONTROL IS IN FEET.
2. CONTOURS ARE SHOWN IN 1 FOOT INTERVALS.

SOIL REPORT

SEE DESIGN PHASE GEOTECHNICAL REPORT, PROPOSED CONNEXUS SUBSTATION, ALPINE ROAD, RAMSEY, MINNESOTA DATED DECEMBER 30, 2019 BY CHOSEN VALLEY TESTING, INC., CVT# 15883.19.MNS.

LEGEND

- QUARTER LINE
- PARCEL LINE
- PROPERTY LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING POWER POLE & GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING TREE LINE
- EXISTING FENCE LINE
- EXISTING GRAVEL EDGE
- 886 EXISTING CONTOUR
- B-06 SOIL BORING LOCATION

SITE LOCATION

9180 ALPINE DR NW
RAMSEY, MN 55303

GOPHER STATE ONE CALL
800/252-1166

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 1

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.

Marisol E. Velilla Dwg. Rev. 0
Date: 5-4-2021 Lic. No. 46205

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GREAT RIVER ENERGY.

EXISTING CONDITIONS AND REMOVALS

DAYTONPORT SUBSTATION

SA02

DATE:	05-04-21
SCALE:	1"=30'
DWN BY:	AMG
CKD BY:	EKD
CKD BY:	
APPD BY:	MEV

PROJECT NO 208250 | REVISION 0
DRAWING NUMBER SA02-40D
SHEET 1

REV NO | DATE | REVISION | REV APPD BY

ISSUED FOR CONSTRUCTION

EX. GRAVEL DRIVE

94.00'

GRADE EX. GRAVEL DRIVE TO MATCH PROPOSED SUBSTATION CORNER

SECTION QTR. LINE

B SH. 3

BIO ROLL

886

PROPERTY LINE 416.50' S88°41'44"E

TREES

CLASS V ROCK MATCH EX. EL. EL 886.7± N=177870.08 E=439166.21

CLASS V ROCK F.G. EL. 886.94 N=177887.08 E=439181.21

CLASS V ROCK F.G. EL. 886.94 N=177870.08 E=439181.21

CLASS V ROCK F.G. EL. 886.00 N=177887.08 E=439275.21

17.00'

80.00'

63.00'

1.0%

EX. GRAVEL DRIVE

887

B-01

30' GATE

B-02

A

SH. 3

LIMITS OF WORK

NEW EDGE OF TREES

138.00'

CLASS V ROCK F.G. EL. 886.00 N=177810.08 E=439275.21

15.00'

CLASS V ROCK F.G. EL. 886.94 N=177807.08 E=439181.21

CLASS V ROCK F.G. EL. 885.85 N=177810.08 E=439290.21

CLASS V ROCK F.G. EL. 88X.XX N=177807.08 E=439166.21

660.87' N35°30'44"W PROPERTY LINE

EX. FENCE

RAILROAD R.O.W.

B-04

61.00'

B-03

CLASS V ROCK F.G. EL. 886.94 N=177749.08 E=439181.21

CLASS V ROCK F.G. EL. 886.00 N=177749.08 E=439275.21

CLASS V ROCK F.G. EL. 885.85 N=177749.08 E=439290.21

BIO ROLL

109.00'

B

888

BENCHMARK

BM SPIKE (SEE SH. 1 FOR LOCATION)
N=177949.89
E=439209.35
ELEV.=888.00

HORIZONTAL CONTROL

NAD 83 ANOKA MN-F
MINNESOTA DOT: ANOKA COUNTY, US FOOT

VERTICAL CONTROL

NAVD 88

N

SCALE: 1"=10'-0"
0 5' 10' 15'

NOTES

1. SITE HORIZONTAL CONTROL IS IN FEET.
2. CONTOURS ARE SHOWN IN 1 FOOT INTERVALS.
3. FINISHED GRADE (F.G.) IS TOP OF CLASS V BASE ROCK. SURFACE GRADE IS 4" HIGHER THAN FINISH GRADE.

SOIL REPORT

SEE DESIGN PHASE GEOTECHNICAL REPORT, PROPOSED CONNEXUS SUBSTATION, ALPINE ROAD, RAMSEY, MINNESOTA DATED DECEMBER 30, 2019 BY CHOSEN VALLEY TESTING, INC., CVT# 15883.19.MNS.

LEGEND

- QUARTER LINE
- PARCEL LINE
- PROPERTY LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING POWER POLE & GUY ANCHOR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- x — EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING GRAVEL EDGE
- PROPOSED GRAVEL EDGE
- 886 — EXISTING CONTOUR
- 886 — PROPOSED CONTOUR
- F.G. — FINISHED GRADE ELEVATION
- FLOW DIRECTION
- LIMITS OF WORK TOTAL DISTURBED AREA = 0.43 ACRES
- BIO ROLL
- B-06 — SOIL BORING LOCATION

SUBSTATION FINISH GRADE
IS TOP OF CLASS V BASE ROCK

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 1

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.

Marisol E. Velilla Dwg. Rev. 0
Date: 5-4-2021 Lic. No. 46205

GOPHER STATE ONE CALL
800/252-1166

SITE LOCATION
9180 ALPINE DR,
RAMSEY, MN 55303

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

GREAT RIVER ENERGY.

GRADING AND EROSION CONTROL PLAN

DAYTONPORT SUBSTATION

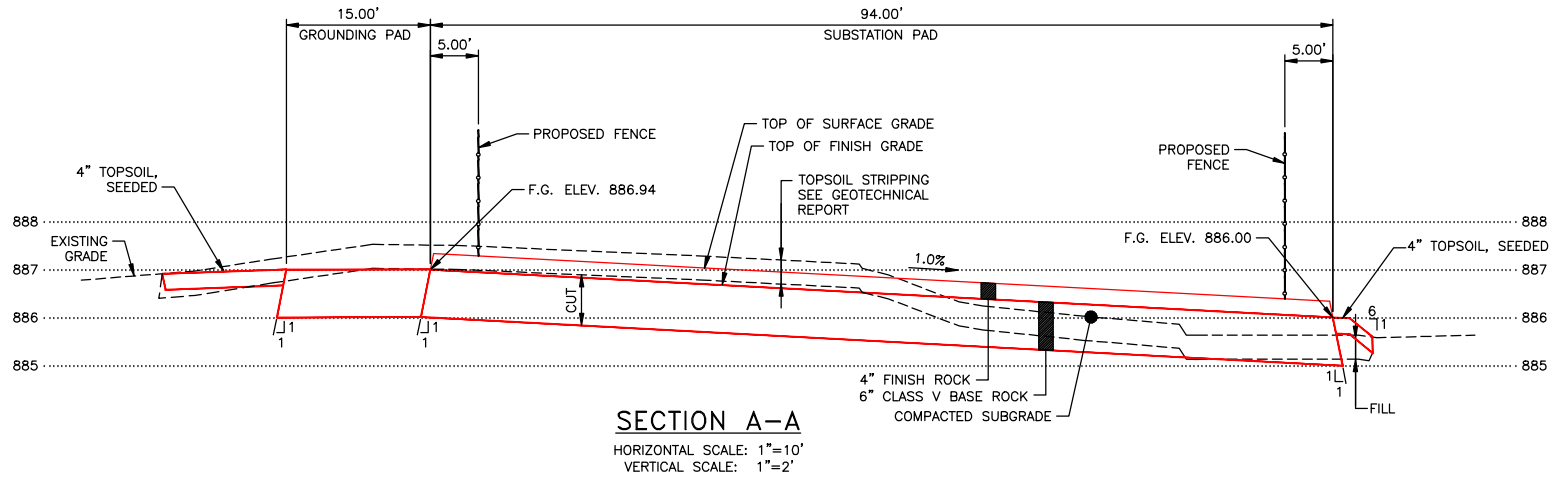
SA02

REV NO	DATE	REVISION	APP'D

DATE: 05-04-21
SCALE: AS SHOWN
DWN BY: AMG
CKD BY: EKD
CKD BY:
APP'D BY: MEV

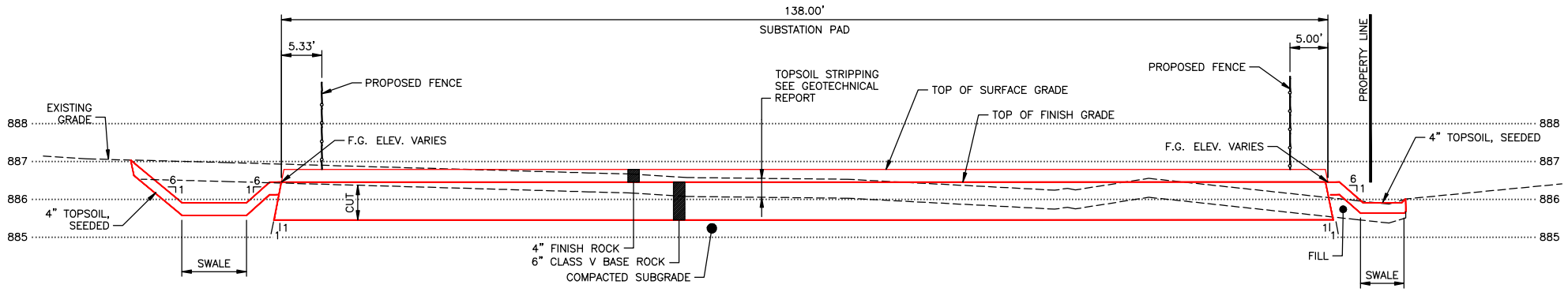
PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-40D
SHEET 2

ISSUED FOR CONSTRUCTION



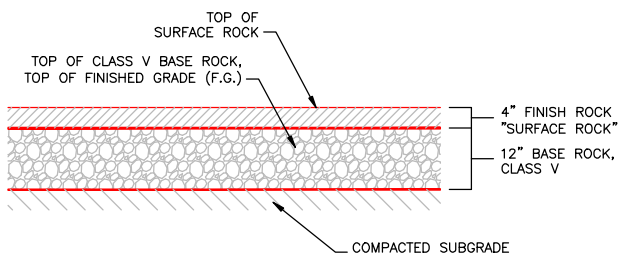
SECTION A–A

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



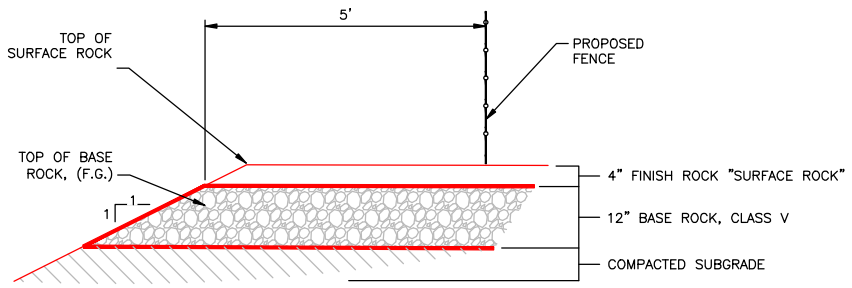
SECTION B–B

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



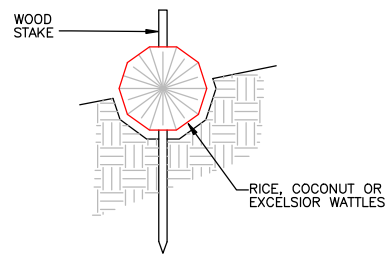
TYPICAL SUBSTATION SURFACING

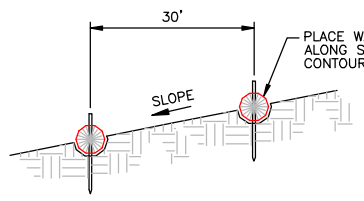
SCALE: NONE

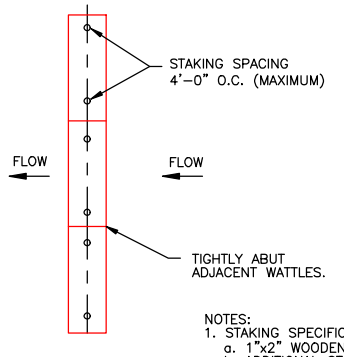


TYPICAL SUBSTATION EDGE

SCALE: NONE



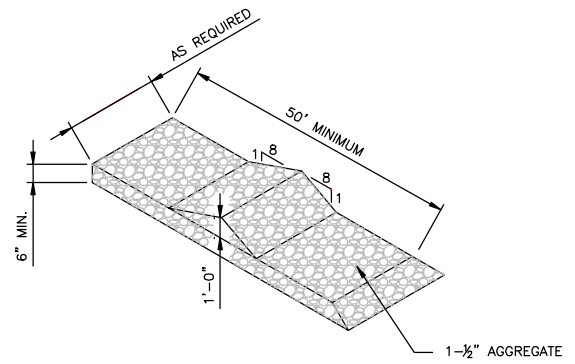




NOTES:
1. STAKING SPECIFICATIONS:
   a. 1"x2" WOODEN STAKES
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.

BIO ROLLS

SCALE: NONE



ROCK CONSTRUCTION ENTRANCE

SCALE: NONE

GRADING AND EROSION CONTROL SCHEDULE

1. INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE.
2. COMPLETE CLEARING AND GRUBBING.
3. STRIP TOPSOIL. INSTALL STOCKPILE SILT FENCE.
4. COMPLETE MASS GRADING.
5. SEED AND MULCH WITHIN 14 DAYS OF COMPLETION OF GRADING.
6. INSTALL BIO ROLLS IN SWALES.

AFTER VEGETATION IS ESTABLISHED

1. REMOVAL PRACTICES: REMOVE ALL TEMPORARY BMPS SUCH AS SILT FENCES AND BIOROLLS AS SOON AS ALL DISTURBED AREAS HAVE BEEN STABILIZED.

MAINTENANCE

1. INSPECTION OF ALL EROSION CONTROL FEATURES SHOULD BE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER 1/2" RAIN EVENT.
2. MAINTENANCE OF BMPS SHALL BE COMPLETE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
3. THE ROCK CONSTRUCTION ENTRANCE PERFORMANCE SHALL BE MAINTAINED THROUGH SCRAPING OR DRESSING WITH ADDITIONAL AGGREGATE.
4. SEDIMENT CLEANUP. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF–SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE CONSTRUCTION SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 1

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.

Marisol E. Velilla Dwg. Rev. 0
Date: 5–4–2021 Lic. No. 46205

GENERAL NOTES

1. STRIPPING MATERIAL TO BE USED FOR DRESSING OF SIDE SLOPES.
2. LOCATION AND STAKING OF THE SITE WITHIN THE PROPERTY LINES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL SLOPES 3:1 MAXIMUM UNLESS NOTED.
4. STERIALNT SHALL BE APPLIED TO WEEDS AND VEGETATION WITHIN BASE ROCK AREA PRIOR TO PLACEMENT OF SURFACE ROCK.
5. EXCESS MATERIAL SHALL BE SPREAD EVENLY IN AREAS AS DIRECTED IN THE PLAN DRAWING OR HAULED OFF AND DISPOSED OF OFF SITE.
6. ELEVATIONS INDICATED IN SUBSTATION GRADED AREA ARE FINISHED GRADE. FINISHED GRADE IS TOP OF BASE ROCK.
7. CONTOURS OUTSIDE OF THE SUBSTATION GRADED AREA INDICATE THE TOP OF FINISHED TOPSOIL OR TOP OF DRIVEWAY BASE ROCK.
8. SURFACE GRADE IN SUBSTATION AREA IS 4" HIGHER THAN FINISHED GRADE ELEVATION. SURFACE GRADE CONSISTS OF 4" OF SURFACING ROCK MATERIAL.

CONSTRUCTION NOTES

1. THE SITE TOPSOIL SHALL BE STRIPPED OF VEGETATION TO A DEPTH OF 6 INCHES OR TO SUCH GREATER DEPTH AS MAY BE NECESSARY TO REMOVE ROOTS AND OTHER ORGANIC MATTER. (SEE DESIGN PHASE GEOTECHNICAL EVALUATION, PROPOSED CONNEXUS SUBSTATION, RAMSEY, DATED DECEMBER 30, 2019 BY CHOSEN VALLEY TESTING, INC., CVT NUMBER: 15883.19.MNS.)
2. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS, INCLUDING TREE STUMPS, BRUSH, ROOTS, AND SOD STRIPPING RESULTING FROM SITE PREPARATION OPERATIONS. TREE TOPS ABOVE STUMPS TO BE REMOVED BY OTHERS.
3. PRIOR TO PLACEMENT OF FILL, THE SUBGRADE SHALL BE PROOF–ROLLED WITH A FULLY LOADED TANDEM–AXLE DUMP TRUCK WITH A MINIMUM GROSS WEIGHT OF 25 TONS. UNSUITABLE AREAS OBSERVED SHALL BE IMPROVED BY COMPACTION OR BE REPLACEMENT WITH SUITABLE COMPACTED FILL MATERIAL.
4. AFTER COMPLETION OF STRIPPING, EXCAVATING, AND ALL SUBGRADE SURFACES IN THE AREA, THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE SUBGRADE BY THE OWNER, PRIOR TO FURTHER CONSTRUCTION. ANY UNKNOWN WATER CONDITIONS OR SOIL CONSIDERED TO BE WEAK AND SUBJECT TO SIGNIFICANT DISPLACEMENT UNDER NORMAL EQUIPMENT WHEEL APPLICATION SHALL REQUIRE THE OWNER'S ENGINEER TO BE CONTACTED. UPON DISCOVERY OF ANY UNKNOWN WATER CONDITIONS OR WEAK SUBGRADE MATERIALS, THE ENGINEER MAY ORDER ADDITIONAL SUBCUTS OR GEOTEXTILE TREATMENT. THE CONTRACTOR SHALL PERFORM AND INSTALL THESE CHANGES AS DIRECTED BY THE OWNER. ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR WITHOUT LIABILITY ON THE PART OF THE OWNER.
5. COMMON FILL SHALL CONSIST OF APPROVED MATERIAL WHICH IS FREE OF ORGANIC MATTER AND DEBRIS. SPREAD TEMPORARILY EXCAVATED MATERIAL IF TOO WET FOR PLACING UNTIL MOISTURE CONTENT IS ACCEPTABLE.
6. SELECT FILL SHALL CONSIST OF A GRANULAR MATERIAL WHICH CONTAINS LESS THAN 8% PASSING #200 SIEVE AND LESS THAN 40% PASSING THE #40 SIEVE. MATERIAL OF THIS TYPE IS LOW IN FROST SUSCEPTIBILITY AND IS RELATIVELY FREE DRAINING.
7. FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED IN UNIFORM LIFTS OR LAYERS NOT EXCEEDING 9 INCHES OF LOOSE FILL AND LAID PARALLEL TO THE FINISHED SURFACE.
8. COMPACT FILL MATERIAL IN LIFTS NOT EXCEEDING 9 INCHES UNCOMPACTED THICKNESS TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698). MAINTAIN MOISTURE CONTENT WITHIN PLUS OR MINUS 2% OF THE OPTIMUM DETERMINED FOR MAXIMUM DENSITY. DO NOT PLACE, SPREAD, OR COMPACT FILL MATERIAL DURING WET OR UNFAVORABLE WEATHER CONDITIONS. WET GRANULAR MATERIALS THOROUGHLY DURING OR IMMEDIATELY PRIOR TO COMPACTION.
9. FINISH FILL, EXCAVATED AND OTHER DISTURBED AREAS TO UNIFORM GRADE AND SECTION NORMALLY OBTAINABLE WITH A BLADE GRADER FINISH GRADE TO A NEAT APPEARANCE AND PROVIDE POSITIVE DRAINAGE. ALLOWABLE TEMPLATE TOLERANCE: ± 0.10 FT.
10. THE GRADING CONTRACTOR SHALL INSTALL THE ACCESS DRIVE AS SOON AS GRADING IS COMPLETED. DRIVE SURFACE SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE SUBSTATION SITE. ACCESS DRIVE SURFACING SHALL BE COMPACTED WITH VIBRATING ROLLER.

BASE ROCK CLASS V (FINISHED GRADE)

1. MNDOT CLASS V BASE ROCK SHALL BE A MINIMUM OF 12 INCHES DEEP. SEE GRE SPECIFICATION.
2. MNDOT 313S, TABLE 3138–1 (VIRGIN MATERIAL). NO RECYCLED MATERIAL.

FINISH ROCK "SURFACE ROCK" (SURFACE GRADE)

1. FINISH ROCK SURFACING SHALL BE A MINIMUM OF 4 INCHES DEEP. SEE GRE SPECIFICATION.
2. FINISH ROCK SURFACING SHALL BE INSTALLED BY THE CONTRACTOR AFTER INSTALLATION OF FOUNDATIONS, GROUNDING, CONDUIT AND FENCE IS COMPLETE.

SEEDING

1. SEED MIXTURE SHALL BE MNDOT 35–221 AND APPLIED AT A RATE OF 36.5 LBS/ACRE.

GOPHER STATE ONE CALL
800/252-1166

SITE LOCATION

9180 ALPINE DR,
RAMSEY, MN 55303

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

GREAT RIVER ENERGY.

GRADING SECTIONS AND DETAILS

DAYTONPORT SUBSTATION

SA02

DATE	REVISION	REV NO	APPD BY

DATE: 05–04–21
SCALE: AS SHOWN
DWN BY: AMG
CKD BY: EKD
CKD BY:
APPD BY: MEV

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02–40D
SHEET 3

ISSUED FOR CONSTRUCTION

PRIMARY CABLE
ANCE FROM
W WITH ALUMINUM
RS (TYPICAL)

GRI METER
PANEL
#391

GROUND BUS
(CONFIRM
LOCATION
WITH SWGR)

3"

GFCI
REC.
#349

UNIT #3
EEDER #1

UNIT #2
MAIN

UNIT #1
INCOMING
BUS 1
AUXILIARY

BANK #1 AND
SCADA
RACK

4" X 24" CABLE TRAY #517
ON TOP OF SWGR

OKE DETECTOR
90

BATTERY
SWITCH
#379

EXHAUST FAN
W/ RAIN HOOD
#376

8"

8"

LED LIGHT #332
(TYPICAL OF 7)

4 1/2"

SMOKE
DETECTOR
#390

HYDROGEN
DETECTOR
#375

GPS
ANTENNA
#108

C6X10.5#/FT
HORIZONTAL
ROOF SUPPORT

BATTERY
SYSTEM
#371,#371A
#372,#372A

14'-1"

A/C UNIT 2
#381

2' X 3' ALUM.
RAIN CANOPY

A/C REC. #346

REC. #347

7.5KW ELECTRIC
HEATER #385

EXTERIOR
LIGHT
#333

"C"

O.D. LT. SW. #341
LT .SW. #342
REC. #347

FIRE
EXTINGUISHER
#389

DOOR
SWITCH
#345

EXIT
SIGN
#335

SPACE
FOR
EYE WASH

C. #347

36" x 24"
FOLD-UP
TABLE
#520

BKR. TOOL
MTG RACK

FILTERED, MOTORIZED
DAMPER W/ HOOD
#377,377A
(TYPICAL OF 2)

EXTERIOR
LIGHT
#333

GFCI
REC.
#349

O.D.
LT.SW.
#341

23H
#324

23L
#325

42"

99 1/4"

PLAN VIEW

THERMAL INSULATION
(R-21.3), #518

O.D. LT. SW. #341
LT. SW. #342

DOOR
SWITCH
#345

DOOR
CLOSER
#526

42"W X 84"H
DOOR #524

PANIC CROSS BAR
#527

FIRE
EXTINGUISHER
#389

THERMAL INSULATION
(R-40.3), #518, #518A

O.D. REC.
#349

REC.
#347

1"

ANCHOR BOLT
REFER TO DETAIL "Y"

14'-

SE

1"

ANCHOR BOLTS
& CLAMP BARS
(BY OTHERS)

1 3/4"

INSIDE OF FRONT
OR REAR BEAM

1/2" DIA. ANCHOR BOLT
(BY OTHERS)

DETAIL "Y"
NOT TO SCALE

38'-2" ROOF

"A"

"D"

GPS
ANTENNA
#108

EXTERIOR
LIGHT
#333

EXTERIOR
LIGHT
#333

2' X 3' ALUM.
RAIN CANOPY

3/8"

SLOPE DOWN
FOR CONDENSATE
DRAINAGE

A/C UNIT 2, #381
W/ THRU-WALL
SLIDE-OUT
CHASSIS

18 3/8"

42"W X 84"H
DOOR #524

DOOR TRIM
#527 WITH
THUMBLATCH
AND EXTERIOR
LOCK CYLINDER

FILTERED
MOTORIZED
INTAKE DAMPER
W/ RAIN HOOD
#377,377A

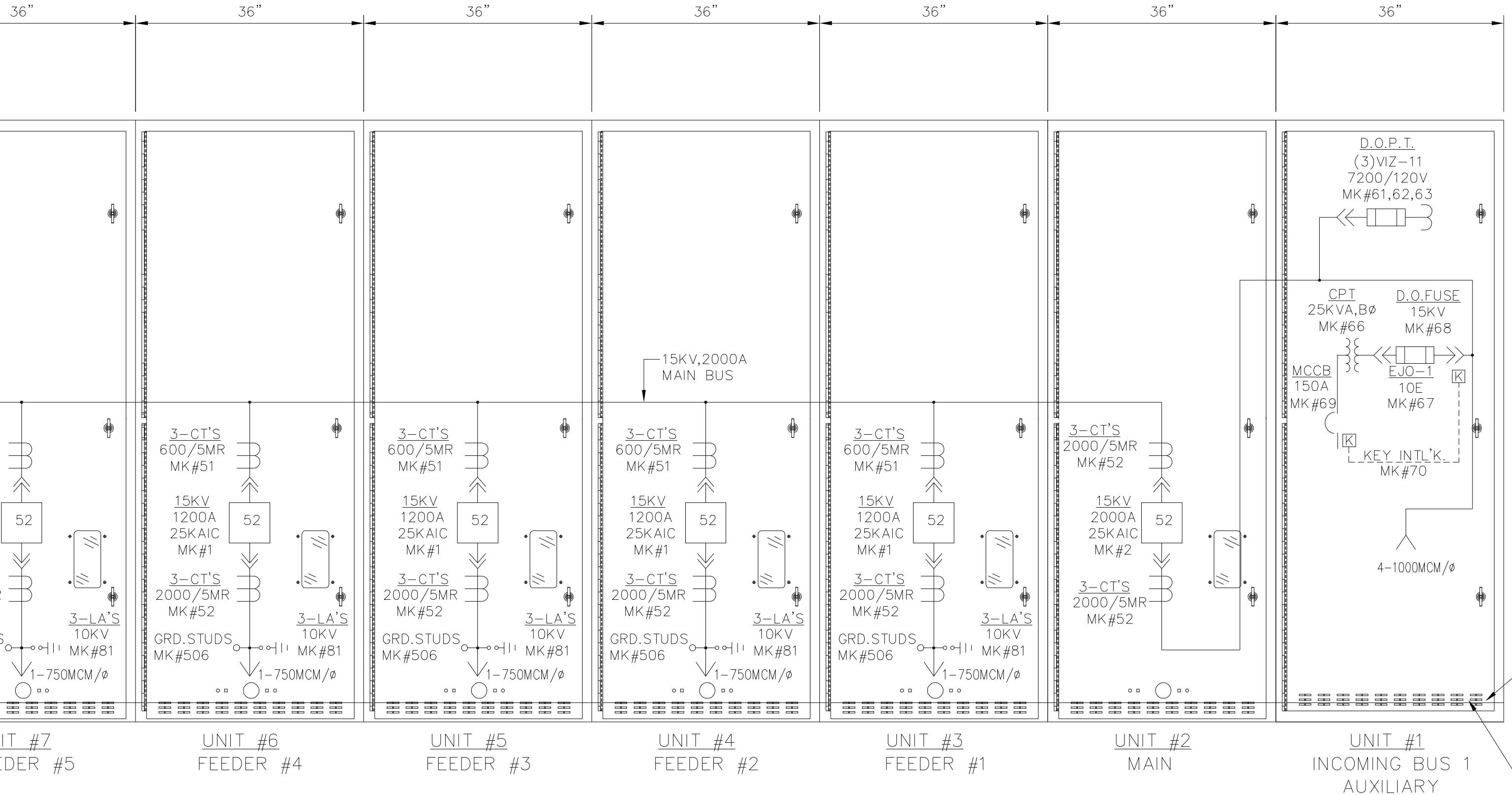
GFCI REC.
#349

24"

11'-7" SHIPPING HEIGHT

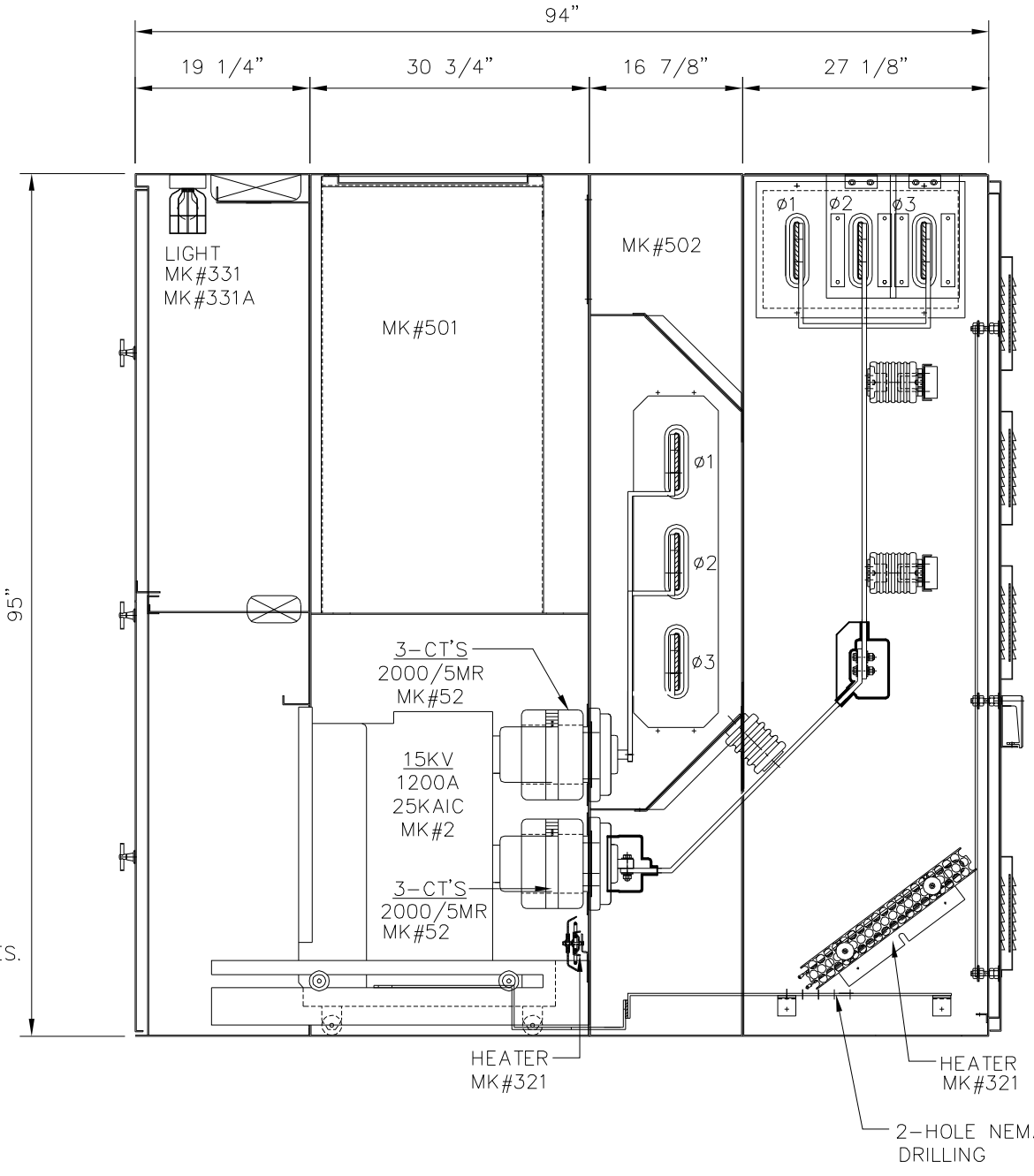
GROUND BUS
(CONFIRM
LOCATION
WITH SWGR)

GPS
ANTENNA
#108

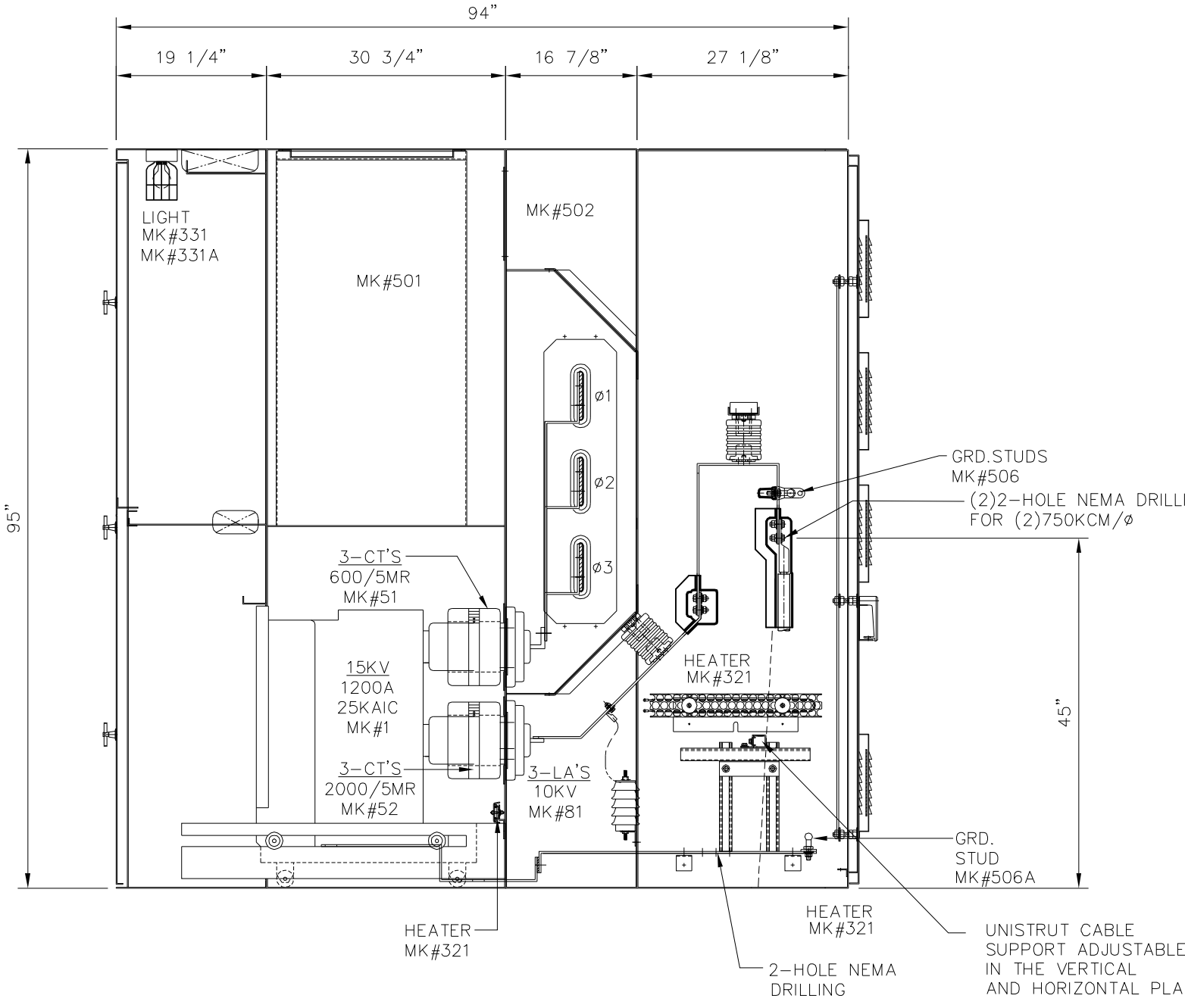


FRONT ELEVATION AND SINGLE LINE DIAGRAM

TYPICAL BUS CONNECTION



SIDE SECTION
UNIT NO. 2



SIDE SECTION
UNIT NO'S 3,4,5,6 & 7

#7GA PIPE STIFFENER CHANNEL

4" IPS SCHED. 40 PIPE

168"

20 3/8" | 23 3/8" | 21 13/16" | 20 3/16" | 21 13/16"

37 1/2" | 33" | 32 1/4" | 32 1/4" | 33" | 33" | 33" | 33" | 34 1/4" | 33"

114" | 218"

446"

APPROXIMATE WEIGHT= 78,000LBS

PLAN VIEW
FLOOR NOT SHOWN

446"

114" | 218"

1/4" THICK FLOOR PLATES

12.3125"

6" | 6" | 6"

12"

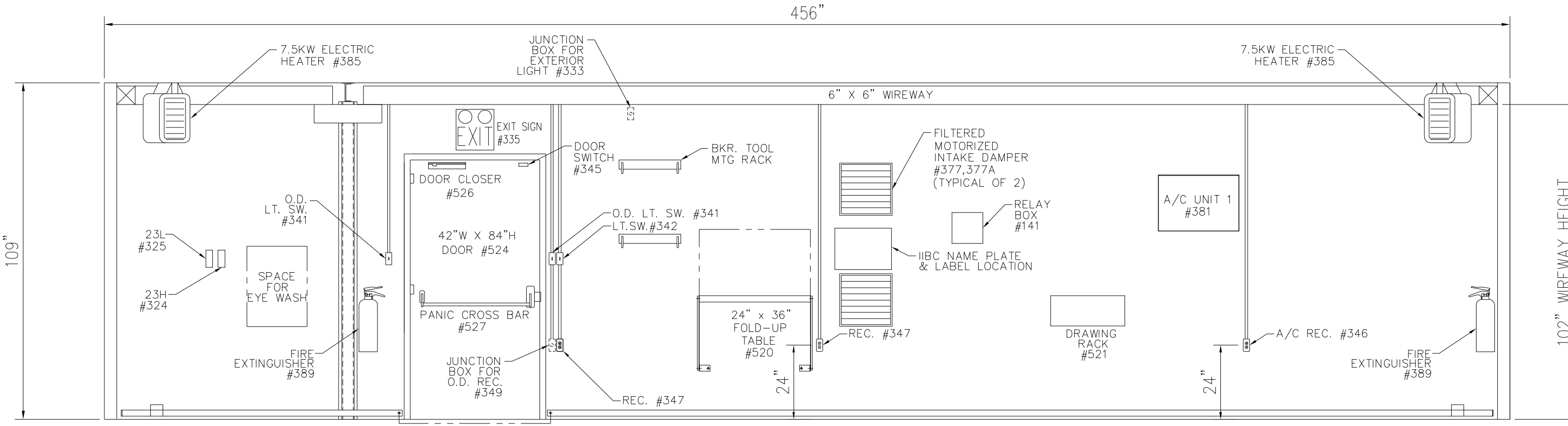
2-HOLE NEMA
2" X 4" X 1/4"
COPPER GROUND PAD
(TYP. EACH CORNER)

#16GA GALV. STEEL FLASHING

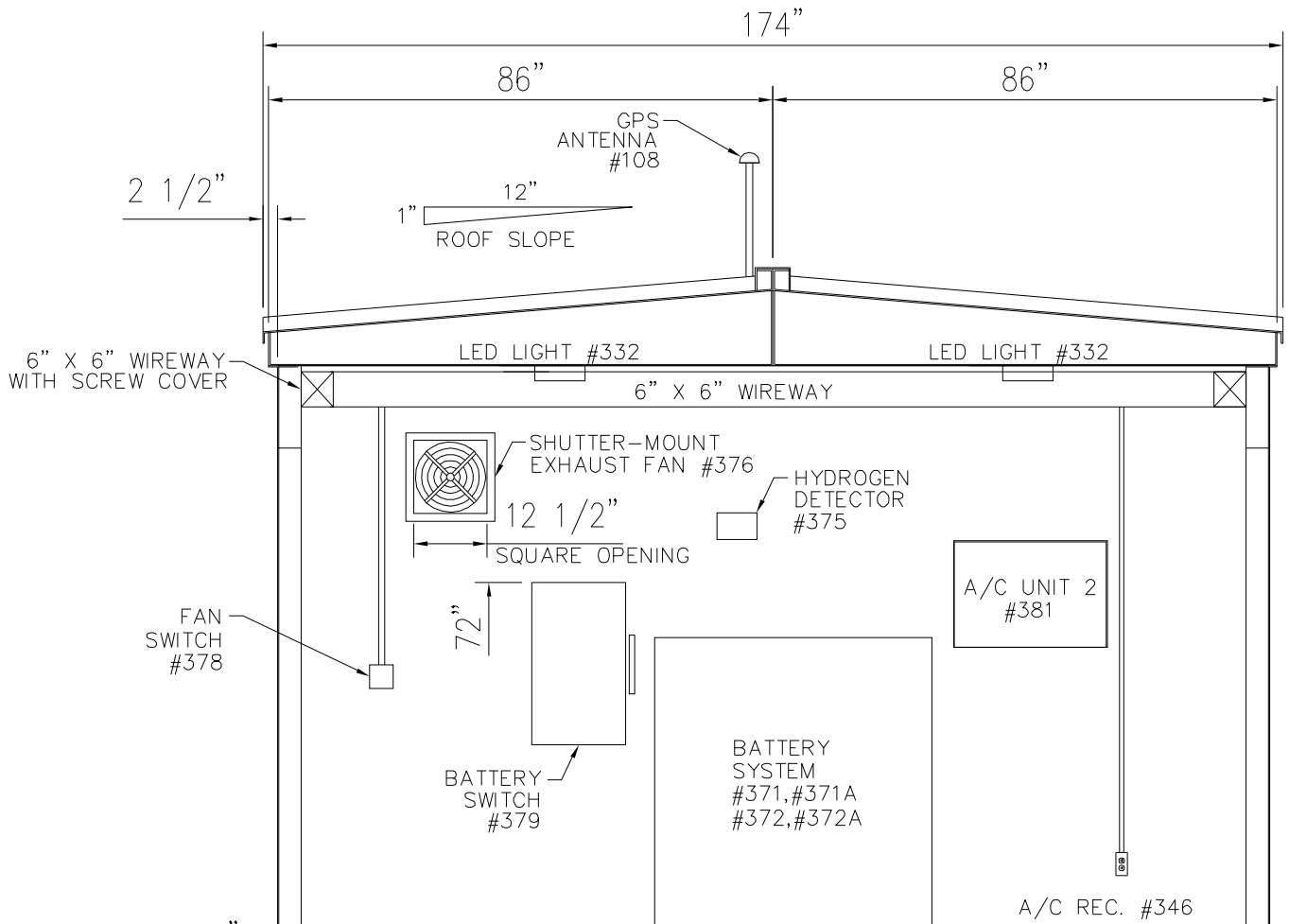
4" IPS SCHEDU
PIPE FO

FRONT ELEVATION

SECTION "B–B"



SECTION "C–C"



6.01: Public Hearing: Consider Request for a Conditional Use Permit to Expand an Existing Utility Substation (Project No. 21-125); Case of Connexus Energy

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 the Conditional Use Permit.

Commissioner VanScoy asked who owns the lot.

City Planner Anderson replied that Connexus owns the lot.

Citizen Input

Mike Felber, Connexus Energy, thanked staff for the presentation. He noted that the existing structure is old and made of wood and therefore in need of updates. He stated that they will be tearing down the existing structure and building a new substation.

Commissioner Walker asked the length of time the rebuild would take.

Mr. Felber replied about two months.

Commissioner Anderson asked if everything would be contained within the subject area.

Mr. Felber confirmed that the construction would stay within the fenced area.

Thomas Kurak, 15001 Sunfish Lake Boulevard, stated that he did not hear any mention of buffer and asked if there are existing trees that would buffer the area.

City Planner Anderson displayed an aerial photograph of the site. He stated that there will be some removal of existing trees.

Chairperson Bauer commented that this would be located between the railroad tracks, Alpine trees and the golf course.

Mr. Kurak commented that this is not an area where people expect industrial things and was happy to hear that this would not impact others.

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

DRAFT

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Dunaway, Anderson, Peters, and Walker. Voting No: None. Absent: Commissioner Gengler.

Chairperson Bauer closed the public hearing closed at 7:10 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Walker, to recommend that City Council adopt Resolution #21-208 Granting a Conditional Use Permit to Expand an Existing Utility Substation.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Walker, Anderson, Dunaway, and Peters. Voting No: None. Absent: Commissioner Gengler.

DRAFT

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

RESOLUTION #21-208

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR EXPANSION OF AN EXISTING ELECTRICAL SUBSTATION AT 9180 ALPINE DRIVE NW

RECITALS

1. Connexus Energy, hereinafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to expand an existing electrical substation at the property generally described as 9180 Alpine Drive NW and legally described as follows:

   Power Substation Used on Agreement with Northfork Inc. Being Part of Lot 4 Auditors Subdivision No. 33 (NKA that part of Outlot C Northfork Located in Government Lot 5 Section 19-32-25)

   -and-

   That Part of Government Lot 5 Section 19 Township 32 Range 25 Lying within Outlot C Northfork Except that Part Being Used as Power Substation on Agreement with Northfork Inc. (See PIN 19-32-25-31-0002); excluding road.

   ("Subject Property")

2. That the Permittee appeared before the Planning Commission on July 22, 2021 for a public hearing and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Subject Property is currently zoned Planned Unit Development (PUD) and is approximately 3.14 acres in size.

4. That the Planned Unit Development District does not specify permitted, conditional or accessory uses.

5. That the Subject Property abuts the BNSF railroad right-of-way to the west and south and the parcels to the east and north are zoned PUD (part of The Links at Northfork).

6. That the existing utility substation predates the adoption of the City's Zoning Code and thus is considered a lawful, nonconforming use.

7. That due to the growth occurring within the City of Ramsey (the "City"), the updates to the substation are needed to increase electrical capacity.

8. That City Code Section 117-51 (Conditional Use Permits) defines a conditional use as a use that cannot be properly classified as a permitted use in a particular zoning district.

FINDINGS OF FACT

1. That the expansion of the substation will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the expansion of the substation will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the expansion of the substation be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That the expansion of the substation will not be hazardous to existing or future neighboring uses.

5. That the expansion of the substation will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the expansion of the substation will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the expansion of the substation will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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 a Conditional Use Permit (the "Permit") to expand the lawful nonconforming use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for the expansion of the utility substation in accordance with plans prepared by Connexus Energy, dated May 25, 2021, and by Great River Energy, dated May 4, 2021 (combined, the "Plans") to occur on the **Subject Property.** The **Plans** are not attached to this **Permit** but are housed with the **City**.

2. That the **Permittee** shall maintain the Subject Property in compliance with City Code Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.

3. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

5. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

6. That this **Permit** shall automatically expire if the use is not initiated by August 10, 2022.

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 10th day of August, 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 said 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. 10.**

Meeting Date: 08/10/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #21-210 Approving Site Plan and Final Plat for Knoll Properties 2nd Addition; Case of Anderson Dahlen

Purpose/Background:

The purpose of this case is to review a request from Kinghorn Construction on behalf of Anderson Dahlen (the "Applicant") for a site plan and associated plat for Knoll Properties 2nd Addition. The Subject Property is located east of Ramsey Blvd and north of Sunwood Drive. The site is currently vacant and owned by Connexus Energy. The proposed project is a large, approximately 65,000 square foot industrial building with a future ~52,000 square foot planned expansion/second phase. The site is zoned E-2.

Notification:

No notification is required, as the proposed project does not include any deviations from the City Code requirements.

Observations/Alternatives:

General

The purpose of this report is to approve a Final Plat (Knoll Properties Second Addition) and Site Plan for Anderson-Dahlen, located east of Ramsey Blvd and north of Sunwood Drive. The Applicant, Kinghorn Construction, on behalf of Anderson Dahlen, has platted one (1) lot and two (2) outlots, from property which had previously been platted as Outlot A of AEC Energy Park. The property is currently vacant.

Lot Area, Width and Setbacks.

E-2 Employment District				
Standard	**Required**	**Proposed**		
		Lot 1	Outlot A	Outlot B
Minimum Lot Size	1.0 acre	5.8 A	2.8 A	5.3 A
Minimum Lot Width	200 feet	805 ft.	262 ft.	462 f.t
Minimum Front Yard Setback	35 feet	~94 feet		
Minimum Rear Yard Setback	25 feet	~145 feet		
Minimum Side Yard Setback	25 feet	~86 feet		
Maximum Building Height	65 feet	45 feet		
Building Size	n/a	64,416 square feet		

Maximum Lot Coverage	45%	29%

Parking/Site Access:
The site plan shows two curb cuts onto Sunwood Drive. Each curb cut is 30 feet wide at the property line with curb radii sufficient to accommodate semi- truck with trailers.

Per the city code, one parking stall is required for every 300 square feet of office space and one parking stall per 1,000 square feet of industrial space. The site plan shows a 64,416 square foot building (116,399 square feet including future Phase Two) with 192 parking stalls, six (6) of which are shown as disability parking stalls. The site plan provides a parking calculation for the phase 1 building: 43 stalls are required for the 12,922 square feet of office use, and 52 stalls are required for the 51,972 square feet of warehouse/industrial use, giving a total of 95 required stalls (Phase One). The applicant indicates that there will be 10 office employees and 45 industrial employees in Phase One. Assuming a similar ratio of office and warehouse/industrial space in the future Phase Two building expansion (51,983 square feet), 192 total stalls will be more than sufficient.

All parking stalls measure 9 feet in width and 18 feet in depth width drive aisle being 24 feet or more in width. The parking lot will be paved with bituminous and have a continuous concrete curb around the entire perimeter of the paved parking and loading areas. The driveway and truck maneuvering area at the rear of the building are proposed to have heavy duty bituminous pavement to handle the larger trucks. The parking lot and drive aisles each meet City standards in dimension and design.

Loading Areas
The phase 1 building is designed with three loading docks and 3 on-grade overhead doors. The loading docks and overhead doors are located at the back and sides of the building away from view from the public street. The rear yard pavement, provides 70 feet of maneuvering area between the north curb line and the loading docks retaining walls. The loading areas are dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading docks effectively.

Summary
The Application appears to meet all of the requirements of City Code.

Funding Source:
The Applicant is responsible for all costs associated with the project.

Recommendation:
The Planning Commission met on July 22, 2021 and unanimously recommended adoption of the project and Resolution #21-210.

Action:
Motion to adopt Resolution #21-210.

Attachments

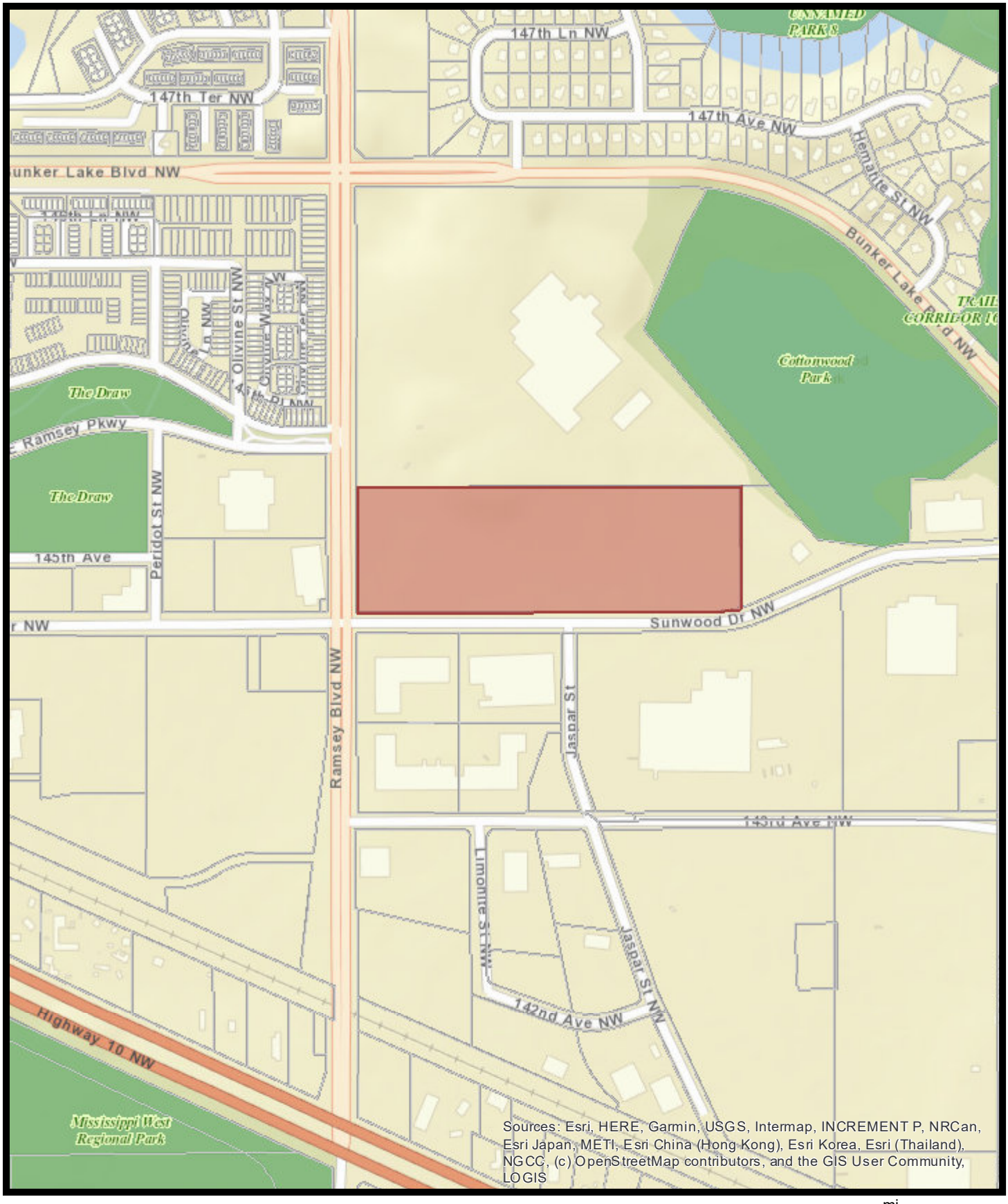
Site Location Map
Planning Review
Civil Plans
Plat
Resolution #21-210

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 04:14 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 04:32 PM
Form Started By: Chloe McGuire Brigl		Started On: 07/23/2021 10:06 AM
Final Approval Date: 08/05/2021		

Knoll Properties 2nd Addition

PID
27-32-25-32-0008



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7/1/2021 12:51:02 PM

Memorandum

To: Chloe McGuire, Senior Planner

From: Alan Brixius, Planning Consultant

Date: July 7, 2021

Re: Knoll Properties Second Addition – Anderson-Dahlen
City Project Number _____
NAC File No. 183.03 21.01

General
The purpose of this report is to review a Preliminary Plat (Knoll Properties Second Addition) and Site Plan for Anderson-Dahlen, located east of Ramsey Blvd and north of Sunwood Drive. The Developer, Kinghorn Construction, has proposed to plat one (1) lot and two (2) outlots, from property which had previously been platted as Outlot A of AEC Energy Park. The property is currently vacant.

Comprehensive Plan
The 2040 Comprehensive Plan guides the subject property for Business Park (BP), and the proposed subdivision is consistent with the Business Park Comprehensive Plan guidance.

PRELIMINARY PLAT REVIEW.

Preliminary plat: The Knoll Properties Second Addition preliminary plat is the subdivision of Outlot A of the AEC Energy Park Addition, consisting of one lot and two outlots

Zoning
The plat is zoned E-2 Employment District. The proposed project is consistent with the E-2: Employment zoning district.

Lot Area, Width and Setbacks.

E-2 Employment District				
Standard	**Required**	**Proposed**		
		Lot 1	Outlot A	Outlot B
Minimum Lot Size	1.0 acre	5.8 A	2.8 A	5.3 A
Minimum Lot Width	200 feet	805 ft.	262 ft.	462 f.t
Minimum Front Yard Setback	35 feet	~94 feet		

Minimum Rear Yard Setback	25 feet	~145 feet
Minimum Side Yard Setback	25 feet	~86 feet
Maximum Building Height	65 feet	45 feet
Building Size	n/a	64,416 square feet
Maximum Lot Coverage	45%	29%

Block 1 Lot 1 occupies the middle of the property. Lot 0ne meets the minimum lot area and width requires of the E-2 Zoning District.

By Code outlots are a future phase of development. Platted as an outlot the parcel is not subject to development fees, however, the outlot is not a developable parcel without being platted into a lot and block description. Outlots must meet the lot area and width dimension of the E-2 zoning district to allow for the future development without variance. As shown above both of the proposed outlots exceed the lot area and width requirements of the E-2 district.

Streets/Access
The proposed plat is located at the corner of Sunwood Drive and Ramsey Boulevard (County Road 57). Any plat abutting a county road is subject to the review and comment by the County. Responding to County Review comments is a condition of plat approval.

Ramsey Boulevard is designated an arterial street requiring a minimum 120 feet of right-of –way. The plat shows the current right-of-way meeting this standard. Pending County review this right-of-way meets code. Sunwood Drive is a major collector street requiring a minimum of 80 feet of right-of way, the plat shows that the current street meets this standard.

All vehicular access to Lot 1 Block 1 will be provided from two driveways connecting to Sunwood Drive.

Utilities.
The plat has access to city sewer and water in Sunwood Drive. Site and Building plans have been submitted illustrating the extension of Utility services into lot 1 Block 1.

Easements
The plat provides the required ten foot drainage and utility easement along the property lines of both Lot 1, Block 1 and the adjoining outlots in compliance with city code. The Ramsey Subdivision code also requires: “All underground utility service lines, including water, drainage and sanitary sewer systems that traverse private property, shall be installed within recorded easements.” The plat illustrates drainage and utility easement covering the internal private service water and storm water pipes and ponding area. The City Engineer shall review and approve the size, configuration and location of all easements within the plat.

Development Fees
The Developer will be required to pay development fees consistent with the City’s approved schedule of Rates and Charges for Lot 1, Block 1. Charges will be included in the development agreement.

Sidewalks/Trail
Trail currently exists along Sunwood Drive. No other public sidewalks and/or trail or trails are planned for this area.

Natural Resource Inventory (NRI)
The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition, the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

SITE AND BUILDING PLAN REVIEW:

Block 1 Lot 1 of Knoll Properties Second Addition is proposed to be occupied by a 64,416 square foot (244' x 264') and 45-foot-tall building for manufacturing, fabrication, and office use by Anderson-Dahlen, Inc. Within the E-2 Zoning District the proposed industrial uses are allowed as permitted uses. Plans also show a future building expansion of 51,983 square feet (229' x 227'). The building features a main entrance on the south façade facing Sunwood Drive, and roll-up / loading doors on the other elevations. A large retention pond is proposed east of the building.

While intended to be built in phases; the site plan anticipates full construction of the ponding and paving for the parking and loading areas with phase 1 construction. The following review addresses the full build out of both phase 1 and 2.

Setbacks:
As illustrated in the table identifying the lot area, width and setbacks, the proposed building and its future expansion meet exceed all of the minimum E-2 district setbacks.

Building Coverage
Within the E-2 District the maximum Building Coverage is 45% of the total lot area. In review of the site and building plans (phase 1 and 2) will have a total floor area of 116,399 sq. ft. with a lot coverage of 29% of the total lot area.

Parking/Site Access:
The site plan shows two curb cuts onto Sunwood Drive. Each curb cut his 30 feet wide at the property line with curb radii sufficient to accommodate semi- truck with trailers.

Per the city code, one parking stall is required for every 300 square feet of office space and one parking stall per 1,000 square feet of industrial space. The site plan shows a 64,416 square foot building (116,399 square feet including future Phase Two) with 192 parking stalls, six (6) of which are shown as disability parking stalls. The site plan provides a parking calculation for the phase 1 building: 43 stalls are required for the 12,922 square feet of office use, and 52 stalls are required for the 51,972 square feet of warehouse/industrial use, giving a total of 95 required stalls (Phase One). The applicant indicates that there will be 10 office employees and 45 industrial employees in Phase One. Assuming a similar ratio of office and warehouse/industrial space in the future Phase Two building expansion (51,983 square feet), 192 total stalls will be more than sufficient.

All parking stalls measure 9 feet in width and 18 feet in depth width drive aisle being 24 feet or more in width. The parking lot will be paved with bituminous and have a continuous concrete curb around the entire perimeter of the paved parking and loading areas. The driveway and truck maneuvering area at the rear of the building are proposed to have heavy duty bituminous

pavement to handle the larger trucks. The parking lot and drive aisles each meet City standards in dimension and design.

Loading Areas
The phase 1 building is designed with three loading docks and 3 on-grade overhead doors. The loading docks and overhead doors are located at the back and sides of the building away from view from the public street. The rear yard pavement, provides 70 feet of maneuvering area between the north curb line and the loading docks retaining walls. The loading areas are dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading docks effectively.

Landscaping

Please see separate landscaping report.

Snow Storage
With the amount of hard cover across the site 73% percent of total site at full buildout, the site plan and landscape plan must revised to identify locations for snow storage. Assuming that the snow would be pushed to the open space and pond on the east side of the site; proposed landscaping and slope will limit available storage space and access to the this area. Applicant shall provide a revised plan both site plan and landscape plan that establishes area for snow storage that will not interfere with on-site parking, traffic circulation, operations and will not damage proposed landscaping.

Lighting
Lighting plans have not been submitted at this time. Applicant shall submit a lighting and photometric plans that identifies all the proposed exterior lights on the site both building-mounted and freestanding lights. Details on the light fixtures (down lighting with shielded light source) which prevent glare to adjoining properties and public street. Details on the parking lot lighting poles showing height and design. The photometric plan shall show light levels across the site, (parking lots, internal sidewalks and at building entrances.

Exterior light fixtures that illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

Building Elevations
The building elevations provided show that the proposed industrial building will be constructed of ribbed exposed aggregate precast concreted panels. A smooth concrete horizontal bands and smooth concrete panels around the building entrances provide some contrast in the exterior materials and building accent at the entrances.

The E-2 District establishes a maximum building height of 65 feet. The proposed building is 45 feet in height meeting the E-2 District standard. The Site and building plan must identify any ground mounted or roof top mechanical equipment include its location, height, design and screening form the public street.

Trash Enclosure
No separate/exterior trash enclosures are shown on plans. Applicant must clarify whether trash handling and recycling equipment will be internal to the building or in an external enclosure. If trash handling equipment will be outside the building the equipment must be identified with regard to location, equipment size and screening.

Site Grading
The proposed development requires the nearly the entire site to be disturbed. The City Engineer will review and comment on the grading and drainage plan. Upon completion of the development 27% of the lot will remain green space. This area will require the restoration of ground cover and landscaping. The paving and restoration plan shows the establishment of sod and various seed mix treatments of the area disturbed by grading.

Utilities
Municipal sanitary sewer and water is available in Sunwood Drive. The City Engineer will comment of the utility plan for the site. In our review we offer the following comments.

1. The water service entering the building must be separated between potable water and fire suppression.
2. The plan must show the location of a Fire Department Connection (FDC) on the building. The location of FDC must be accessible and not interfere with available parking.
3. The City Engineer / Fire Chief shall comment of the number and location of the on-site fire hydrants.

Next Steps
The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review once an engineer's estimate has been provided by the Applicant.

CONCLUSION.

The proposed project is an opportunity to allow a local industry to continue to grow within the City. The land use and plat are consistent with the Ramsey's Comprehensive plan and E-2 Employment Zoning District. Based on Staff review we recommend approval of both the requested preliminary plan and site and building plans with the following conditions being met.

Preliminary Plat.
The Knoll Properties Second Addition Preliminary Plat is approved with the following conditions.

1. The plat is subject to the review and approval of Anoka County.
2. The City Engineer approves the size, configuration and location of all drainage and utility easements.
3. The developer pays all City development fees related to the plat per the City's Fee Schedule for Lot 1, Block 1 Knoll Properties Second Addition.

Site and Building plan.
The development plans submitted for Lot 1, Block 1 Knoll Properties Second Addition dated 06/18/2021 are approved with the following condition being addressed.

1. Applicant shall address the City Staff comments pertaining to Site Landscape plan.
2. The Applicant shall identify snow storage areas on both the site and landscape plan.
3. Applicant shall submit an exterior lighting and photometric plan showing the location of all exterior lights both building mounted and freestanding and design details for the light

fixtures and pole design. The photometric plan shall illustrate the light levels across the site.

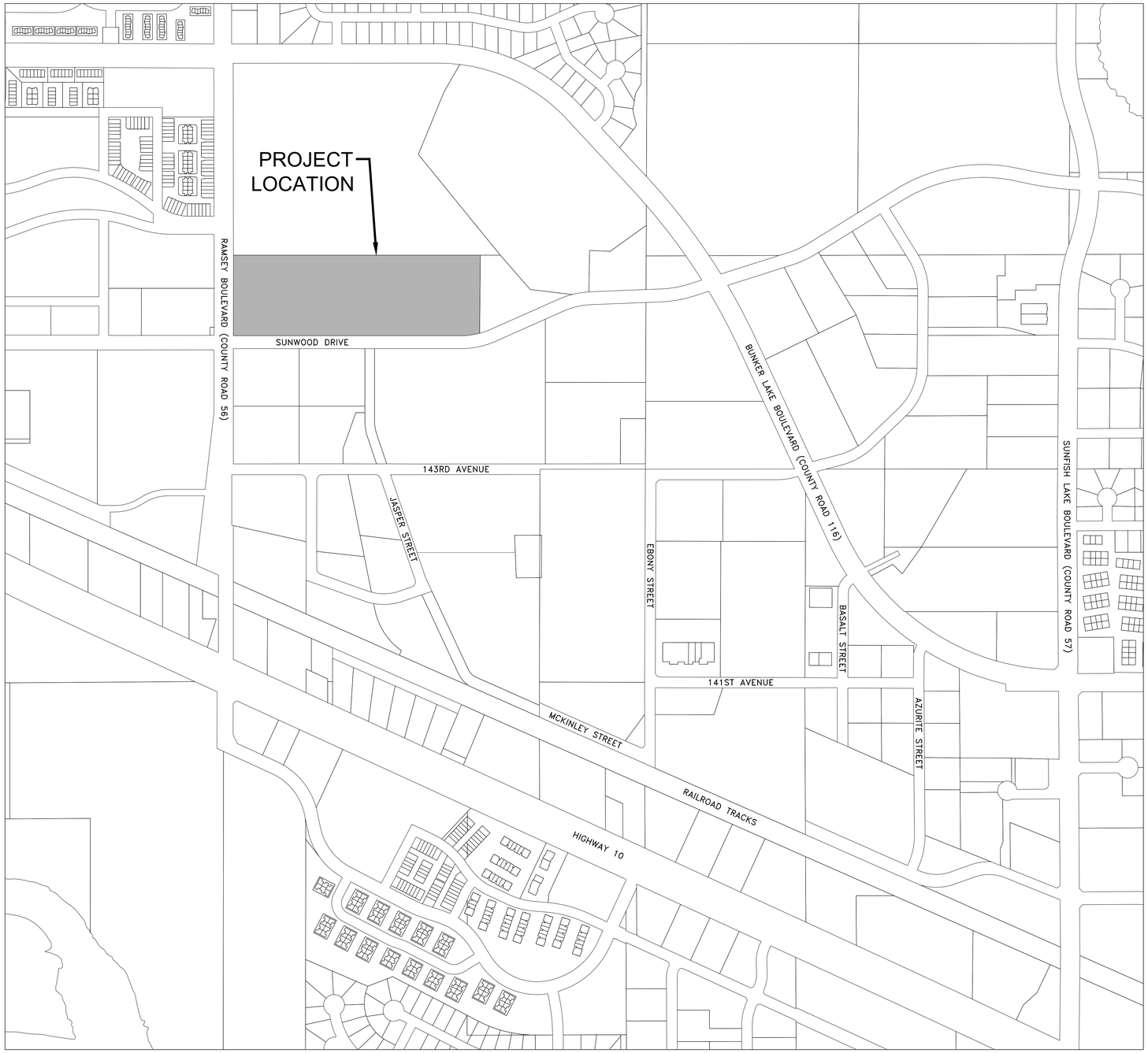
4. The Applicant shall identify the type, design and location of all ground mounted and rooftop mechanical equipment. The mechanical equipment shall be screen from view of the public street.
5. The applicant shall describe the size and location of all trash handling and recycling equipment. If this equipment is to be stored outside the building the site plan shall identify the location and screening of this equipment.
6. Site grading and drainage shall be subject to the review and comment of the City Engineer.
7. Site utilities shall be subject to the review and comment of the City Engineer and Fire Chief.

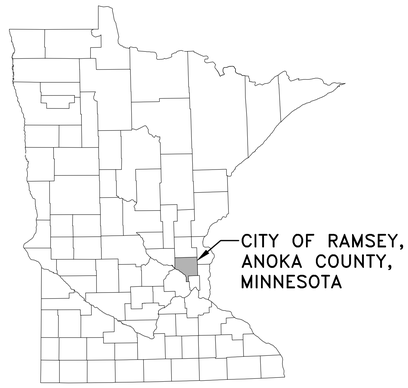
LOT 1, BLOCK 1 - KNOLL PROPERTIES SECOND ADDITION

CONSTRUCTION PLANS FOR SITE GRADING AND STORM SEWER, SANITARY SEWER, WATERMAIN, PARKING LOT AND MISCELLANEOUS CONSTRUCTION

FOR KINGHORN CONSTRUCTION

IN THE CITY OF RAMSEY





N

300 0 300 600
SCALE IN FEET

GOVERNING SPECIFICATIONS

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

THE 2013 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

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 LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 12 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3–C4	DETAILS
C5	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C6	SITE PLAN
C7	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C8	STAKING PLAN
C9	UTILITY PLAN
C10	PAVING AND RESTORATION PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS & SPECIFICATIONS

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

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."

BENCHMARKS:

1. TOP NUT OF HYDRANT IN THE NORTHEAST CORNER OF RAMSEY BOULEVARD AND SUNWOOD DRIVE.
   ELEVATION=871.18
2. TOP NUT OF HYDRANT ON THE NORTH SIDE OF SUNWOOD DRIVE AT JASPAR STREET.
   ELEVATION=868.83

GENERAL CONTRACTOR

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21830 INDUSTRIAL COURT
ROGERS, MN 55374
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glkinghorn@kinghornco.com
JOHN KINGHORN
johnk@kinghornco.com
763-428-8088

ENGINEER/SURVEYOR

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763-427-0520 (FAX)

ARCHITECT

HTG ARCHITECTS
9300 HENNEPIN TOWN ROAD
EDEN PRAIRIE, MN 55347
952-278-8880

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.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 6/18/21

DATE	REVISION

SHEET C1 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:46am
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GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING, INC. AND DATED APRIL 26, 2021 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.

REFERENCE NOTES:

① TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.

② TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.

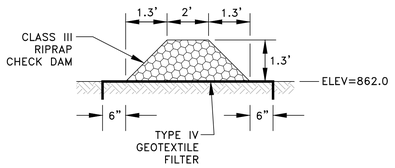
③ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.

④ SEE CITY PLATE NO. STR-26 ON SHEET C3 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.

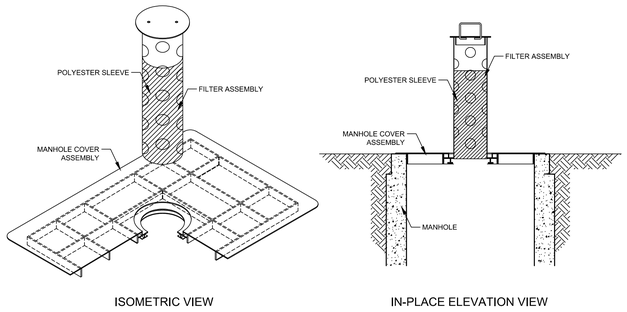
⑤ CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.

⑥ CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.

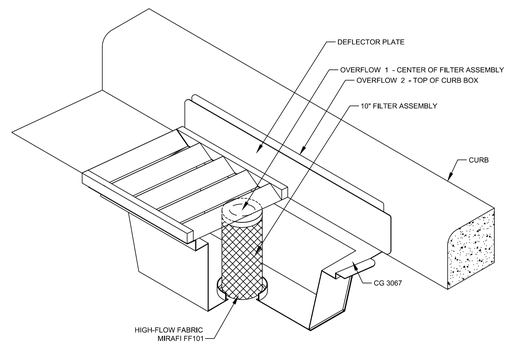
⑦ INFILTRATION BASINS SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS, SUCH AS DIVERSION BERMS, TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.



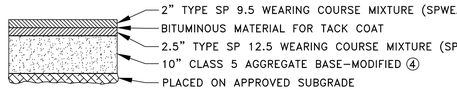
4 / C2 CHECK DAM DETAIL



5 / C2 STORM DRAIN INLET PROTECTION TYPE 1 ①
PRE-CURB



6 / C2 STORM DRAIN INLET PROTECTION TYPE 2 ②
POST-CURB



1 / C2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
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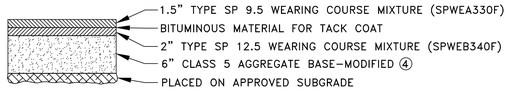

2 / C2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
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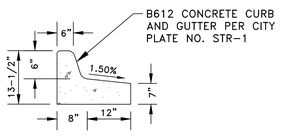

3 / C2 TIPOUT CURB DETAIL
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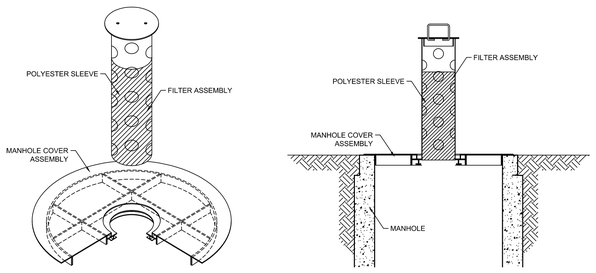
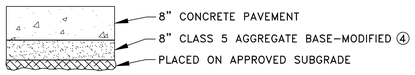


7 / C2 STORM DRAIN INLET PROTECTION TYPE 3 ③



8 / C2 CONCRETE PAVEMENT SECTION
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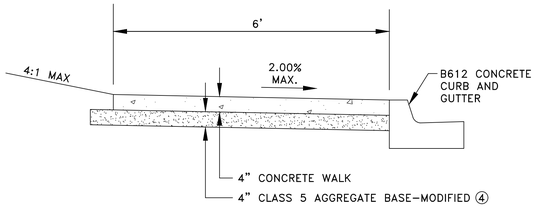

9 / C2 CONCRETE SIDEWALK
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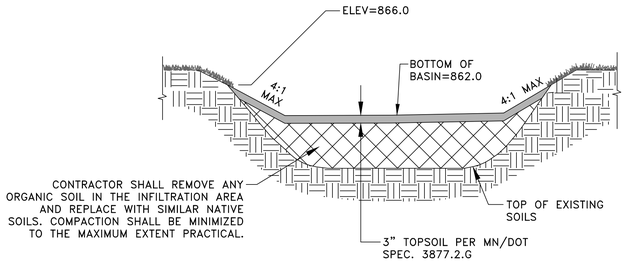


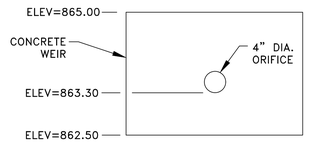
10 / C2 INFILTRATION BASIN ⑤⑥⑦
NO SCALE

SIGNIFICANT TREE INVENTORY TABULATION				
Tree Number	Common Name	Scientific Name	Diameter (inches)	Action
713	American Elm	*Ulmus americana*	8	Protect
714	Siberian Elm *	*Ulmus pumila*	16	Clear & Grub - Pond
715	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Parking Lot
716	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Building
717	Cottonwood	*Populus deltoides*	16	Clear & Grub - Parking Lot
718	Eastern Red Cedar	*Juniperus virginiana*	4	Clear & Grub - Parking Lot
719	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Parking Lot
720	Siberian Elm *	*Ulmus pumila*	11	Clear & Grub - Pond
721	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Pond
722	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Building
723	Eastern Red Cedar	*Juniperus virginiana*	6	Clear & Grub - Building
725	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Building
726	Eastern Red Cedar	*Juniperus virginiana*	4	Clear & Grub - Building
727	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Building
728	Siberian Elm *	*Ulmus pumila*	8	Clear & Grub - Parking Lot
729	Siberian Elm *	*Ulmus pumila*	14	Clear & Grub - Parking Lot
730	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Building
731	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Parking Lot
732	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Parking Lot
733	Siberian Elm *	*Ulmus pumila*	13	Clear & Grub - Parking Lot
734	Siberian Elm *	*Ulmus pumila*	18	Clear & Grub - Building
735	Siberian Elm *	*Ulmus pumila*	13	Clear & Grub - Building
736	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Building
737	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Building
738	Sugar Maple	*Acer saccharum*	8	Protect
739	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Building
740	Siberian Elm *	*Ulmus pumila*	11	Clear & Grub - Building
741	Scotch Pine	*Pinus Sylvestris*	10	Clear & Grub - Building
742	Eastern Red Cedar	*Juniperus virginiana*	4	Clear & Grub - Building
743	Scotch Pine	*Pinus Sylvestris*	11	Clear & Grub - Building
744	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Building
745	Siberian Elm *	*Ulmus pumila*	17	Clear & Grub - Building
746	Cottonwood	*Populus deltoides*	17	Clear & Grub - Parking Lot
747	Siberian Elm *	*Ulmus pumila*	21	Clear & Grub - Parking Lot
748	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Parking Lot
749	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Parking Lot
750	Siberian Elm *	*Ulmus pumila*	14	Clear & Grub - Building
751	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Building
752	Siberian Elm *	*Ulmus pumila*	16	Clear & Grub - Building
753	Eastern Red Cedar	Juniperus virginiana	6	Clear & Grub - Building
754	Eastern Red Cedar	Juniperus virginiana	4	Clear & Grub - Building
755	Eastern Red Cedar	Juniperus virginiana	6	Clear & Grub - Building
756	Siberian Elm *	Ulmus pumila	16	Clear & Grub - Parking Lot
757	Siberian Elm *	Ulmus pumila	11	Clear & Grub - Parking Lot
758	Siberian Elm *	Ulmus pumila	9	Clear & Grub - Parking Lot
759	Siberian Elm *	Ulmus pumila	12	Clear & Grub - Parking Lot
771	Siberian Elm *	Ulmus pumila	15	Clear & Grub - Parking Lot
772	Siberian Elm *	Ulmus pumila	14	Clear & Grub - Parking Lot
773	Eastern Red Cedar	Juniperus virginiana	7	Clear & Grub - Parking Lot
774	Siberian Elm *	Ulmus pumila	9	Clear & Grub - Parking Lot
776	Siberian Elm *	Ulmus pumila	13	Clear & Grub - Parking Lot
777	Cottonwood	Populus deltoides	10	Clear & Grub - Parking Lot
778	Siberian Elm *	Ulmus pumila	14	Clear & Grub - Parking Lot
779	Siberian Elm *	Ulmus pumila	8	Clear & Grub - Parking Lot
780	Cottonwood	Populus deltoides	10	Clear & Grub - Parking Lot
781	Siberian Elm *	Ulmus pumila	9	Clear & Grub - Parking Lot

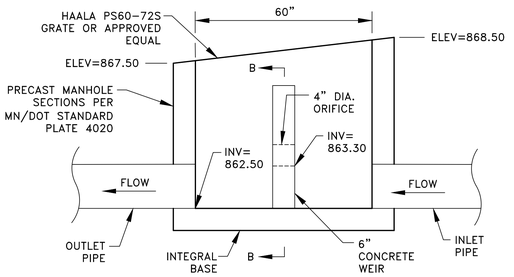
* Invasive Species

SIGNIFICANT TREE SUMMARY

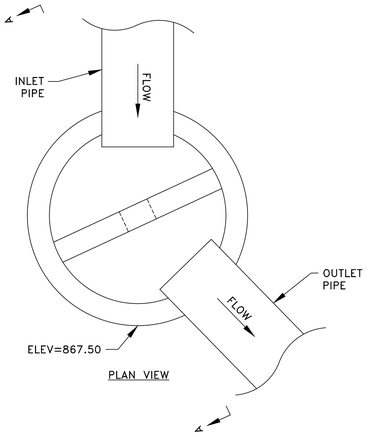
TOTAL SIGNIFICANT TREE DBH ON SITE:	589 INCHES
EXCLUDE (FOR POND, INVASIVES, ETC.):	470 INCHES
REQUIRED TO BE SAVED (30% X 119):	36 INCHES
PROPOSED TO BE SAVED:	16 INCHES



SECTION B-B



SECTION A-A



PLAN VIEW

11 / C2 POND OUTLET STRUCTURE
NO SCALE

DATE	REVISION	DATE	REVISION

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.
TIMOTHY A. EDGERRINS, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C10 SHEETS

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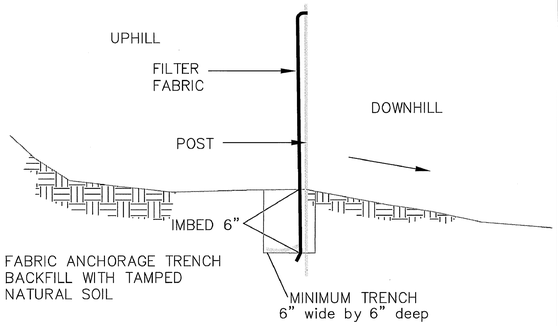
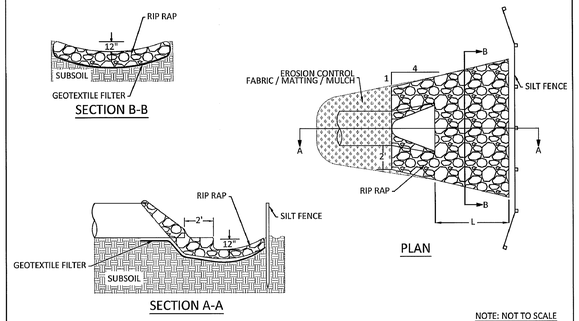


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



NOTE: NOT TO SCALE

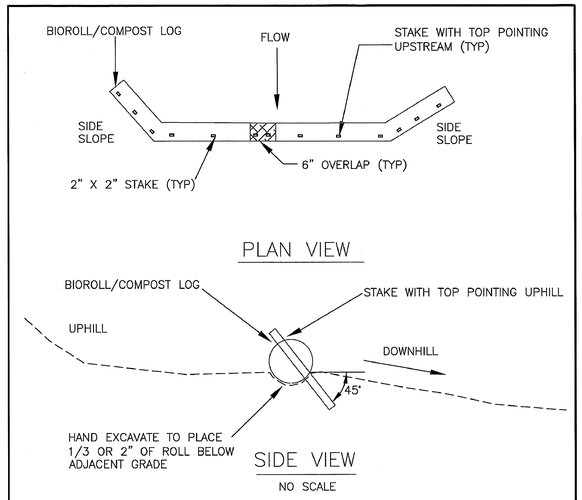
NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

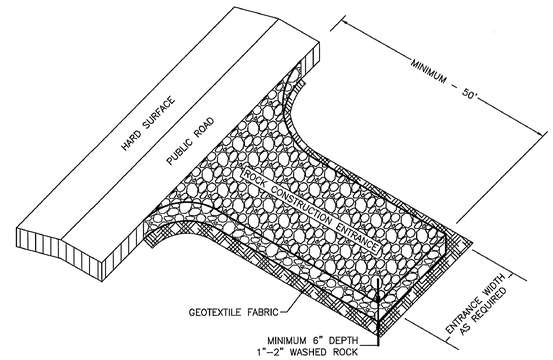
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



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

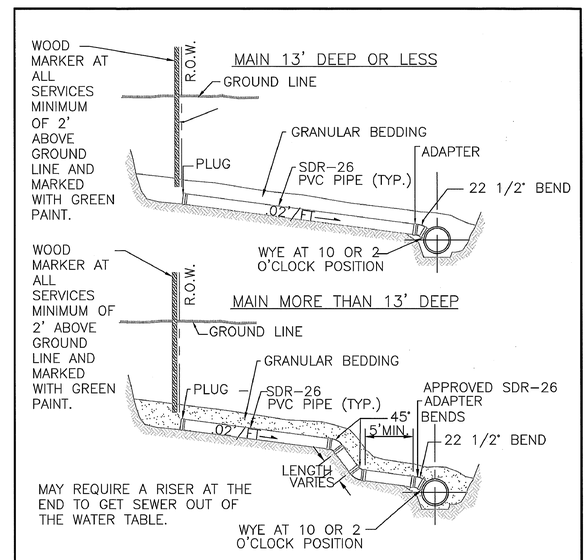
APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

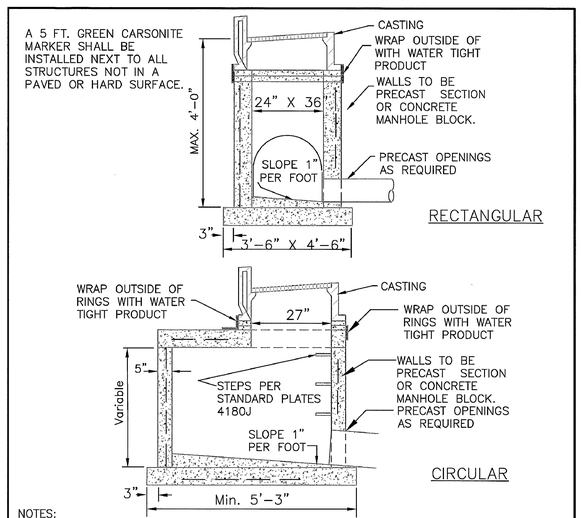
NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



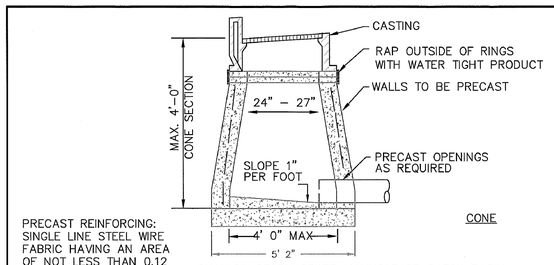
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW–3



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO–1



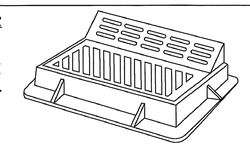
PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

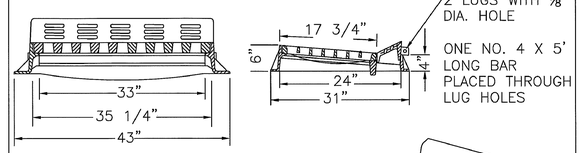
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
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: 6 – 2008	City of RAMSEY	STANDARD DETAILS: STORM AREA INLET
		CITY PLATE No. STO–2

NOTE: SURMOUNTABLE CURB & GUTTER

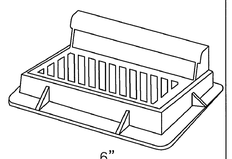
1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.

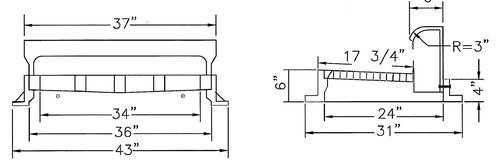




NOTE: B 618 CURB & GUTTER

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

DATE	REVISION	DATE	REVISION

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.
TIMOTHY A. EDBERGHS, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C10 SHEETS

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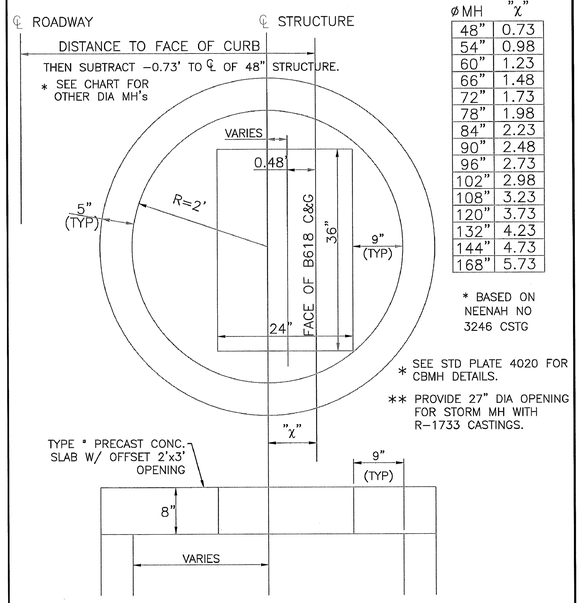
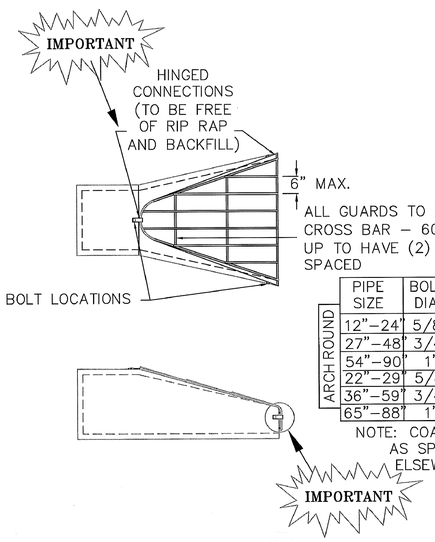


ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5

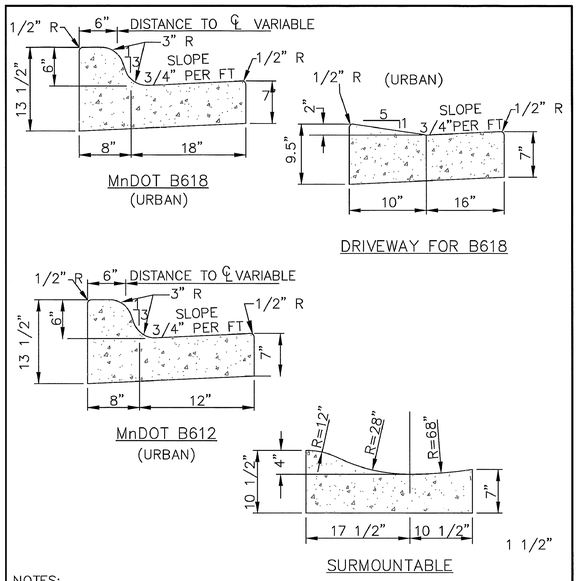
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



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

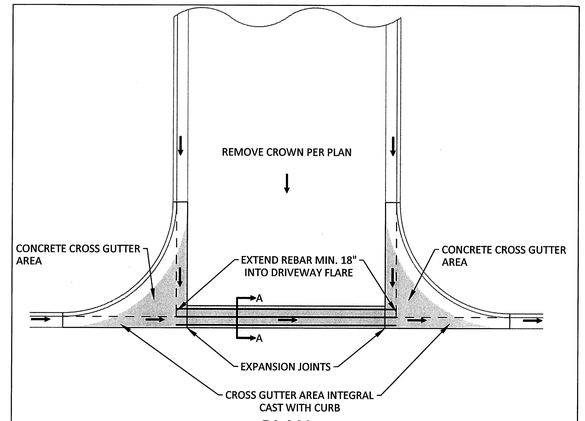
APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO-8



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.

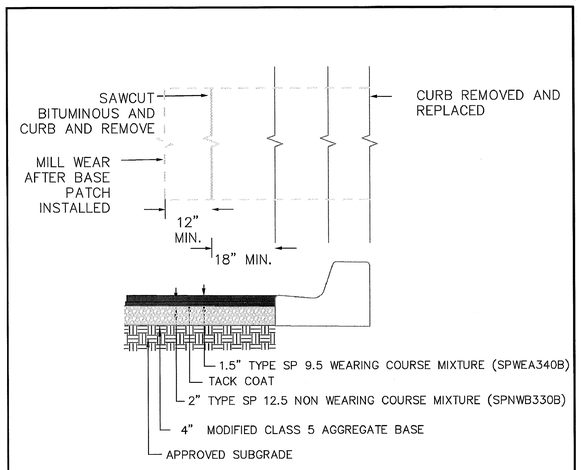
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR-1



NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	CROSS GUTTER
		CITY PLATE No. STR-2



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED:		STANDARD DETAILS:
6 – 2016	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

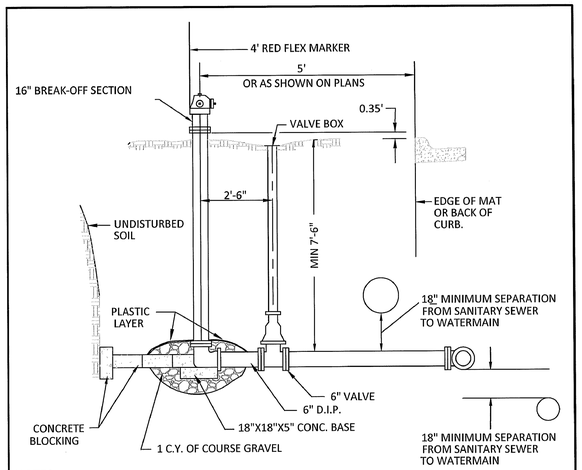
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:

1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

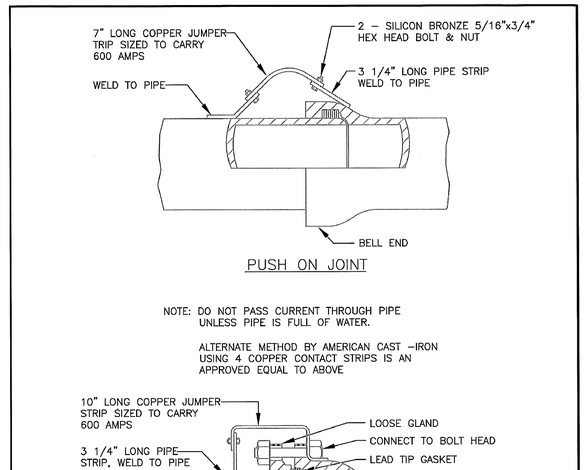
APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26



NOTES:

1. 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:		STANDARD DETAILS:
6 – 2017	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1



APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT-4

DATE	REVISION	DATE	REVISION

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.
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DRAWN BY: TAE
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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C10 SHEETS

3395.12

Jun 18, 2021 - 9:43am
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GENERAL NOTES:

1. SILT FENCE/TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
2. CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
4. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN SUNWOOD DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

① FENCE MATERIAL SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 2572.2.B. FENCE SHALL BE INSTALLED PER MN/DOT SPEC. 2572.3.A.1.

② ONLY THE SIGNIFICANT TREES, AS DEFINED BY THE CITY OF RAMSEY, ARE NUMBERED. SEE SHEET C2 FOR THE SIGNIFICANT TREE INVENTORY TABULATION.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- XXX EXISTING CONTOUR
- EXISTING CONCRETE CURB
- G GAS MAIN
- P-BUR BURIED ELECTRIC LINE
- T-BUR BURIED TELEPHONE LINE
- TV-BUR BURIED TELEVISION LINE
- FO-BUR BURIED FIBER OPTIC LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- FENCE
- Ⓢ EXISTING SANITARY SEWER MANHOLE
- Ⓓ EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- SIGN
- DECIDUOUS AND CONIFEROUS TREES
- SB-X APPROXIMATE SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- CLEAR AND GRUB TREES
- REMOVE CONCRETE CURB
- SAWCUT BITUMINOUS PAVEMENT
- TREE PROTECTION FENCE ①
- XXX TREE NUMBER ②

LOT 1

LOT 2

SB-1 SB-2 SB-3 SB-4 SB-5 SB-6 SB-7 SB-8 SB-9 SB-10 SB-11

SUNWOOD DRIVE

JASPAR STREET

SALVAGE SIGN

REMOVE 6" DIP WATER SERVICE, GATE VALVE AND DIP TEE

REMOVE CATCH BASIN AND STORM SEWER TO FIRST PIPE JOINT

SAWCUT, MILL AND REMOVE BITUMINOUS PAVEMENT PER CITY PLATE NO. STR-25

SAWCUT, MILL AND REMOVE BITUMINOUS PAVEMENT PER CITY PLATE NO. STR-25

SAN/MH RIM=867.96 INV=853.46

SAN/MH RIM=866.30 INV=853.00

SAN/MH RIM=865.92 INV=851.82

CB RIM=865.21 INV(S)=862.11

CB RIM=865.33 INV(S)=862.03 INV(N,E)=861.93

CB RIM=865.22 INV(S)=862.02 INV(W,E)=861.82

CB RIM=865.38 INV(E)=862.38 INV(W)=861.78 INV(N,S)=861.63

CB RIM=865.44 INV(W)=862.89

CB RIM=864.94 INV(S)=861.69

8" DIP 12" PVC 6" DIP 15" RCP 6" PVC 12" CPP 24" RCP 12" RCP 8" DIP 18" RCP

SCALE 30 0 30 60 IN FEET

DATE	REVISION	DATE	REVISION

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.

TIMOTHY A. EDBERG, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:40pm
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14601 RAMSEY BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT

OUTLOT A

UNASSIGNED ADDRESS
ZONING: E-2: EMPLOYMENT DISTRICT

LOT 1

FUTURE
51,983 SF
BUILDING
(229'X227')

PROPOSED
64,416 SF
BUILDING
(244'X264')

OUTLOT B

UNASSIGNED ADDRESS
ZONING: E-2: EMPLOYMENT DISTRICT

SUNWOOD DRIVE

7180 SUNWOOD DRIVE NW
ZONING: E-2: EMPLOYMENT DISTRICT

7100 SUNWOOD DRIVE NW
ZONING: E-2: EMPLOYMENT DISTRICT

JASPAR STREET

7000 SUNWOOD DRIVE NW
ZONING: E-2: EMPLOYMENT DISTRICT

LEGAL DESCRIPTION
LOT 1, BLOCK 1-KNOLL PROPERTIES SECOND ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY

TOTAL LOT AREA=	402,943 SF	
TOTAL DISTURBED AREA=	401,159 SF	
PRE-CONSTRUCTION IMPERVIOUS AREA=	3,547 SF	
POST CONSTRUCTION IMPERVIOUS AREA=	292,632 SF	(73%)
BUILDING COVERAGE AREA (PHASES 1 & 2)	116,399 SF	(29%)
GREEN SPACE AREA	110,311 SF	(27%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
45 INDUSTRIAL EMPLOYEES

PHASE 1 OFFICE SPACE=	12,922 SF
PHASE 1 WAREHOUSE SPACE=	51,972 SF
REQUIRED PARKING STALLS (OFFICE=1 STALL/300 SF)=	43 STALLS
REQUIRED PARKING STALLS (WAREHOUSE=1 STALL/1000 SF)=	52 STALLS
TOTAL REQUIRED PARKING STALLS-PHASE 1=	95 STALLS
TOTAL PROPOSED PARKING STALLS=	192 STALLS

LEGEND
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- (XX) PARKING STALL QUANTITY

SIGN LEGEND

(1) PARKING VEHICLE 1 ID. REQUIRED UP TO $200 FINE FOR VIOLATION — R7-8m 12"X18"

(2) ACCESS AISLE NO PARKING — 12"X18"

SCALE IN FEET: 30 0 30 60

DATE	REVISION	DATE	REVISION

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Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
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CHECKED BY: CJJ

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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:51pm
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GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C9 FOR THE UTILITY PLAN.
4. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
5. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
6. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
7. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SANDS. SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING, INC. FOR ADDITIONAL INFORMATION.
8. MAXIMUM FINISHED GRADES SLOPES SHALL BE 4:1.
9. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN SUNWOOD DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

① RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER. SEE SHEET C8 FOR RETAINING WALL GRADES.
② PLACE RIPRAP PER CITY PLATE NO. ERO-3.
③ CONSTRUCT INFILTRATION BASIN PER (10/C2).
④ PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
⑤ PLACE RIPRAP PER (4/C2).
⑥ CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.

B612 CONCRETE CURB AND GUTTER PER CITY PLATE NO. STR-1 (TYP.)

RETAINING WALL ①

SB-1 SB-2 SB-3 SB-4 SB-5 SB-6 SB-7 SB-8 SB-9 SB-10 SB-11

FUTURE ADDITION FINISHED FLOOR ELEVATION=870.4

FINISHED FLOOR ELEVATION=870.4

CONSTRUCT SIDEWALK PER (9/C2)

CONSTRUCT SIDEWALK PER (9/C2)

18.7 CY CLASS III RIPRAP OVER 57.8 SY TYPE IV GEOTEXTILE FILTER ②

CHECK DAM-14 CY CLASS III RIPRAP OVER 54 SY TYPE IV GEOTEXTILE FILTER ⑤

INFILTRATION BASIN ③⑥
GWE=857.8
BOTTOM=862.0
OUTLET=863.3
100-YR HWL=866.6

CONSTRUCT CROSS GUTTER PER CITY PLATE NO. STR-2

CONSTRUCT CROSS GUTTER PER CITY PLATE NO. STR-2

INSTALL SALVAGED SIGN

SUNWOOD DRIVE

JASPAR STREET

N

SCALE 30 0 30 60 IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- GAS MAIN
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- BURIED TELEVISION LINE
- BURIED FIBER OPTIC LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- FENCE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- SIGN
- DECIDUOUS AND CONIFEROUS TREES
- SB-X APPROXIMATE SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED RIPRAP
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN/POND OUTLET STRUCTURE
- PROPOSED STORM SEWER APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- TREE PROTECTION FENCE
- STORM DRAIN INLET PROTECTION DEVICE PER (5/C2), (6/C2) AND (7/C2)
- PROPOSED TIPOUT CURB PER (3/C2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 ④
- DRAINAGE ARROW
- (1/2) DETAIL NUMBER / SHEET NUMBER

DATE	REVISION	DATE	REVISION

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TIMOTHY A. EDBERGHS, P.E.
Date 6/18/21 Lic. No. 43362

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CHECKED BY: CJJ

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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

GRADING, DRAINAGE AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C10 SHEETS

3395.12

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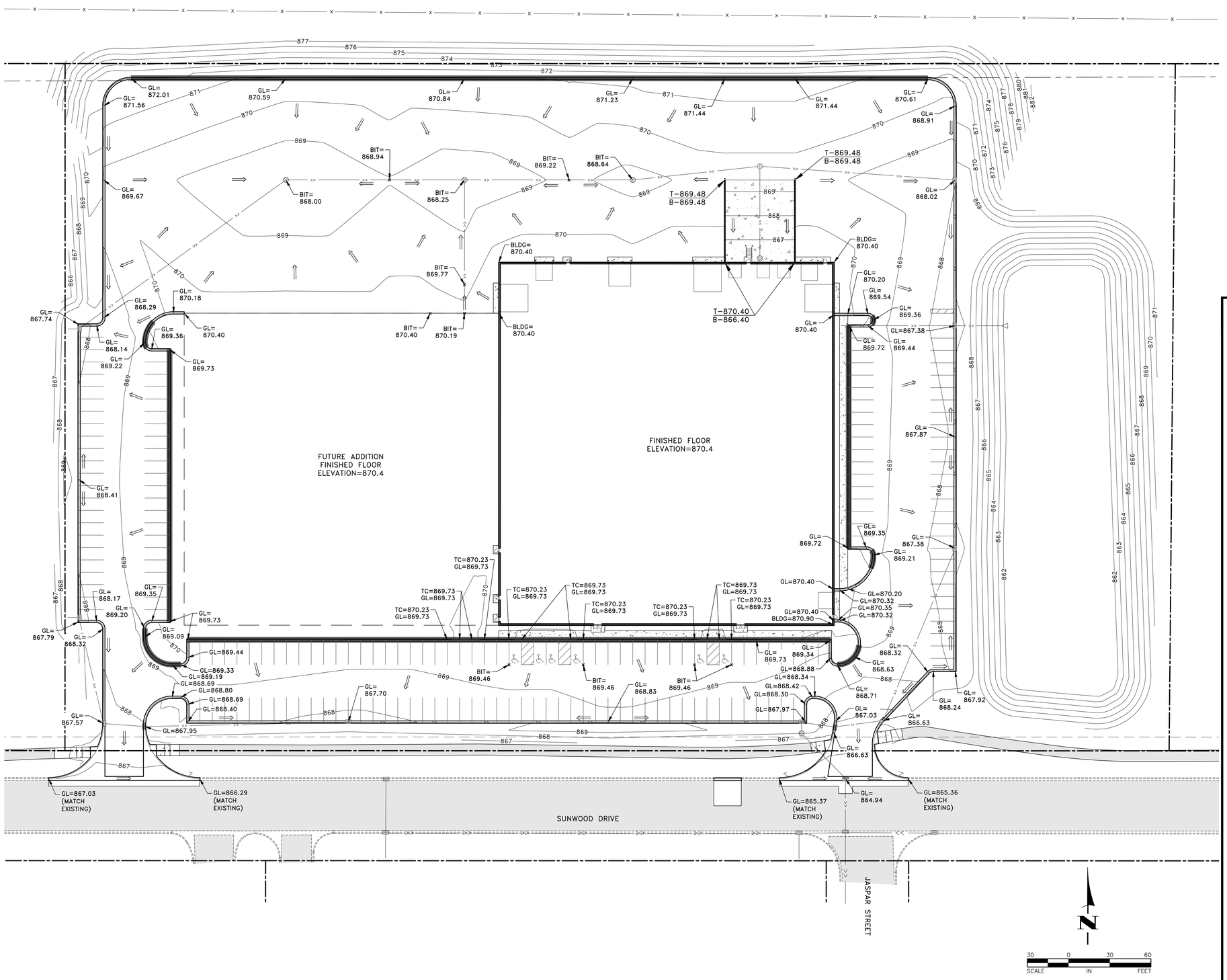
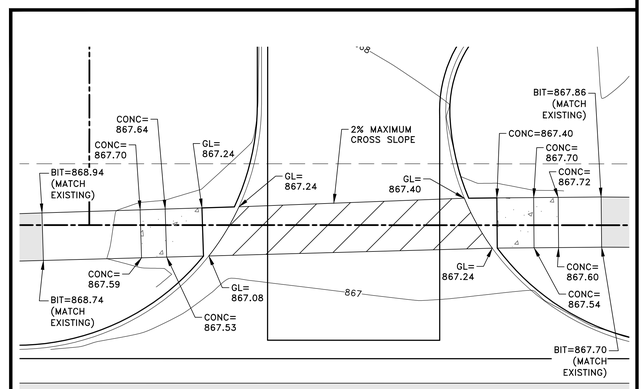
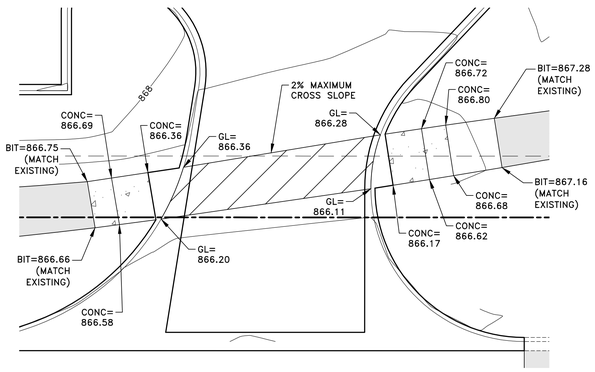
LEGEND

- PROPOSED TIPOUT CURB PER (3/C2)
- DRAINAGE ARROW
- T-XXX.XX / B-XXX.XX — TOP OF RETAINING WALL ELEVATION / GROUND ELEVATION AT BASE OF RETAINING WALL
- GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION
- TC= XXX.XX — PROPOSED TOP OF CURB ELEVATION
- BIT= XXX.XX — PROPOSED SPOT ELEVATION (BITUMINOUS)
- CONC= XXX.XX — PROPOSED SPOT ELEVATION (CONCRETE)
- BLDG= XXX.XX — PROPOSED GROUND ELEVATION AT BUILDING





1/C8 WEST PEDESTRIAN CURB RAMPS
NO SCALE



2/C8 EAST PEDESTRIAN CURB RAMPS
NO SCALE

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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:54am
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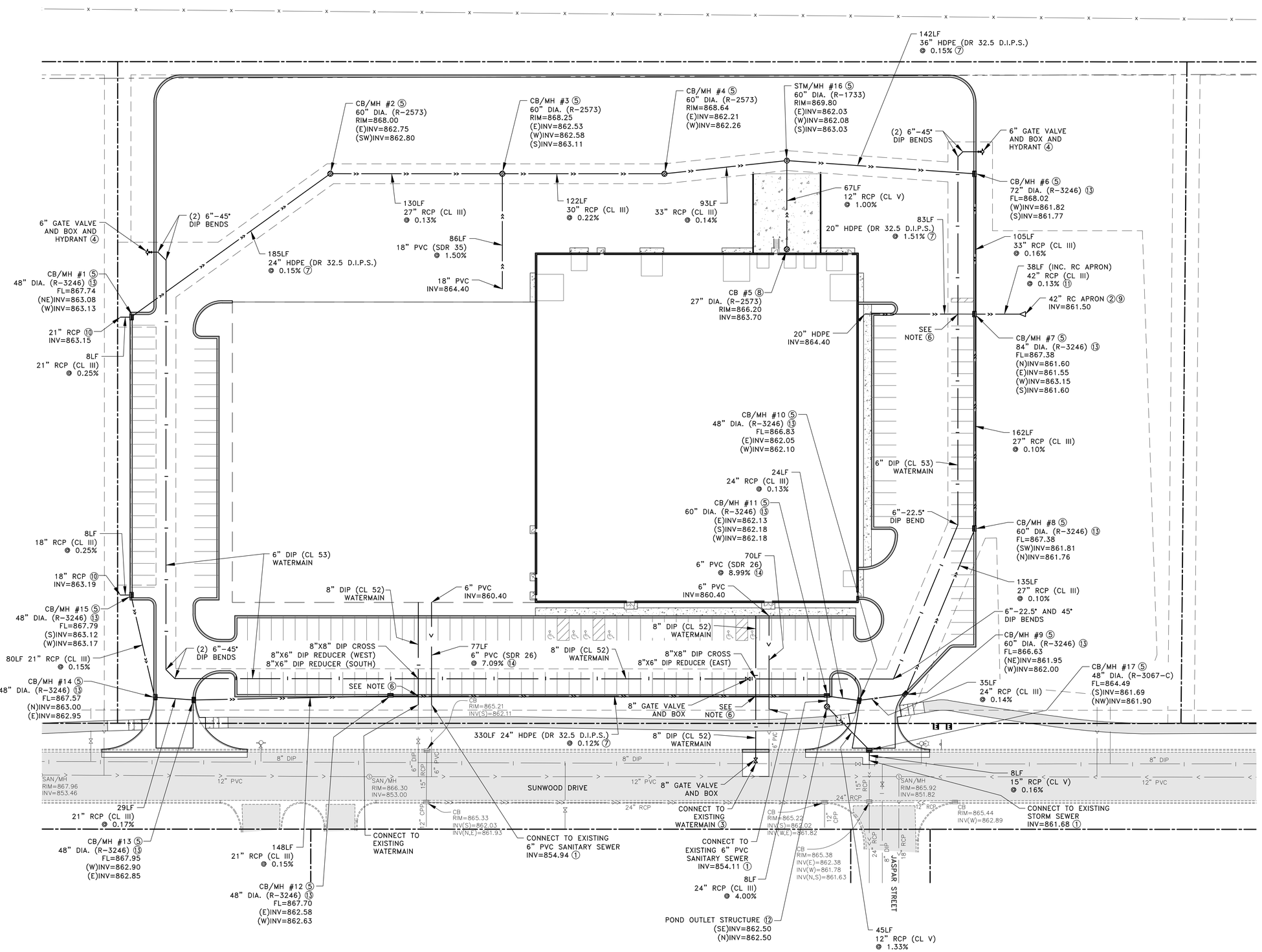
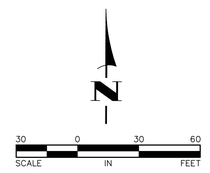
GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. MANHOLE COVERS WITH A 2'X3' OPENING SHALL BE PER CITY PLATE NO. STO-5.
3. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATERMAIN.
4. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
5. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN SUNWOOD DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

① LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
② PLACE A TEMPORARY PLUG IN THE STORM SEWER UNTIL THE CONTRIBUTING DRAINAGE AREA AND THE INFILTRATION BASIN HAVE PERMANENT COVER.
③ WATER SERVICE CONNECTION SHALL INCLUDE CUTTING IN AN 8"X8" DIP TEE AND CONNECTING TO THE EXISTING WATERMAIN WITH 8" DIP SLEEVES. CONTRACTOR SHALL NOTIFY THE CITY OF RAMSEY AND AFFECTED BUSINESSES A MINIMUM OF 3 DAYS PRIOR TO SHUTTING THE WATER OFF TO ANY PROPERTIES.
④ CONSTRUCT HYDRANT AND VALVE PER CITY PLATE NO. WAT-1.
⑤ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
⑥ CONSTRUCT WATERMAIN SUCH THAT THERE ARE NO PIPE JOINTS WITHIN 10 FEET OF THE STORM SEWER CROSSING.
⑦ HDPE PIPE SHALL MEET THE REQUIREMENTS OF ASTM F 714.
⑧ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-2.
⑨ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
⑩ BULKHEAD PIPE WITH A GASKETED CONCRETE PLUG.
⑪ TIE ALL PIPE JOINTS.
⑫ CONSTRUCT STRUCTURE PER (11 / C2).
⑬ CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
⑭ CONSTRUCT SEWER SERVICE PER CITY PLATE NO. SEW-3.





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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:47pm
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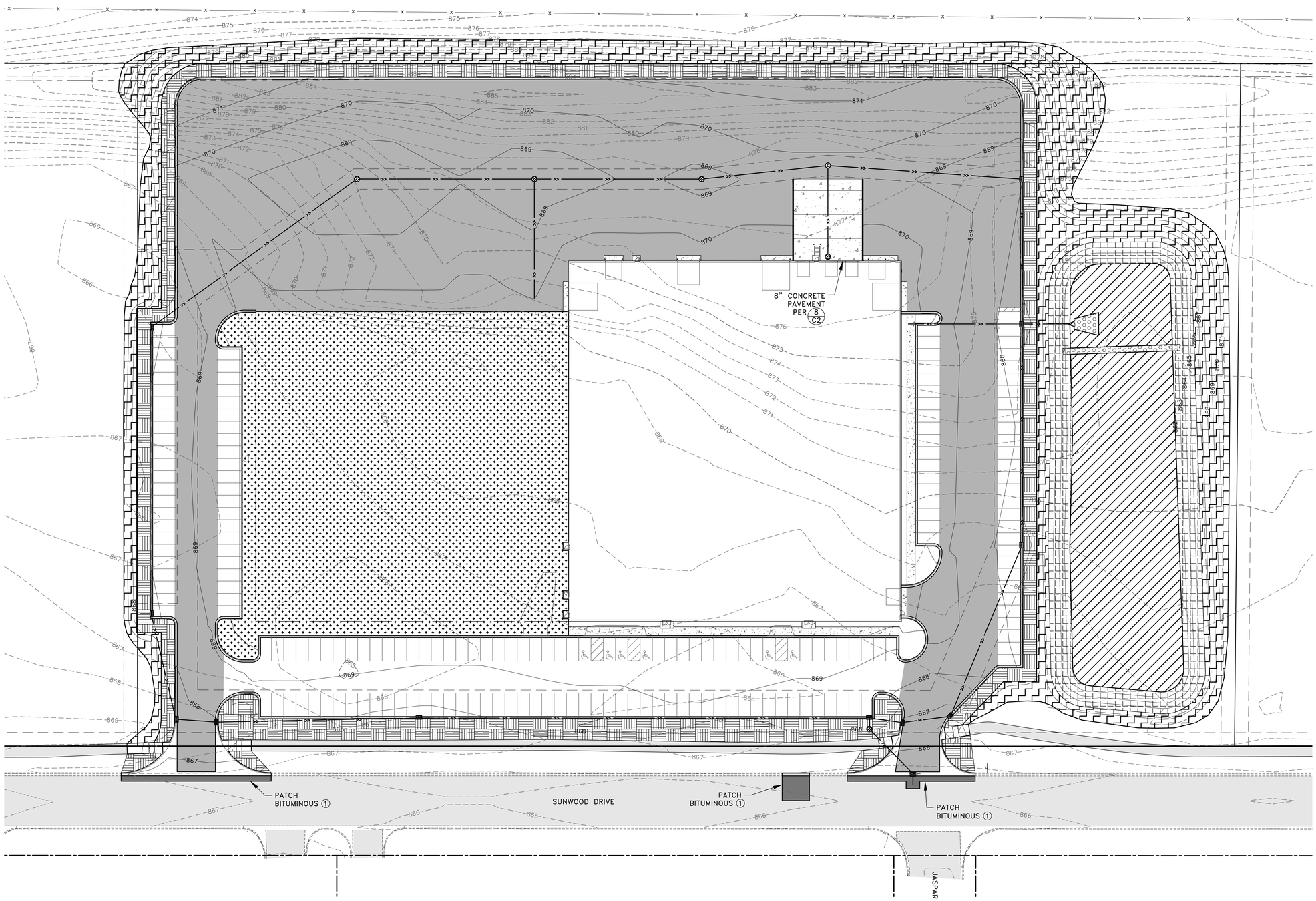

LEGEND

- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER 1/C2
- SEED MIX 25-131 (220 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 25-131 (220 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. UNLESS NOTED, ALL BITUMINOUS PAVEMENT SHALL BE LIGHT DUTY PER 2/C2.
2. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE 11/C2 FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.

REFERENCE NOTES:

1. BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION ON SUNWOOD DRIVE. BASED ON THE RECORD PLANS FOR SUNWOOD DRIVE, THE EXISTING PAVEMENT SECTION IS 1.5" BITUMINOUS WEAR COURSE, 2" BITUMINOUS NON WEAR COURSE AND 5" AGGREGATE BASE.

N

30 0 30 60
SCALE IN FEET

DATE	REVISION	DATE	REVISION

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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

PAVING AND RESTORATION PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C10 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:54pm
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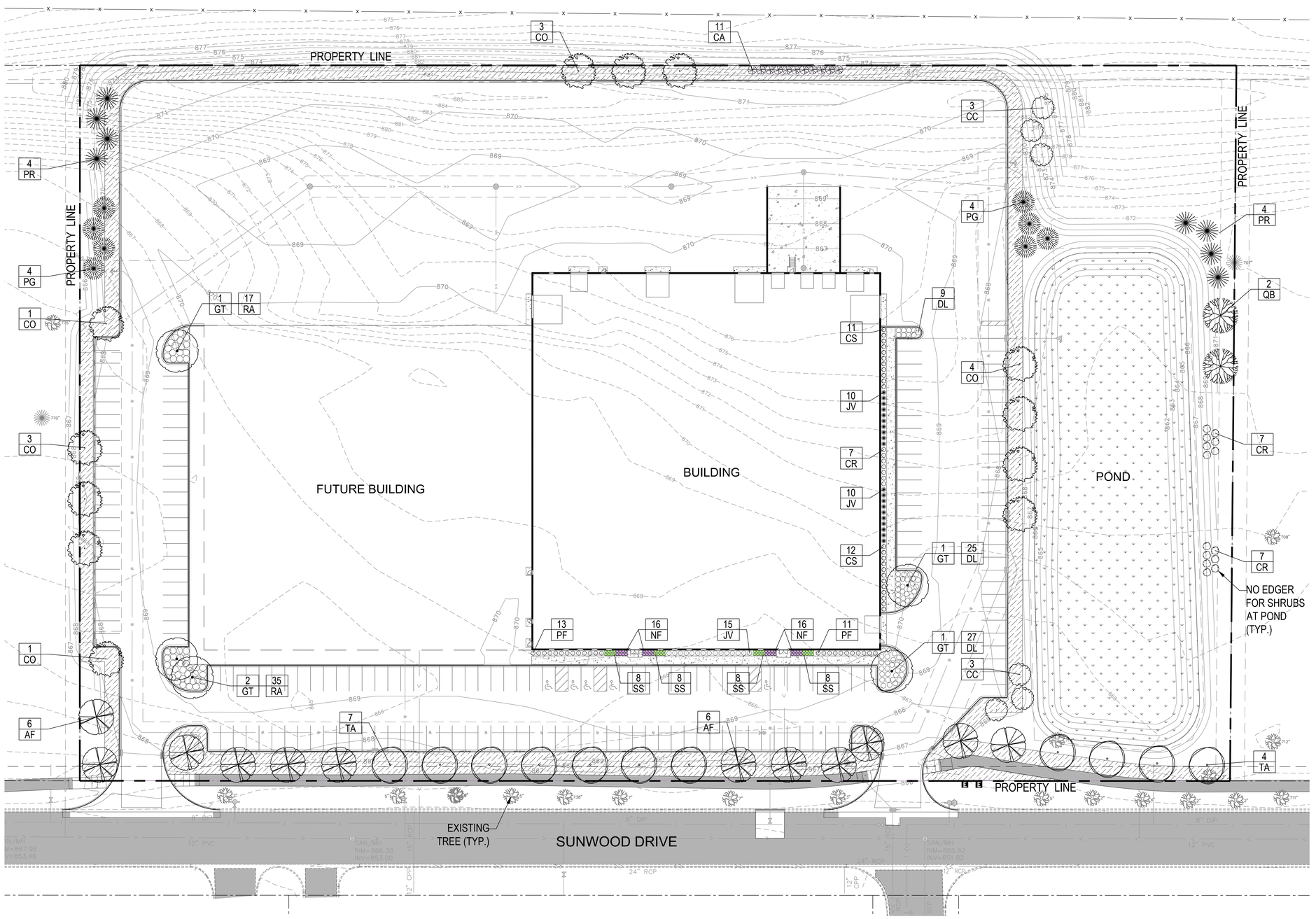


LANDSCAPE REQUIREMENTS

DETERMINING NUMBER OF PLANTS

LOT PERIMETER: 2612 LF/50 LF = 52 TREES

BUILDING FOOTPRINT: 64,414 SF/1,000 SF = 64 TREES

E-2 EMPLOYMENT DISTRICT

PLANTS BASED ON 64,000 SF BUILDING FOOTPRINT	REQUIRED	ON THIS PLAN
DECIDUOUS/CONIFEROUS TREES PER 1,000 SF (INCLUDES 23 EXISTING OVERSTORY TREES)	64	64
SHRUBS PER 300 SF	215	227
TREE DISTRIBUTION	**REQUIRED**	
OVERSTORY TREES ≥ 25%	≥ 16	43
CONIFER TREES ≥ 25%	≥ 16	16
ORNAMENTAL TREES ≤ 25%	≤ 16	6
OVERSTORY TREES ADJACENT TO PUBLIC R.O.W.	**REQUIRED**	
PUBLIC R.O.W. 804 LF/35 LF	23	23
PARKING LOT LANDSCAPING - 192 STALLS	**REQUIRED**	
1 TREE PER 10 STALLS	19	29

NOTES:
1. SEE SHEET L2 FOR PLANT SCHEDULE, PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
3. RESTORE ALL DISTURBED AREAS WITH MNDOT LOW MAINTENANCE TURF MIX 25-131 UNLESS OTHERWISE NOTED.

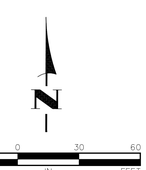
LEGEND

SOD 10' STRIP BEHIND ALL CURBS

MNDOT NATIVE SEED MIX 33-262 POND AREAS

PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
		OVERSTORY TREES			
12	AF	**Acer x freemanii 'Jeffersred'**	2.5" cal.	BB	space 35' o.c.
		Autumn Blaze maple			straight trunk, single leader
12	CO	**Celtis occidentalis**	2.5" cal.	BB	space 35' o.c.
		Hackberry			straight trunk, single leader
5	GT	**Gleditsia triacanthos inermis 'Skycole'**	2.5" cal.	BB	see plan for spacing
		Skyline honeylocust			straight trunk, single leader
11	TA	**Tilia americana 'McKSentry'**	2.5" cal.	BB	space 35' o.c.
		American Sentry linden			straight trunk, single leader
2	QB	**Quercus bicolor**	2.5" cal.	BB	space 35' o.c.
		Swamp white oak			straight trunk, single leader
		ORNAMENTAL TREES			
6	CC	**Crataegus crusgallis inermis**	2" cal.	BB	space 16' o.c.
		Thornless hawthorne			straight trunk, single leader
		EVERGREEN TREES			
8	PG	**Picea glauca densata**	6' ht.	BB	space 16' o.c.
		Black Hills Spruce			straight trunk, single leader
8	PR	**Pinus resinosa**	6' ht.	BB	space 16' o.c.
		Red pine			straight trunk, single leader
		SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)			
11	CA	**Corylus americana**	#5	cont.	space 6' o.c.
		American hazelnut			
14	CR	**Cornus racemosa**	#5	cont.	space 6' o.c.
		Gray dogwood			
30	CS	**Cornus sericea 'Alleman's Compact'**	#5	cont.	space 4' o.c.
		Alleman's compact redtwig dogwood			
61	DL	**Diervilla lonicera**	#5	cont.	space 3.5' o.c.
		Dwarf bush honehsuckle			
35	JV	**Juniperus virginiana 'Grey Owl'**	#5	cont.	space 4' o.c.
		Grey Owl juniper			
24	PO	**Potentilla fruticosa 'Goldfinger**	#5	cont.	space 4' o.c.
		Goldfinger potentilla			
52	RA	**Rhus aromatica 'Gro-Low'**	#5	cont.	space 4.5' o.c.
		Gro-Low fragrant sumac			
		PERENNIALS			
32	NF	**Nepeta fassenii 'Walker's Low'**	#1	cont.	space 2' o.c.
		Walker's Low catmint			
32	SS	**Schizachyrium scoparium**	#1	cont.	space 2' o.c.
		Little bluestem			



DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet

Signature: Carmen Simonet

License # 24236 Date: 06.18.2021

LANDSCAPE ARCHITECT:
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(651) 695-0273 carmen@simonetdesign.com
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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

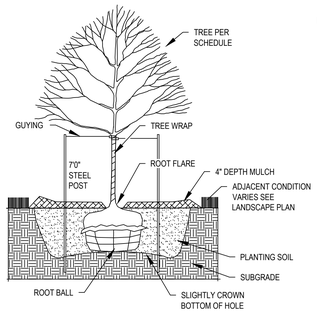
LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L2 SHEETS

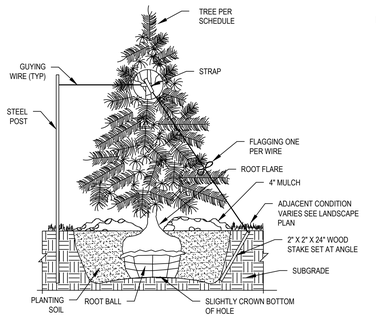
3395.12

PLANTING DETAILS



NOTES:
1. Remove dead or damaged branches. Retain the natural form of the tree. Do not cut the leader.
2. Width of planting hole: 18" min. larger than root ball, on all sides.
3. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
4. Scarify bottom and sides of hole prior to planting.
5. Set plant on undisturbed soil or thoroughly compacted planting soil.
6. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
7. Remove or correct stem girdling roots or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plants and fill voids.
10. Backfill voids and water a second time.
11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk.
12. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post with 10 gauge wire. Remove within one year.
13. Wrap trunk in fall, remove wrap in spring.
14. Refer to plan and specs. for additional information.

1 L2 TREE PLANTING DETAIL
NOT TO SCALE



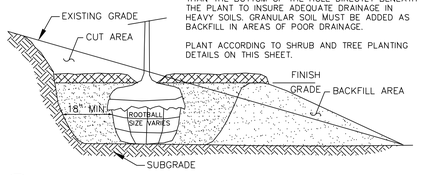
NOTES:
1. Width of planting hole: 18" min. larger than root ball, on all sides.
2. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
3. Scarify bottom and sides of hole prior to planting.
4. Set plant on undisturbed soil or thoroughly compacted planting soil.
6. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
7. Remove or correct stem girdling roots or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plant and fill voids.
10. Backfill voids and water a second time.
11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk or branches.
12. Two alternate methods of staking trees are illustrated in detail.
13. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post or stake with 10 gauge wire. Remove within one year.
14. Refer to plan and specs. for additional information.

2 L2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

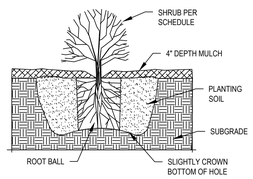
NOTES:

EXTEND EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

PLANT ACCORDING TO SHRUB AND TREE PLANTING DETAILS ON THIS SHEET.

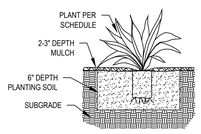


3 L2 PLANTING ON A SLOPE DETAIL
NOT TO SCALE



NOTES:
1. Dig shrub hole 12" min. larger than container size, all sides.
2. Scarify bottom and sides of hole prior to planting.
3. Remove dead or damaged branches. Retain the natural form of the shrub.
4. Hand loosen roots of containerized material. Score outside of soil mass to redirect circling fibrous roots.
5. Set shrub on undisturbed soil or on thoroughly compacted planting soil. Install plant so the top of the root flare is at or up to 2" above the finished grade.
6. Plumb and backfill with planting soil. Thoroughly water in shrub prior to placing mulch.
7. Place double shredded hardwood mulch. Do not place any mulch on vegetation or in contact with trunk/stems.
8. Refer to plan and specs. for additional information.

4 L2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. Plant into prepared planting bed.
2. Plant at same depth as in container.
3. Place double shredded hardwood mulch over perennial bed. Do not place any mulch on vegetation.
4. Thoroughly water in plants.
5. Refer to plan and specs. for additional information.

5 L2 PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
   - A. Mn/DOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2018 Edition.
   - B. American Standard for Nursery Stock, ANSI Z60.1-2014.
   - C. ASTM, American Society for Testing and Materials.

2. QUALITY ASSURANCE
   - A. Work shall be performed by a landscape contractor with extensive horticultural knowledge, and a min. of 3 years experience.
   - B. Handle plants in such a way as to protect from damage either physical or by exposure to sun and wind. Mishandled plants are subject to rejection by Landscape Architect.
   - C. Plants used on this project shall meet the grading standards recommended by the ANSI Z60.1-2014.

3. PRODUCTS
   - A. Plants: Provide as specified on Plant Schedule. All shrubs shall be a minimum of 24" height or width at time of installation.
   - B. Edging: Steel edging: 3/16" x 4" w/ 15" stakes, black color, Sure-loc or equal.
   - C. Mulch: Double shredded hardwood mulch.
   - D. Water: Contractor to provide.
   - E. Planting Soil: rich friable, loam topsoil, free of debris and seeds, conforming to Mn/DOT 3877.2 loam topsoil borrow, 3877-2 amended as follows: no more than 35% sand.
   - F. Compost: Conforming to Mn/DOT 3890.2, Grade 2.
   - G. Tree Wrap: Two-ply weather resistant paper product.

4. PLANTING DATES: Spring Planting: Apr. 1 - June 15. These dates may be extended if daytime temps. remain below 80 degrees. Fall: Sept. 30 - Oct. 30th. Daytime temps. need to drop below 80 degrees before planting begins, and may continue until freeze up. Coniferous trees Aug. 15 - Oct. 1st. Plant under favorable weather conditions, do not plant during days of extreme heat.

5. EXECUTION
   - A. Prior to digging, Contractor to have utilities located.
   - B. Contractor to notify Landscape Architect 3 days in advance of when planting work will occur.
   - C. Plant into prepared planting beds.
   - D. Install trees, shrubs, and perennials per planting details, adjust location if in conflict with utilities. Verify new location with Landscape Architect prior to planting.
   - E. Separate all shrub and perennial beds from sod areas with edger, unless otherwise noted.
   - F. Clean-up entire site following planting operations.

6. ACCEPTANCE OF PLANTING WORK
   - A. Contractor to notify Owner when planting work is complete for review and punch list.
   - B. Contractor to water and maintain the trees, shrubs and perennials until Owner Acceptance.
   - C. Owner will give Acceptance of Work following satisfactory correction of punch list items.
   - D. Watering and regular landscape maintenance of trees, shrubs and perennials will be Owners responsibility following owner acceptance of work.

7. GUARANTEE PERIOD
   - A. Contractor to warranty trees, shrubs and perennials for **two years** following acceptance of Work by Owner.
   - B. Contractor to maintain the trees in a plumb position throughout the guarantee period.
   - C. Contractor to remove all staking/wiring/ straps and plant tags from trees at the end of the guarantee period.
   - D. Replacements: At the end of the guarantee period, all plants which are unhealthy, dead, not having a normal density, size, shape or color shall be shall be replaced. Replacements shall match caliper and/or height of the other plants at time of replacement. Selection of replacement material and installation practices shall follow the requirements of the Drawings and Specifications.

TURF ESTABLISHMENT

1. **GENERAL**
   - A. Description: Sod areas identified on the plan and install turf seed over all disturbed soils not called out for other plant material.
   - B. References:
     - (1) MnDOT - Minnesota Department of Transportation Standard Specifications for Construction, 2018 Edition.
     - (2) MnDOT Seeding Manual 2014 Edition.
   - C. Quality Assurance
     - (1) Contractor to have a minimum of 3 years of experience in sod and turf seed establishment. All crews to be under the supervision of a foreman with sod and turf seeding establishment.

2. **PRODUCTS**
   - A. Sod: Drought tolerant, strongly rooted sod, machine cut to pad thickness of 1", excluding top growth and thatch. Sod to be at least 2 years old, free of weeds, disease, or other material detrimental to the development of the sod. Sod to be moist when cut and maintained in moist condition during transportation and storage at the site. Do not use sod that shows signs of visible heating on this project.
   - B. Turf Seed mix: MnDOT 25-131, conforming to MnDOT 3876.2 requirements.
   - C. Delivery and Storage of Seed: Contractor shall protect seed from weather or other conditions which would damage or impair the product.
   - D. Topsoil shall be free from noxious weeds, stones, lime, concrete, ashes, slag, or other deleterious matter and shall be well drained, conforming to MnDOT 3877.2,A, Common Topsoil Borrow, table 3877-1 amended as follows: no more than 35% sand.
   - E. Fertilizer: Slow release 5-10-5 starter fertilizer.
   - F. Mulch: Straw Mulch: MnDOT 3882.2, Type 1.
   - G. Erosion Control Blanket: MnDOT 3885.2, table 3885-1, Excelsior blanket 0S.
   - H. Water: Contractor to provide.

3. **SOIL PREPARATIONS**
   - A. Cover all areas to be sodded and seeded with a uniform 4 inches of topsoil. Install in 2 lifts, mixing the first layer with the subsoil.
   - B. Areas to be sodded to be brought to within thickness of sod at finished grade, with allowance for settlement of the fill.
   - C. Immediately prior to sodding and seeding, loosen topsoil to minimum depth of 3"
   - D. On slopes operate cultivating equipment at right angles to the direction of surface drainage.
   - E. Contractor to work all areas to receive sod and seed until the soil is smooth and an even grade is established. Fill all holes, depressions and rivulets to ensure an even grade and that proper elevation is established. Fill material shall be compacted sufficiently to provide uniform density and to resist erosion. Remove all rubble, sticks, branches, stones and other extraneous material over 1/2" in diameter on the surface prior to sodding and seeding.
   - F. For all areas to be sodded and seeded work in dry, free flowing slow release starter fertilizer into the top 1 inches of soil.

4. **SODDING**
   - A. Conduct work under favorable weather conditions. Contractor shall not work soil when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form or that clods will not break readily. Do not work soil when muddy or frozen.
   - B. Install sod under favorable weather conditions, do not sod if ground is frozen or sod is dormant.
   - C. Lay sod with tightly fitting joints, no overlapping joints, and stagger rows to offset joints. Anchor sod on slopes to prevent slippage.
   - D. Thoroughly water sod immediately after installing. Continue watering at frequency necessary to initiate rooting, and until the work is accepted by Owner.
   - E. Stake sod placed on slopes greater than 3:1.

5. **TURF SEEDING**
   - A. Conduct seeding operations under favorable weather conditions. Dates may be adjusted depending on prevailing weather conditions:
     - (1) Spring seeding to occur between April 1 to June 1
     - (2) Fall seeding to occur between July 20 to Sept. 20
   - B. Mechanically sow seed at a PLS rate of 220 lbs/ac with a uniform distribution over all disturbed soils not called out on plan for other plant material.
   - C. Firm the seedbed immediately following seeding and prior to mulching using a roller or cultipacker.
   - D. Mechanically spread mulch over all exposed soil to provide a 90% uniform soil coverage. Follow mulching with disk anchoring.
   - E. Install erosion control blanket in drainage swales and on slopes 3:1 or greater, conforming to MnDOT 2575.3,G.2.
   - F. Keep vehicle and equipment off seeded and mulched areas. Keep foot traffic to a minimum.
   - G. Provide water at a rate and frequency as necessary to initiate rooting, and until the work is accepted by Owner.

6. **MAINTENANCE AND ESTABLISHMENT OF SOD**
   - A. Contractor to notify Owner when sod work is complete. Contractor to maintain all sod areas in a healthy, growing condition by watering, mowing, and any other maintenance necessary to establish the sod, for a minimum of 30 days after installation. During the maintenance period, replace sod that is dried, dead, damaged, displaced, weakened, or infested with 50% or more weeds.
   - B. Any sod that does not show definite growth and establishment 30 days after installation shall be replaced and established by the Contractor at no additional expense to Owner.

7. **MAINTENANCE AND ESTABLISHMENT OF TURF SEED**
   - A. Contractor to notify Owner when seed work is complete. The Contractor is responsible for maintaining all seeded areas by watering, weeding, etc. for 45 days or until it is evident that the seed has germinated and has established an adequate protective cover.
   - B. Contractor to reseed and establish any turf seed areas that have not adequately established, including areas that are dead, weakened, or infested with 50% weeds, at no additional expense to Owner.

8. **CLEAN UP**
   - A. Remove all debris resulting from sodding and seeding activities and dispose of properly. Restore all areas disturbed by sodding and seeding operations to their original condition.

TALLGRASS SEED ESTABLISHMENT

1. GENERAL
   - A. Description of Work: Seeding and establishment of tallgrass groundcover in the pond areas.
   - B. References:
     - (1) MnDOT - Minnesota Department of Transportation Standard Specifications for Construction, 2018 Edition.
     - (2) MnDOT Seeding Manual 2014 Edition.
   - C. Quality Assurance
     - (1) Qualifications: Contractor to have a minimum of five years of experience in prairie seed establishment. All crews to be under the supervision of a foreman with prairie seed establishment and have extensive plant knowledge.
     - (2) Pre-qualified contractors:
       - Minnesota Native Landscapes, Foley, MN
       - Prairie Restoration, Princeton, MN
       - Natural Shore Technologies, Maple Plain, MN

2. PRODUCTS
   - A. Topsoil: Provide friable topsoil, free from weeds, stones, lime, concrete, ashes, slag, or other deleterious matter, conforming to MnDOT 3877.2, A, Common Topsoil Borrow, table 3877-1 amended as follows: no more than 35% sand.
   - B. Compost: Shall meet the requirements of MnDOT 3890.2, Grade 2.
   - C. Native Seed Mix: MnDOT seed mix 33-262, conforming to MnDOT 3876.2 requirements.
   - D. Delivery and Storage of Seed: Contractor shall protect seed from weather or other conditions which would damage or impair the product.
   - E. Mulch: MnDOT 3882.2, Type 3 straw mulch.
   - F. Erosion Control Blanket: MnDOT 3885.2, table 3885-1, Excelsior blanket 0S.
   - G. Water: Contractor to provide.

3. TIME OF PLANTING
   - A. Planting operations are to be conducted under favorable weather conditions. Season of planting can be extended based on current weather patterns.
   - B. Native plant seeding: May 15 to July 15.

4. SITE PREPARATION
   - A. Verify finished grade is complete and ready for seeding work.
   - B. Prior to cultivation, Contractor shall examine site and verify that all vegetation is brown.
   - C. If unwanted vegetation exists, Contractor to remove it, using a broad spectrum, non-persistent herbicide such as glyphosate.
   - D. Spray in proper weather conditions. Reapply initial spray if it does not take.
   - E. Contractor shall disk topsoil as required to achieve compaction of less than five pounds per square inch and smooth-drag as needed for planting purposes.
   - F. Contractor shall not work soil when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Apply water if necessary, to bring soil to an optimum moisture content for tilling. Do not work soil when muddy or frozen.
   - G. Contractor shall use equipment of appropriate size and low ground pressure equipment to achieve a relatively smooth soil surface free of high areas, depressions and tracks, and to minimize soil compaction.

5. SEEDING
   - A. Mechanically seed the areas as identified on the Drawings, at a PLS rate of 44 lbs/ac, with a uniform distribution, conforming to MnDOT 2575.3, B3.
   - B. Install erosion control blanket over the newly seeded areas, conforming to MnDOT 2575.3, G2.

6. CLEAN-UP
   - A. Contractor shall clean up and remove deleterious materials and debris from the entire work area prior to final completion.

7. REVIEW AND PRELIMINARY ACCEPTANCE
   - A. Contractor to notify Owner when work is complete to request a review and punch list by Landscape Architect.
   - B. Owner to give Preliminary Acceptance of the work following satisfactory correction of punch list items.
   - C. The 60 day Establishment Period will commence upon the date given for Preliminary Acceptance.

8. MAINTENANCE - 60 DAY ESTABLISHMENT PERIOD
   - A. Native Seed Area:
     - Water: Keep topsoil moist for the first 6 weeks to ensure good germination.
     - Mow to 6" height when annual weed growth reaches 1' height.
     - Weed: Spot spray thistles and other invasive species, and reseed.
     - Reseed bare areas that are 9 square feet or larger.

9. REVIEW AND FINAL ACCEPTANCE
   - A. At the end of the 60 day establishment period, Contractor to contact Owner to request a review by the Landscape Architect.
   - B. Landscape Architect will recommend Owner accept the work when the project meets the following establishment standards:
     - Native Seed Areas: Seedlings of 3 dominant prairie grasses (species with highest seeding rates) and 3 forbs are found widely dispersed throughout seeded area.
     - Native seed area is free of bare spots larger than 9 square feet.
     - Plantings that do not show definite growth and establishment during the 60 days from time of acceptance, shall be replaced and established at the proper season by the Contractor at Contractor's expense.
     - Seeded areas not meeting the coverage standards during the 60 day establishment period, to be reseeded and maintained following the specifications.
   - C. Following Final Acceptance of Work, Owner will take over on-going maintenance of newly established tallgrass seeded areas.

IRRIGATION

1. DESCRIPTION
   - A. Work includes: design, furnish, and install complete, fully automatic and programmable underground irrigation system, capable of alternate date watering for all landscape areas excluding the native tallgrass areas. The system shall provide full coverage with uniform levels of total precipitation throughout all irrigated areas.
   - B. The system is to include water efficient technologies including: a WaterSense labeled controller, a flow meter, soil moisture and/or evapotranspiration (ET) sensors, a rain sensor, and be calibrated to meet all applicable City Codes.
   - C. Dripline to be used in beds adjacent to building and in parking lot islands.
   - D. The system is to meet state department of health standards and have a backflow preventer.
   - E. Materials, equipment, and methods of design and installation shall comply with, but not be limited to, the following codes and standards:
     - All local and state laws and ordinances, and with all the established codes applicable thereto.
     - National Electrical Code.
     - American Society for Testing and Materials (ASTM).
     - National Sanitation Foundation (NSF).
     - The best management practices developed by the Irrigation Association.
   - F. The designer shall provide balanced pressure and flow and optimum operating efficiency.
   - G. The contractor is responsible for obtaining all permits and licenses required for installation of irrigation system.

2. QUALITY ASSURANCE
   - A. The irrigation system shall be designed and installed by a contractor specializing in irrigation work, and will have a minimum of 5 years of experience designing and installing systems of similar scope and size.
   - B. The contractor shall maintain a skilled foreman on site during the installation of all work and the foreman will have a Minnesota Power Limited Technician License.

3. SUBMITTALS
   - A. Shop Drawings: submit irrigation plan, product schedule, and specifications for review and acceptance.
   - B. Operation and Maintenance Manual: following completion of work, provide the Owner with an operation and maintenance manual of the complete system in a digital pdf file format and one hard copy.
   - C. As-Built Plan: following completion of work, contractor to furnish Owner a scaled as-built irrigation map, with dimensions as needed, on durable paper or laminated to be mounted on wall with the main control panel and a digital file in pdf format. The map shall indicate the zones, location of all controls, piping and depths, heads (including type), drip-lines, valves, connection to water service, and other related components.

4. PRODUCTS
   - A. Select products suitable to the landscape areas.
   - B. All products and materials used in the system shall be new and professional grade.
   - C. Provide sprinkler heads, driplines, electric valves, and automatic controller from one manufacturer: Toro, Rainbird, Hunter Industries, or equal.

5. EXECUTION
   - A. Prior to digging, contractor to have utilities located.
   - B. Water Coverage: Provide uniform water coverage over turf areas and planting beds.
   - C. Turf: Turf areas to be irrigated with spray heads. Locate heads to avoid overspray onto sidewalks, parking areas, signs and buildings.
   - D. Planting Beds: All continuous shrubs, trees, perennial beds to be irrigated with a drip system and spray heads where drip lines are impractical.
   - E. Winterization: System to accommodate winterization by blowing system dry with compressed air.
   - F. Install the irrigation system per contractor's plan and specifications.
   - G. Instructions: Contractor to instruct the Owner in proper operation and maintenance of the system.
   - H. Cleanup: Replace landscaping disturbed by operations. Cleanup all debris and restore site to original condition.

6. REVIEW AND ACCEPTANCE
   - A. Contractor to test system to a hydrostatic pressure of not less than 100 psi. Remove and replace any components that do not pass test.
   - B. Contractor to contact Owner and perform operational test after system is fully in place and demonstrate to the Owner that the irrigation system meets coverage requirements and that automatic controls function properly. Any corrective work identified shall be completed within two weeks of receipt of comments.
   - C. Owner to accept work following: satisfactory completion of any corrective work, receiving hands-on instructions for operation, and receiving as-built plan and operation and maintenance manual submittals.

7. MAINTENANCE
   - A. Contractor to drain and winterize irrigation system in the fall, following first year of operation, and shall put the system back in service the following spring as part of the work of this contract at no additional cost to the Owner.

8. GUARANTEE
   - A. Warranty irrigation system materials and labor for **one yea**r following acceptance of work by Owner. Contractor to promptly furnish and install, at no cost to Owner, any parts that prove defective in material or workmanship.

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet
Signature: Carmen Simonet
License # 24236 Date: 06.18.2021

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LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

LANDSCAPE DETAILS & SPECIFICATIONS

CITY OF RAMSEY, MINNESOTA

SHEET L2 OF L2 SHEETS

3395.12

KNOLL PROPERTIES SECOND ADDITION

REVIEW COPY 06/16/21

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 27, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Connexus Energy, a Minnesota corporation, owner of the following described property:

Outlot A, A.E.C. ENERGY PARK, according to the recorded plat thereof, Anoka County, Minnesota.

EXCEPT

That part of Outlot A, A.E.C. ENERGY PARK, Anoka County, Minnesota, lying southwesterly of the following described line:

Beginning at a point on the south line of said Outlot A, distant 25.00 feet easterly of the southwest corner of said Outlot A; thence northwesterly to a point on the west line of said Outlot A, distant 25.00 feet northerly of said southwest corner of Outlot A and said line there terminating.

Has caused the same to be surveyed and platted as KNOLL PROPERTIES SECOND 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 Connexus Energy, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

SIGNED: Connexus Energy

By _____ , Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by _____, Chief Manager of Connexus Energy, a Minnesota corporation.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian 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 KNOLL PROPERTIES SECOND 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____ .

_____
David M. Zieglmeier
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

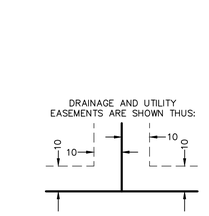
By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of KNOLL PROPERTIES 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

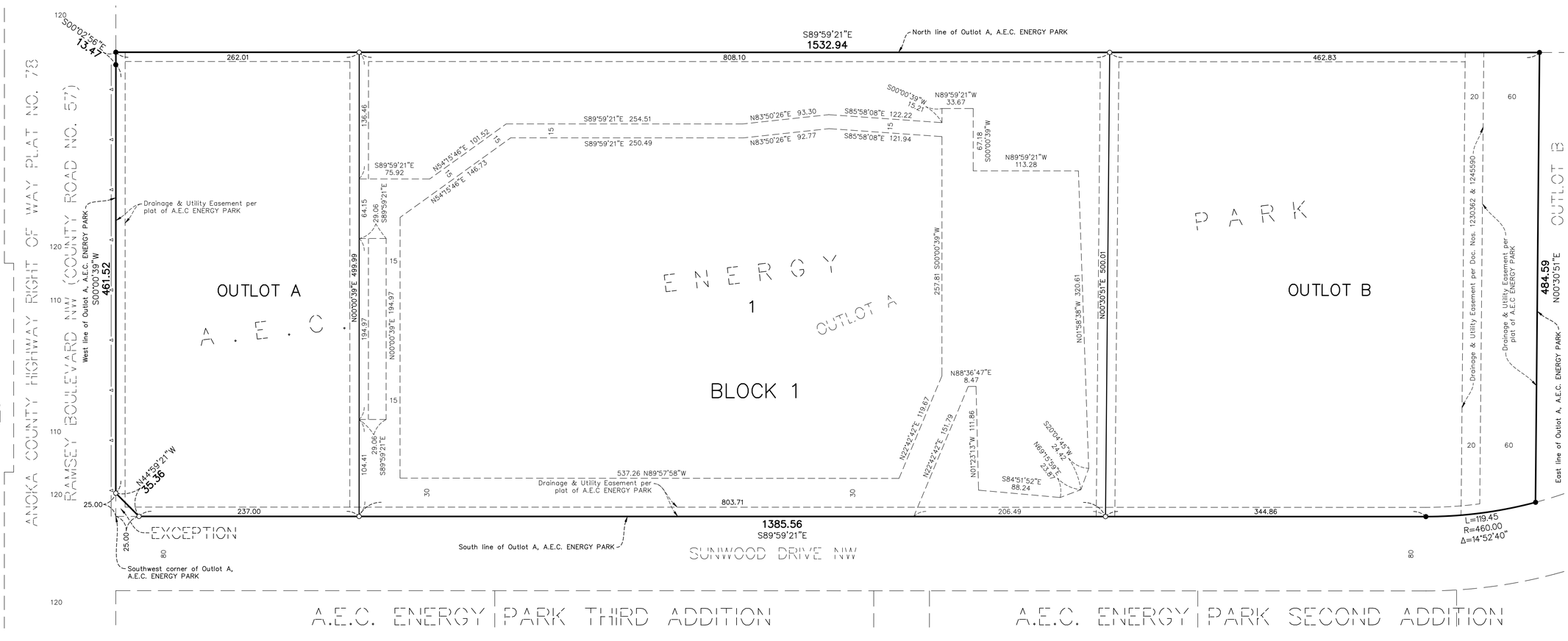


(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

60 0 60 120
SCALE IN FEET

1 INCH = 60 FEET



For the purposes of this plat the North line of OUTLOT A, A.E.C ENERGY PARK is assumed to bear N89°69'21"E.

○ Denotes a 1/2 inch by 14 inch iron monument set with a plastic cap marked R.L.S. No. 49138

● Denotes a found capped 1/2 inch iron pipe

—△—△— Controlled access per plat of A.E.C. ENERGY PARK

Hakanson Anderson

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

RESOLUTION #21-210

RESOLUTION APPROVING FINAL PLAT AND SITE PLAN FOR KNOLL PROPERTIES 2ND ADDITION

WHEREAS, Anderson Dahlen hereafter referred to as "Developer," properly applied for Site Plan and Final Plat approval of the following described property located in the City of Ramsey:

> Outlot A, AEC Energy Park, Anoka County, Minnesota or upon Platting: Lot 1, Block 1, Outlot A, and Outlot B, Knoll Properties Second Addition, Anoka County Minnesota (the 'Subject Property');

WHEREAS, the City has received an Application for Site Plan Approval for one industrial lot and two outlots; and

WHEREAS, the Subject Property is located in the E-2 Industrial District and guided as business park in the Comprehensive Plan; and

WHEREAS, the Planning Commission on July 22, 2021 and recommended approval of the Site Plan and Final Plat; and

WHEREAS, the City Council approved the Site Plan and Final Plat on August 10, 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 Knoll Properties 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. Rum River Watershed Management Organization 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:

DRAFT

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 10 day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

CC Regular Session **5. 11.**

Meeting Date: 08/10/2021

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #21-224 Accepting Geotechnical and Survey Proposals for 2022 Pavement Management Program Projects

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-224 accepting geotechnical and survey proposals and awarding contracts for 2022 pavement management program projects.

Background:

On July 13, 2021 the Ramsey City Council adopted Resolution #21-194, ordering Staff to request proposals for topographic surveys and geotechnical evaluations for 2022 Pavement Management Program projects. The updated 2022 – 2031 10-Year Capital Improvement Plan (CIP) has not yet been approved by City Council, but to solicit bids this winter, Staff needs to begin designing the projects and preparing plans. Topographic surveys are essential to locate all existing site features and to create an existing ground surface, used as the base for designing the project.

Quotes received with the survey proposals are shown below.

TOPOGRAPHIC SURVEYS		
Project	**Hakanson Anderson**	**Bolton & Menk, Inc.**
Sunwood Drive & Waco Street Quote	$ 2,500.00	$ 3,152.00
Autumn Heights Subdivision Quote	$ 4,500.00	$ 8,780.00
Wood Pond Hills 2nd – 5th Quote	$ 3,500.00	$ 3,992.00
The Ponds of Ramsey Quote	$ 1,500.00	$ 938.00
Total Amount for all projects	*$ 12,000.00*	*$ 16,862.00*

Hakanson Anderson submitted the lowest total responsible quotes. Based on the submitted quotes, Staff recommends accepting the proposals for Sunwood Drive & Waco Street, Autumn Heights, Wood Pond Hills 2nd – 5th, and The Ponds of Ramsey topographic surveys from Hakanson Anderson.

Hakanson Anderson is required to complete their work by September 10, 2021, which will allow Staff to complete design work for these proposed improvements in time for winter bidding.

Geotechnical Reports inform Staff of subsoil conditions, which is essential when designing the pavement section for the reconstructed streets. Also included are groundwater elevations and support capabilities of the soils for utilities and trenches, as well as associated backfilling recommendations.

Quotes received with the geotechnical proposals are shown below.

GEOTECHNICAL REPORTS			
Project	**Haugo Geotechnical Services**	**American Engineering Testing, Inc.**	**Braun Intertec**

Sunwood Drive & Waco Street Quote	$ 4,920.00	$ 6,151.50	$ 9,000.00
Autumn Heights Subdivision Quote	$ 11,900.00	$ 21,601.50	$ 19,150.00
Wood Pond Hills 2nd – 5th Quote	$ 7,520.00	$ 11,776.50	$ 13,230.00

Haugo Geotechnical Services submitted the lowest responsible quote for all three projects. Based on the submitted quotes, Staff recommends accepting the proposals for Sunwood Drive & Waco Street, Autumn Heights, and Wood Pond Hills 2nd – 5th geotechnical reports from Haugo Geotechnical Services.

Haugo Geotechnical Services is required to complete their work by October 1, 2021, which will allow Staff to complete design work for these proposed improvements in time for winter bidding.

Notification:

No notifications are required with this case.

Observations/Alternatives:

Motion to adopt Resolution #21-224 accepting geotechnical and survey proposals for 2022 pavement management program projects.

Funding Source:

Funding for this work is proposed to come from the Pavement Management Fund.

Recommendation:

Staff recommends adopting Resolution #21-224 accepting geotechnical and survey proposals for 2022 pavement management program projects.

Action:

Adopt Resolution #21-224 accepting geotechnical and survey proposals for 2022 pavement management program projects.

Attachments

Res 21-224
Geotechnical Report RFP
Topographic Survey RFP

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 12:25 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 02:51 PM
Form Started By: Joe Feriancek		Started On: 07/30/2021 03:18 PM
Final Approval Date: 08/05/2021		

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

RESOLUTION #21-224

RESOLUTION ACCEPTING GEOTECHNICAL AND SURVEY PROPOSALS FOR 2022 PAVEMENT MANAGEMENT PROGRAM PROJECTS

WHEREAS, geotechnical reports and topographic surveys are required to accurately evaluate and design proposed 2022 pavement management program projects; and

WHEREAS, requests for proposals were submitted to two firms for the purpose of obtaining quotes for completing the proposed survey services; and

WHEREAS, the two (2) survey quotes received are tabulated below; and

TOPOGRAPHIC SURVEYS		
Project	**Hakanson Anderson**	**Bolton & Menk, Inc.**
Sunwood Drive & Waco Street Quote	$ 2,500.00	$ 3,152.00
Autumn Heights Subdivision Quote	$ 4,500.00	$ 8,780.00
Wood Pond Hills 2nd – 5th Quote	$ 3,500.00	$ 3,992.00
The Ponds of Ramsey Quote	$ 1,500.00	$ 938.00
Total Amount for all projects	*$ 12,000.00*	*$ 16,862.00*

WHEREAS, the quote of Hakanson Anderson in the total amount of $ 12,000.00 for said services in accordance with the prepared proposals is the lowest responsible quote and their quote shall be and hereby is accepted.

WHEREAS, request for proposals were submitted to four firms for the purpose of obtaining quotes for completing the proposed geotechnical services; and

WHEREAS, the three geotechnical quotes received are tabulated below; and

GEOTECHNICAL REPORTS			
Project	**Haugo Geotechnical Services**	**American Engineering Testing, Inc.**	**Braun Intertec**
Sunwood Drive & Waco Street Quote	$ 4,920.00	$ 6,151.50	$ 9,000.00
Autumn Heights Subdivision Quote	$ 11,900.00	$ 21,601.50	$ 19,150.00
Wood Pond Hills 2nd – 5th Quote	$ 7,520.00	$ 11,776.50	$ 13,230.00

WHEREAS, the quote of Haugo Geotechnical Services in the amount of $4,920.00 for the geotechnical report of Sunwood Drive & Waco Street, $11,900.00 for the geotechnical report of Autumn Heights and $7,520.00 for the geotechnical report of Wood Pond Hills 2nd – 5th, for said services in accordance with the prepared proposal is the lowest responsible quote and their quote shall and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Hakanson Andersons for said survey services for and on behalf of the City of Ramsey.

2) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Haugo Geotechnical Services for said geotechnical services for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

REQUEST FOR PROPOSAL
PAVEMENT MANAGEMENT PROGRAM
2022 PROJECTS
Geotechnical Reports
City of Ramsey

ISSUE DATE
July 20, 2021

PROPOSAL MUST BE RECEIVED BY:
10:00 am on Friday, July 30, 2021

DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Marsha Weidner
763-433-9839

INTRODUCTION: The City of Ramsey (City) is requesting proposals for the delivery of three (3) geotechnical reports for 2022 projects including;

1. IP 22-01 Sunwood Drive and Waco Street Reconstruction
    a. Sunwood Drive between Trunk Highway 47 and Waco Street
    b. Waco Street between Sunwood Drive and 150th Avenue
    c. Streets are approximately 0.48 miles in total length
        i. 46-feet wide, with concrete curb and gutter
        ii. Speed limit is 30 mph
    d. Scope of work includes:
        i. 6 soil borings to a depth of 15-feet per the attached exhibit
        ii. A standard geotechnical report including construction feasibility for public utilities and pavement section
        iii. Logs of soil borings with descriptions of nomenclature used for defining the site soils
        iv. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections
        v. Recommendations for earthwork associated with installation of storm sewer, sanitary sewer, and watermain
        vi. Recommendations for management of groundwater for design of structures and pavements

2. IP 22-02 Autumn Heights Street Reconstructions
    a. Subdivision located on both sides of Armstrong Boulevard (CSAH 83)
        i. Connections to Armstrong Boulevard at 167th Lane and Rabbit Street
    b. Streets are approximately 1.61 miles in total length
        i. 24-feet wide, rural section
        ii. Speed limit is 30 mph
    c. Scope of work includes:
        i. 31 soil borings to a depth of 10-feet per the attached exhibit
        ii. A standard geotechnical report including construction feasibility for public utilities and pavement section
        iii. Logs of soil borings with descriptions of nomenclature used for defining the site soils
        iv. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections
        v. Recommendations for earthwork associated with installation of storm sewer
        vi. Recommendations for management of groundwater for design of structures and pavements

3. IP 22-06 Wood Pond Hills 2nd – 5th Street Reconstructions
    a. Subdivision located generally southwest of Sunwood Drive and Nowthen Boulevard (CSAH 5)
    b. Streets are approximately 0.88 miles in total length
        i. 31-feet wide, with concrete curb and gutter
        ii. Speed limit is 30 mph
    c. Scope of work includes:
        i. 13 soil borings to a depth of 15-feet per the attached exhibit
        ii. A standard geotechnical report including construction feasibility for public utilities and pavement section
        iii. Logs of soil borings with descriptions of nomenclature used for defining the site soils
        iv. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections
        v. Recommendations for earthwork associated with installation of storm sewer, sanitary sewer, and watermain
        vi. Recommendations for management of groundwater for design of structures and pavements

SOIL BORING REQUIREMENTS: Soil borings to a depth called out above will be taken at stationing shown on the attached "Boring Hole Location" exhibits. Soil borings will alternate between drive lanes as practical. Cores of the existing bituminous pavement will be required. Cores will be taken to verify thickness and structural integrity of the existing pavement and base. Pictures of the cores will be included in the final report. Any additional depth beyond depth called out will be paid per lineal foot. The Contractor must perform sufficient survey work to locate holes approximately 5 feet horizontally and approximately 0.5 feet vertically. The Contractor is responsible for locating all utilities prior to starting boring operations.

SOIL BORING LOG REQUIREMENTS: A field boring log will be prepared by the Contractor for each boring with a copy included in the final report. The field boring logs will include;

- The project identification number
- Location of the boring referenced by centerline stationing
- Boring log number
- Method of drilling and sampling, diameter of bore hole
- Date, name of driller and crew
- Ground surface elevation and ground water elevation measured to the nearest 0.5 feet
- Definition of all symbols that are not otherwise self-explanatory
- Classification, thickness, color, moisture condition (dry, moist, wet, saturated), composition and degree of compactness
- Field number of any samples taken, type of sample and depth taken
- Depth at which obstacles were encountered in advancing the boring
- Any other unusual conditions encountered during drilling and sampling

SCHEDULE: A written schedule of the work shall be submitted identifying all work components and showing work start and completion dates required to comply with the schedule. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The final Geotechnical Report must be delivered to the City by Friday, October 1, 2021.

PROPOSAL SUBMITTAL: An itemized quote shall be submitted for the proposed work using the form at the end of this Request for Proposal (RFP).

COMMUNICATION WITH THE CITY: If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the RFP.

SUBMISSION: A signed copy of the attached proposal form is requested by **10:00 A.M. Friday, July 30, 2021.** Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Marsha Weidner, Engineering Administrative Assistant. E-mail quotes will be accepted and may be sent to MWeidner@cityoframsey.com.

PROPOSAL UNDERSTANDING: By submitting a proposal, the Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no condition will any costs of preparation of the proposal be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 8:00 p.m., Monday through Friday.

WORK AND STAGGING AREAS: The Contractor shall confine their work activities within City owned properties and right of way. No equipment shall be left on City streets outside normal working hours.

SPECIFICATIONS: Work shall be conducted in conformance with the specifications set forth herein and in accordance with the latest edition of the Minnesota Department of Transportation Standard Specifications for Construction which is incorporated by reference to these specifications.

TRAFFIC CONTROL: All traffic control devices and layouts shall conform and be installed in accordance to the latest addition of the Minnesota Temporary Traffic Control Field Manual.

PAYMENT: Payment will be made upon submittal of an invoice to the City on a net 30 day basis following City acceptance of the work. An IC 134 form will be required prior to final payment.

BASIS OF AWARD: The City will award each individual project to the lowest proposal, rather than the lowest combined total of all three proposals.

BASIS OF PAYMENT: Payment shall be made for the work on the basis specified below. The cost of any additional labor, materials, permits, tools and supplies which have not been specifically identified in this section for payment, but required to complete the project as per the plans and specifications shall be considered incidental to the project.

Mobilization – Payment shall be made on a lump sum basis for the mobilization of equipment.

Geotechnical Report – Payment shall be made on a lump sum basis as compensation for all development of the geotechnical report meeting the requirements outlined in this RFP.

Soil Boring – Payment shall be made on a per each basis as compensation for all equipment, material and labor costs required for the soil boring and all required documentation of soil borings as outlined in this RFP.

Soil Boring Additional Depth – Payment shall be made on a per lineal foot basis as compensation for all equipment, material and labor costs required for soil boring at depth beyond depth as stated in the introduction. The cost of meeting any Minnesota Department of Health requirement for abandonment of geotechnical soil bore holes, including holes deeper than 15-feet are incidental to this pay item.

Traffic Control – Payment shall be made on a lump sum basis as compensation for all equipment, material, and labor costs required for the installation and maintenance of traffic control measures (signage, barricades, flashers, flaggers, etc.), as directed by the Engineer, for any local traffic disruptions or temporary closures.

PROPOSAL

This proposal is submitted to the City of Ramsey for Pavement Management Program 2022 Projects Geotechnical Reports. That _____ accepts the terms and conditions herein and agrees to deliver the final Geotechnical Reports to the City by Friday, October 1, 2021, and to complete all work described herein for the following unit prices:

IP 22-01 SUNWOOD DRIVE AND WACO STREET RECONSTRUCTION

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Boring	EA	6	_____	_____
4	Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal Lines 1-5 _____

IP 22-02 AUTUMN HEIGHTS STREET RECONSTRUCTIONS

Item Description	Unit	Quantity	Price	Extension
Mobilization	LS	1	_____	_____
Geotechnical Report	LS	1	_____	_____
Soil Boring	EA	31	_____	_____
Soil Boring Additional Depth Beyond 10-feet	LF	1	_____	_____
Traffic Control	LS	1	_____	_____

Total Proposal Lines 1-5 _____

IP 22-01 SUNWOOD DRIVE AND WACO STREET RECONSTRUCTION

Item Description	Unit	Quantity	Price	Extension
Mobilization	LS	1	_____	_____
Geotechnical Report	LS	1	_____	_____
Soil Boring	EA	13	_____	_____
Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
Traffic Control	LS	1	_____	_____

Total Proposal Lines 1-5 _____

Contractor Name _____

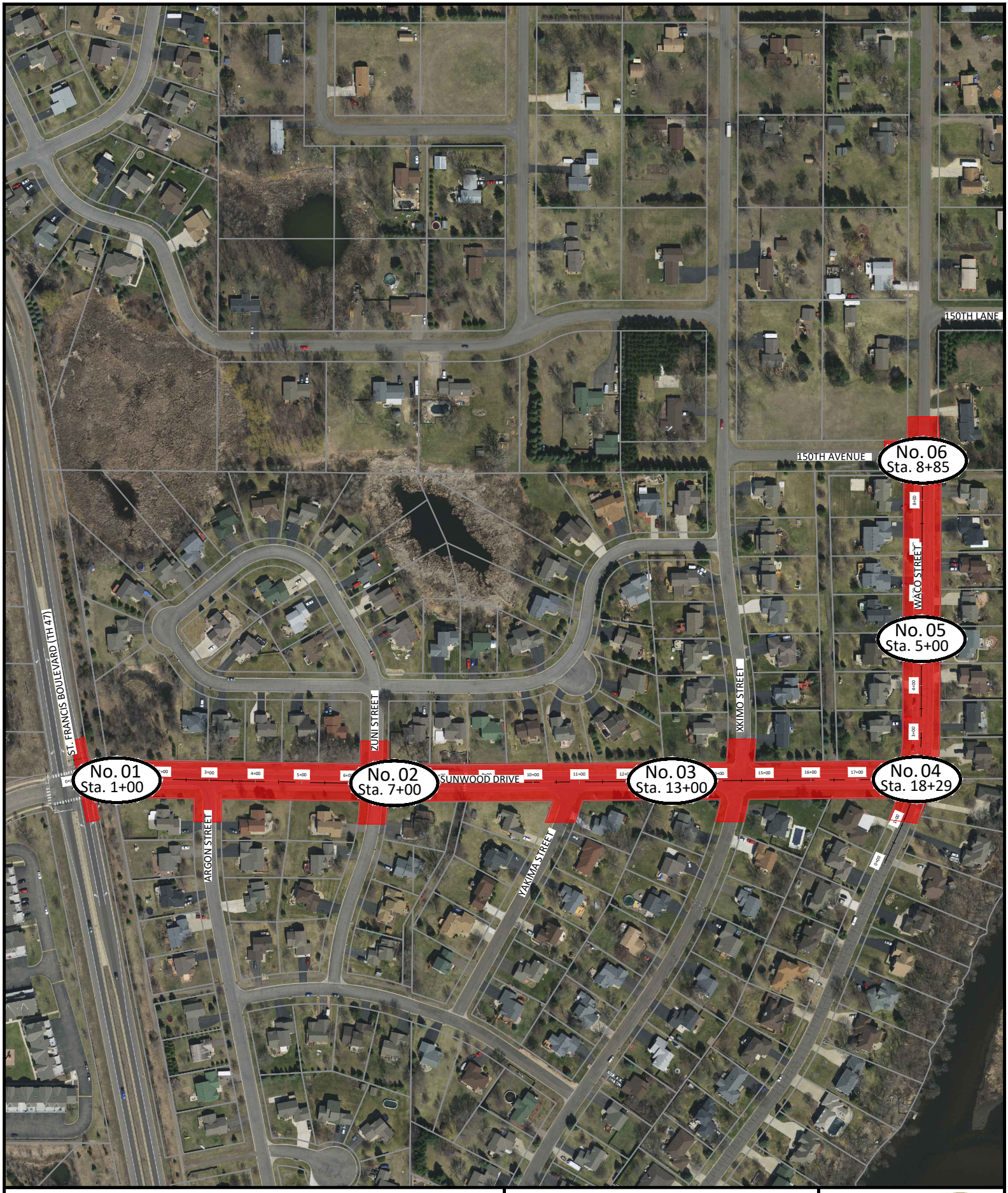
Owner or representative _____

Phone(s) _____

E-mail _____

Signature _____

Date _____



IMPROVEMENT PROJECT 22-01
SUNWOOD DRIVE & WACO STREET
SOIL BORING LOCATION MAP

0 1/20 2/20 3/20
SCALE (MILE)

N

City of RAMSEY

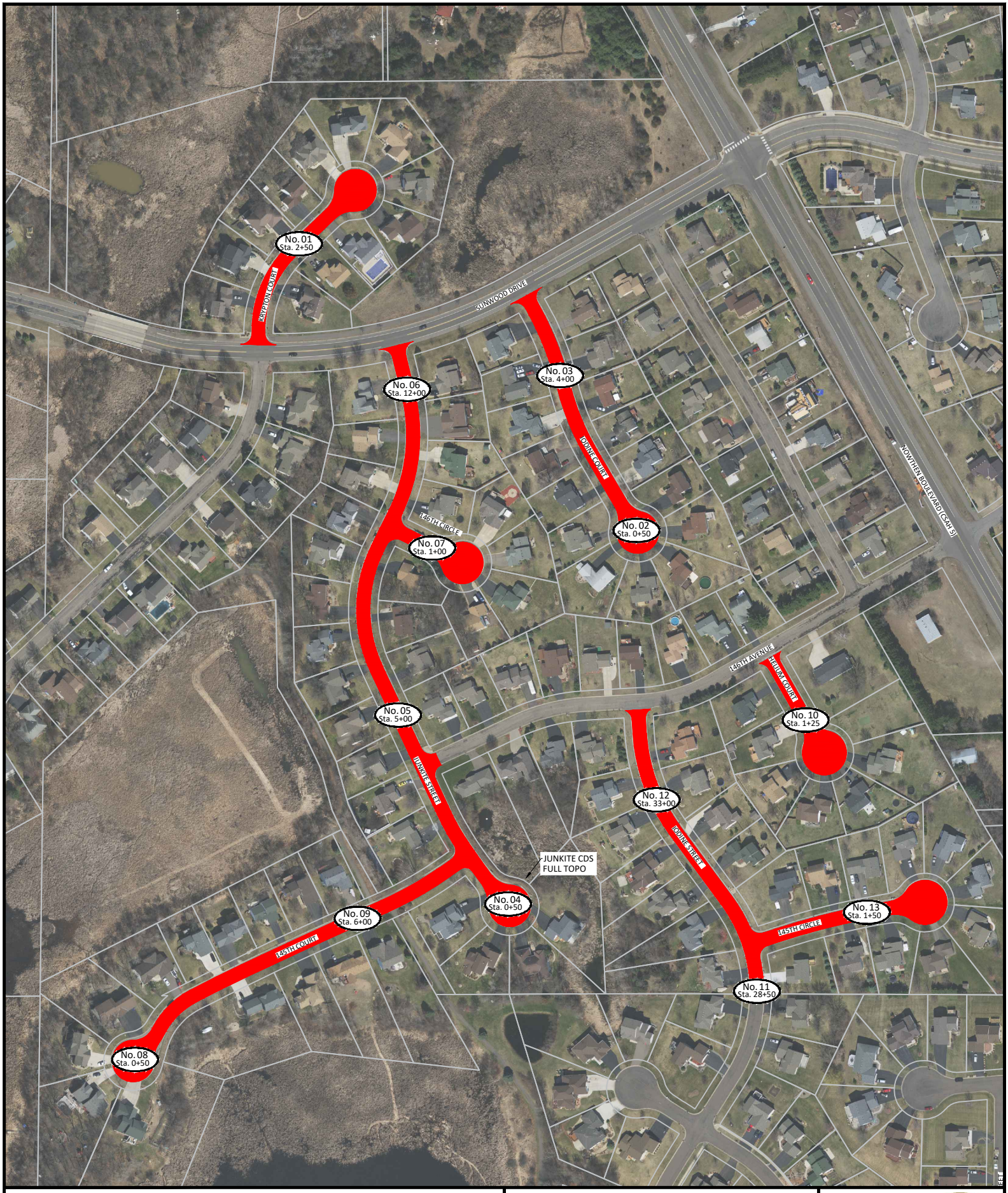
IMPROVEMENT PROJECT 22-02
AUTUMN HEIGHTS
SOIL BORING LOCATION MAP

0 1/10 2/10 3/10

SCALE (FEET)

N

City of RAMSEY



IMPROVEMENT PROJECT 22-06
WOOD POND HILLS 2ND - 5TH
SOIL BORING LOCATION MAP

0 250 500 750
SCALE (FEET)

N

City of RAMSEY

REQUEST FOR PROPOSAL
PAVEMENT MANAGEMENT PROGRAM
2022 PROJECTS
Topographic Survey
City of Ramsey

ISSUE DATE
July 15, 2021

PROPOSAL MUST BE RECEIVED BY:
10:00 am on Friday, July 30, 2021

DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Marsha Weidner
763-433-9839

INTRODUCTION: The City of Ramsey (City) is requesting proposals for the delivery of four (4) topographic surveys for 2022 projects including;

1. Sunwood Drive and Waco Street Reconstruction
    a. Sunwood Drive between Trunk Highway 47 and Waco Street
    b. Waco Street between Sunwood Drive and 150th Avenue
    c. Streets are approximately 0.48 miles in total length
        i. 46-feet wide, with concrete curb and gutter
        ii. Speed limit is 30 mph
2. Autumn Heights Street Reconstructions
    a. Subdivision located on both sides of Armstrong Boulevard (CSAH 83)
    b. Connections to Armstrong Blvd at 167th Lane and Rabbit Street
    c. Streets are approximately 1.61 miles in total length
        i. 24-feet wide, rural section
        ii. Speed limit is 30 mph
3. Wood Pond Hills 2nd – 5th Street Reconstructions
    a. Subdivision located generally southwest of Sunwood Drive and Nowthen Boulevard (CSAH 5)
    b. Streets are approximately 0.88 miles in total length
        i. 31-feet wide, with concrete curb and gutter
        ii. Speed limit is 30 mph
4. The Ponds of Ramsey
    a. Subdivision located west of Nowthen Boulevard (CSAH 5) between Iodine Street and 146th Avenue
        i. Overlay Improvements, requires Ped Ramp upgrades to current ADA
        ii. 20 Pedestrian Ramp survey locations
        iii. 31-feet wide, with concrete curb and gutter
        iv. Speed limit is 30 mph
5. The scope of this work includes:
    a. Topographic Survey
    b. Contacting Gopher State One Call to locate utility markings
    c. Delivery of survey points in an Excel/CSV format
    d. Point Code listing

SUNWOOD DRIVE AND WACO STREET FIELD SURVEY REQUIREMENTS: The field survey is not limited to, but is expected to include the following:

- Elevations along the centerline, edge of bituminous pavement, top of curb, flowline of curb, and boulevard up to the right-of-way at 50-foot stations and grade changes.
    - Elevations of intersecting streets along the centerline, edge of bituminous pavement, top of curb, flowline of curb, and boulevard to the right-of-way, to the distance specified in the exhibit
- Location and elevations on driveway edges and corners to the right-of-way
- Location and elevations of any storm sewer, sanitary sewer, watermain, utilities, structures, etc. within the survey area

- Locations and elevations of trees/tree lines, landscaping, mailboxes, signage, fence lines, etc. within the survey area
- Location and elevations of off-street bituminous trail within the survey area
- Location of pavement striping

AUTUMN HEIGHTS SURVEY REQUIREMENTS: The field survey is not limited to, but is expected to include the following:

- Elevations along the centerline, edge of bituminous pavement, edge of shoulder, ditch cross section up to the right-of-way at 50-foot stations and grade changes within the survey area
- Location and elevations on driveway edges and corners to the right-of-way along with driveway culverts
- Location and elevations of trees/tree lines, landscaping, mailboxes, signage fence lines, utilities, etc. in the right-of-way.
- Location of any pavement striping within the survey area

WOOD POND HILLS SURVEY REQUIREMENTS: The field survey is not limited to, but is expected to include the following:

- General project areas
    - Elevations along the centerline, and curb and gutter flow lines and top of curb at 50-foot stations and grade changes
    - Location and elevations on driveway edges and corners to the right-of-way
    - Location and elevations of any storm sewer, sanitary sewer, watermain structures within the pavement, as well as hydrants and hydrant valves in the boulevard
- Junkite Street CDS (Junkite Street south of 145th Court)
    - Full topo of the area cul-de-sac
        - Elevations along the centerline, edge of bituminous pavement, top of curb, flowline of curb, and boulevard up to the right-of-way
        - Location and elevations on driveway edges and corners to the right-of-way
        - Location and elevations of any storm sewer, sanitary sewer, watermain, utilities, structures, etc. within the survey area
        - Locations and elevations of trees/tree lines, landscaping, mailboxes, signage, fence lines, etc. within the survey area including to the edge of wetland

THE PONDS OF RAMSEY SURVEY REQUIREMENTS: The field survey is not limited to, but is expected to include the following:

- Adequate survey of existing pedestrian facilities to upgrade to current ADA standard
    - Elevations along the curb and gutter; flow line, top back of curb, and front edge from the existing ramps to approximately 20 feet either side
    - Elevations and location of the edge of concrete and bituminous walks to approximately 20 feet back from the street
    - Locations of any potential obstructions, i.e. light poles, mail boxes, landscaping, fencing, signage, etc. adjacent to the pedestrian facilities

SCHEDULE: A written schedule of the work shall be submitted identifying all work components and showing work start and completion dates required to comply with the schedule. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The final Topographic Survey must be delivered to the City by Friday, September 10, 2021.

PROPOSAL SUBMITTAL: A lump sum quote for each project shall be submitted for the proposed work using the form at the end of this Request for Proposal (RFP).

COMMUNICATION WITH THE CITY: If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the RFP.

SUBMISSION: A signed copy of the attached proposal form is requested by **10:00 A.M. Friday, July 30, 2021.** Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Marsha Weidner, Engineering Administrative Assistant. E-mail quotes will be accepted and may be sent to MWeidner@cityoframsey.com.

PROPOSAL UNDERSTANDING: By submitting a proposal, the Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no condition will any costs of preparation of the proposal be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 10:00 p.m., Monday through Friday.

WORK AND STAGING AREAS: The Contractor shall confine their work activities within City owned properties and right of way. No equipment shall be left on City streets outside normal working hours.

TRAFFIC CONTROL: Work shall be conducted in conformance with the specifications set forth herein and in accordance with the Minnesota Department of Transportation Standard Specifications for Construction, 2018 Edition, which is incorporated by reference to these specifications.

PAYMENT: Payment will be made upon submittal of an invoice to the City on a net 30 day basis following City acceptance of the work. An IC 134 form will be required prior to final payment.

BASIS OF PAYMENT: Payment shall be made on a lump sum basis for all components of the work as specified in the RFP. The cost of any additional equipment, labor, materials, permits, tools and supplies which have not been specifically identified in this section for payment, but are required to complete the work, shall be considered incidental to the project. The City is also requesting an hourly rate for additional survey work to be submitted, if we find a need to expand the project scope after reviewing the initial survey.

PROPOSAL

_____ accepts the terms and conditions herein and agrees to complete all work described herein, and to deliver the final Topographic Surveys to the City by Friday, September 10, 2021.

SUNWOOD DRIVE & WACO STREET TOPOGRAPHIC SURVEY	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

AUTUMN HEIGHTS TOPOGRAPHIC SURVEY	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

WOOD POND HILLS 2ND – 5TH TOPOGRAPHIC SURVEY	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

THE PONDS OF RAMSEY TOPOGRAPHIC SURVEY	
Description	**Cost Extension**
Lump sum not-to-exceed amount	
Additional hourly rate if project scope expands after initial review	

Contractor Name _____

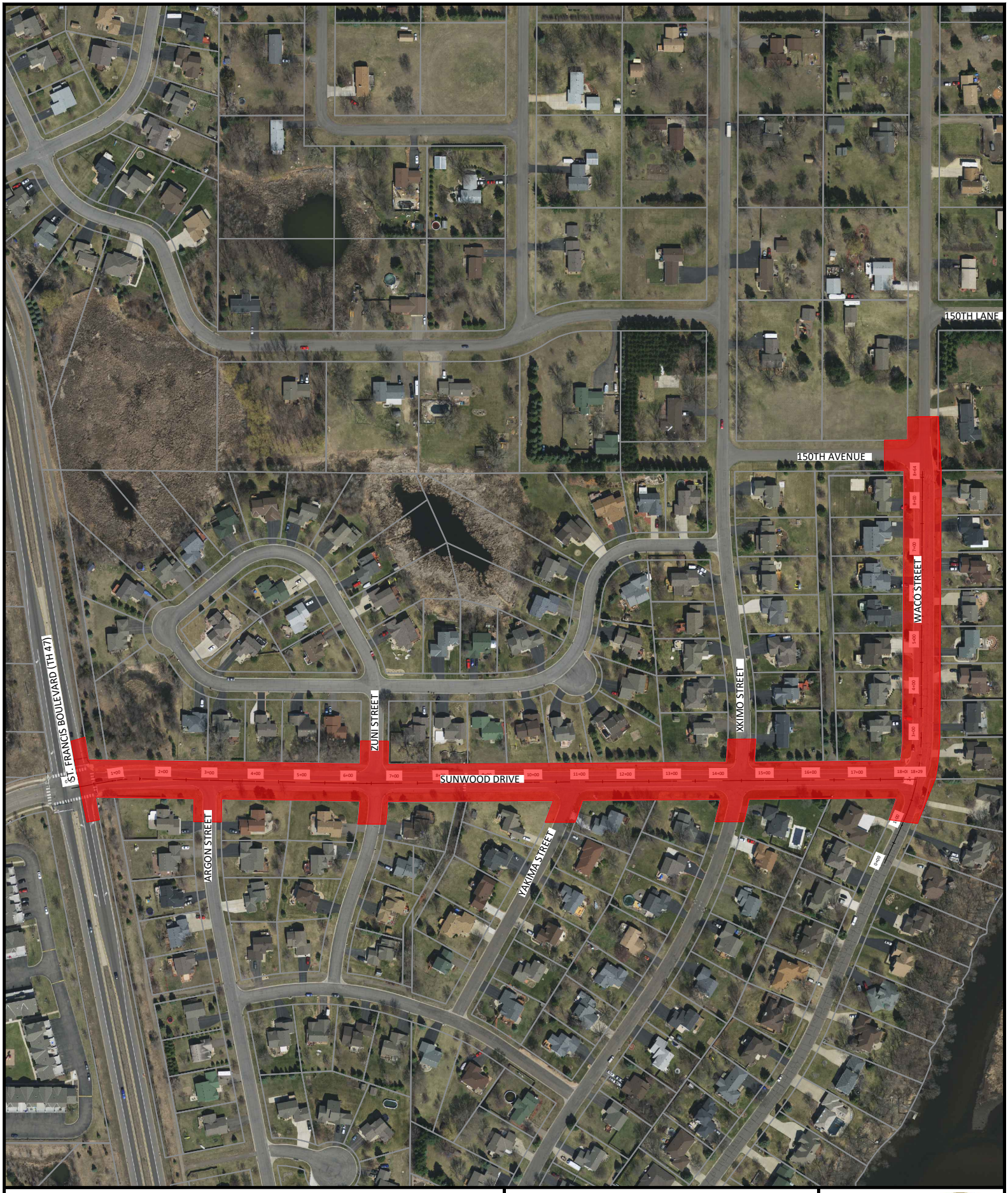
Owner or representative _____

Phone(s) _____

E-mail _____

Signature _____

Date _____



IMPROVEMENT PROJECT 22-01
SUNWOOD DRIVE & WACO STREET
PROJECT SCOPE

0 1/20 2/20 3/20

SCALE (MILE)

N

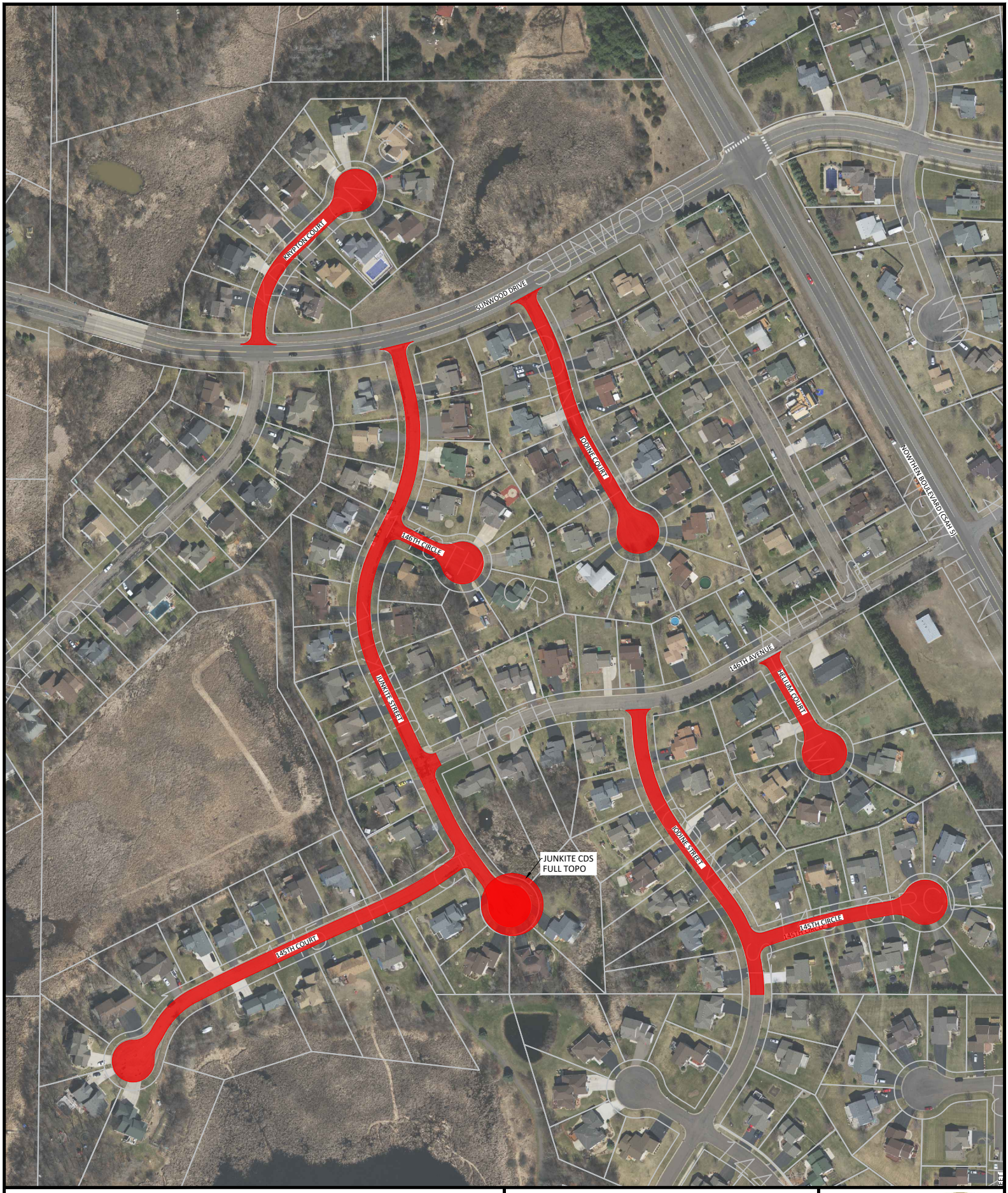
City of RAMSEY

IMPROVEMENT PROJECT 22-02
AUTUMN HEIGHTS
PROJECT SCOPE

0 1/10 2/10 3/10

SCALE (FEET)

City of RAMSEY



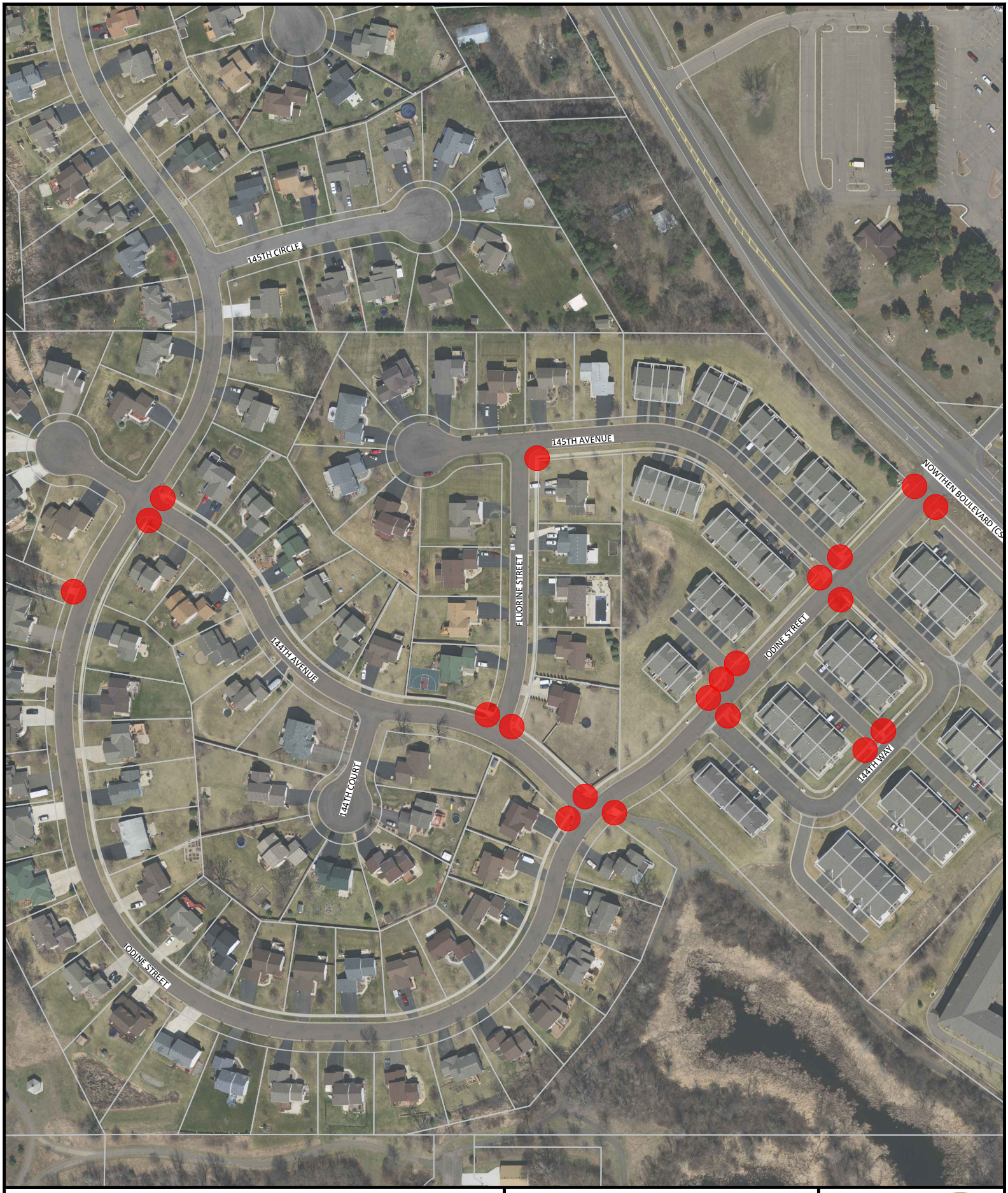
WOOD POND HILLS 2ND - 5TH STREET RECONSTRUCTIONS PROJECT SCOPE

0 250 500 750

SCALE (FEET)

N

City of RAMSEY



THE PONDS OF RAMSEY
2022 OVERLAY IMPROVEMENTS
PROJECT SCOPE

0 200 400 600

SCALE (FEET)

N

City of RAMSEY

CC Regular Session **5. 12.**

Meeting Date: 08/10/2021

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #21-225 Approving Development Agreement and Releasing Declaration of Covenants for AEC Energy Park and Development Agreement; Case of Anderson Dahlen

Purpose/Background:

The purpose of this case of to approve the Development Agreement and to Release the Declaration of Covenants for AEC Energy Park.

Development Agreement

The attached draft development agreement is the City's standard template, which has been approved by the City Attorney. The City Council, if approved, is authorizing Staff to use the City's standard template and agreement for this project. Staff is supportive of using the standard template for this project.

Declaration of Covenants, Conditions and Restriction for AEC Energy Park

Connexus Energy is in the process of selling land to Knoll II Properties for a 64,000 SF expansion of Anderson Dahlen. On October 16, 1995 Anoka Electric Cooperative (now Connexus Energy) established a Declaration of Covenants, Conditions and Restrictions of AEC Energy Park and it was filed in Anoka County as document number 1206475 on February 29, 1996. Over time, city code has been modified to ensure that quality of buildings in City industrial parks remains high and building lot coverage has been increased from 35% to 45% to alow for more tax base and jobs to be created in our industrial areas. During title work it was discovered that there were restrictive covenants in place that are no longer consistent with City Code.(i.e. 35% lot coverage restriction) Connexus Energy, on behalf of Knoll Properties II (Anderson-Dahlen), has asked the City to approve the Release and Termination of the The Declaration of Covenants, Condition and Restrictions for AEC Energy Park (attached document 1206475). 80% of property owners (Connexus, Hoya-Vision Ease, Knoll Properties-Anderson Dahlen and the City Of Ramsey) need to approve the release and termination of the document. Staff has been in contact with Knoll Properties and Hoya-Vision Ease and all are working toward authorization to support the release termination of the Declaration of Covenants, Conditions and Restrictions of AEC Energy Park. City Staff has consulted with the City Attorney and he supports the release.

Release of Pre-Existing Development Agreement

The City also has received a request related to this project to declare that the existing Development Agreement for the project is completed and all items have been satisfied. Since Development Agreements are recorded against each Property, past Development Agreements come up on title searches and can make closings more complex. Since all of the items in the existing Development Agreement (attached) are satisfied, the cleanest method is to remove it from the Subject Property via a formal release. This is a standard process and Staff has consulted all impacted departments and the City Attorney. All items in this case are contigent upon Attorney review and approval.

Observations/Alternatives:

Proposed Action to Release and Termination Declaration of Covenants, Conditions and Restriction for AEC Energy Park

City staff and the City attorney have reviewed the request to approve the Release and Termination Declaration of Covenants, Conditions and Restriction for AEC Energy Park (See attached). The City Attorney and Staff have determined that it would be beneficial for City to terminate and release this document as it would effectively allow for more quality development to occur on the remaining vacant land in the AEC Energy Park. This would allow for

the creation of more commercial tax base, existing business expansions and the creation of more jobs locally.

Alternatives Include:
1) Adoption of Resolution 21-225 as presented which would authorize the City to execute the Release and Termination Declaration of Covenants, Conditions and Restriction for AEC Energy Park; subject to City Attorney review. (Staff recommendation)
2) Adoption of Resolution 21-225 with changes which would authorize the City to execute the Release and Termination Declaration of Covenants, Conditions and Restriction for AEC Energy Park; subject to City Attorney review.
3) Something else.

Funding Source:

This action is being covered under normal staff duties.

Recommendation:

Proposed Action to Release and Termination Declaration of Covenants, Conditions and Restriction for AEC Energy Park
Staff recommends adoption of Resolution 21-225 as presented which would authorize the City to execute the Release and Termination Declaration of Covenants, Conditions and Restriction for AEC Energy Park and existing Development Agreement; subject to City Attorney review.

Action:

Motion to approve Resolution #21-225 Approving Development Agreement and Releasing Declaration of Covenants for AEC Energy Park and Development Agreement; Case of Anderson Dahlen; subject to City Attorney review.

Attachments

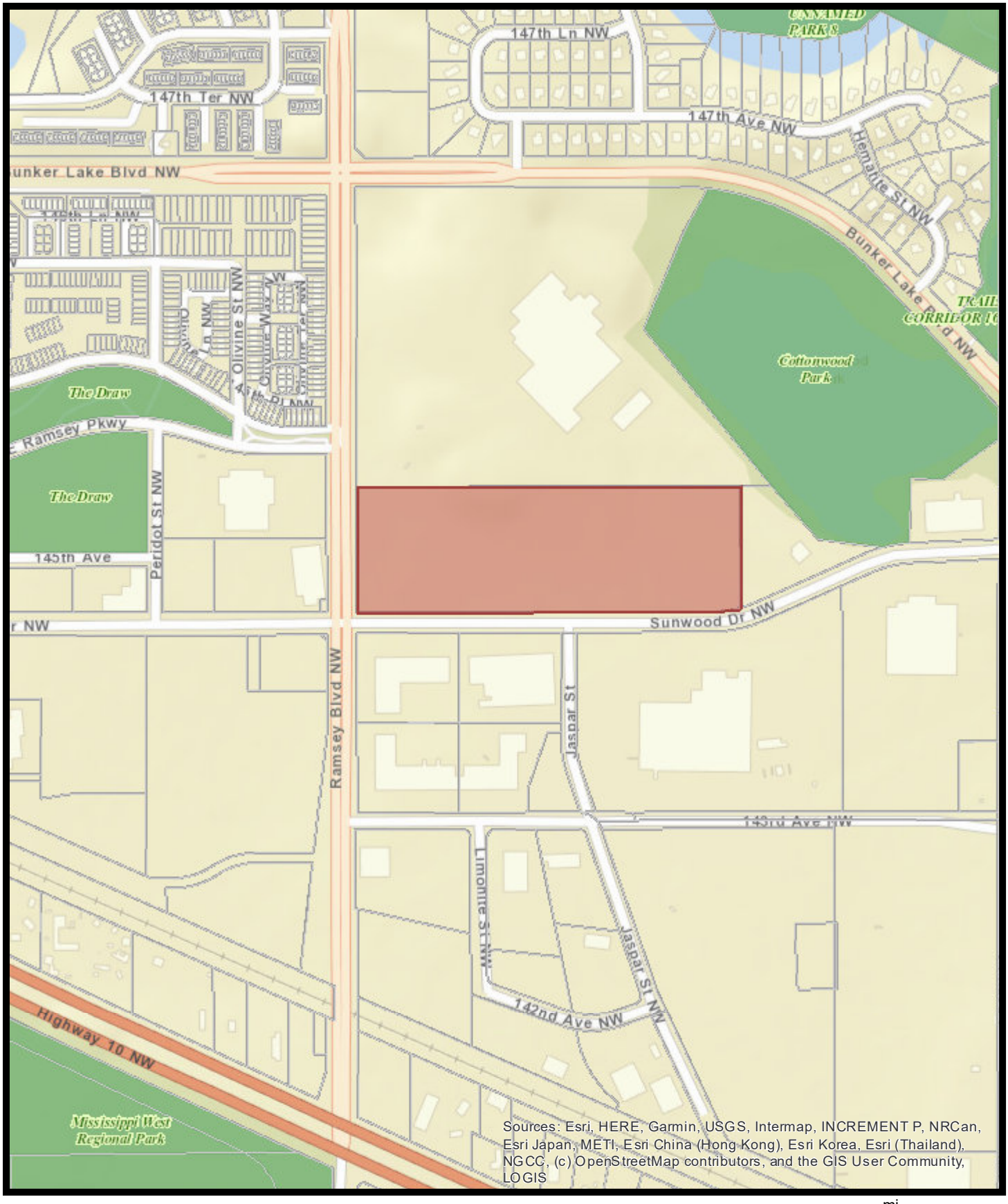
Site Location Map
ACTION - Draft Development Agreement
ACTION - Draft Release of Covenants Covenants and Restrictions
Reference -Document 1206475 - Declaration of Covenants Conditions and Restrictions for AEC Energy Park
Reference - Existing Development Agreement (Proposed Release)
ACTION Resolution #21-225

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/05/2021 02:43 PM
Form Started By: Chloe McGuire Brigl		Started On: 07/30/2021 09:31 AM
Final Approval Date: 08/05/2021		

Knoll Properties 2nd Addition

PID
27-32-25-32-0008



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CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR KNOLL PROPERTIES 2ND 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 Anderson Dahlen, a business 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 Knoll Properties 2nd 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 Final Plat Plans prepared by Hakanson Anderson, dated June 18, 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 **($_____.00),** which amount is 75% 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 **($_____.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 **$_____.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 (XX trees) x cost/planting ($300/tree x 30% average non-survival rate, (XX 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:
Anderson Dahlen
Attn: _____
6850 Sunwood Dr NW
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:

Anderson Dahlen

By:_____, Click or tap here to enter text.
Its: Click or tap here to enter text.

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Click or tap here to enter text., Click or tap here to enter text. of Anderson Dahlen, a _____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, Knoll Properties 2nd 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						
Commercial	0		per acre	*$5,100*	$0	
Industrial	9.2	*	per acre	*$4,375*	$40,250	
Trail Development	9.2	*	per acre	*$1,300*	$11,960	
Subtotal Park and Trail Development					***$52,210***	
Water and Sewer Fees						
Water Trunk (Connection)	9.2	*	per acre	*$6,766*	$62,247	
Sanitary Sewer Trunk (Connection)	9.2	*	per acre	*$3,837*	$35,300	
Subtotal Water and Sewer Fees					***$97,548***	
Stormwater Management Fees						
Stormwater Management	9.2	*	per acre	*$5,001*	$46,009	
Subtotal Stormwater Management					***$46,009***	
Sureties and Inspection Fees - Calculated at time of Site Plan Review						
Performance Surety (returned when complete)	300000	*	cost of improvement	*75%*	$225,000	Cash or Letter of Credit
Engineering Inspection Fee	300000	*	cost of improvement	*5%*	$15,000	Cash Escrow
		*estimated				
GRAND TOTAL FOR DEVELOPMENT FEES					**$195,767**	
Sewer Accessibility Charges (SAC) & Water Accessibility Charges (WAC) - Calculated and Collected with Building Permit						

(Above Space Reserved for Recording Data)

RELEASE AND TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AEC ENERGY PARK

This Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Entergy Park (the "Release") is made effective as of the date of recording of this Release by Connexus Energy, a Minnesota cooperative, Knoll Properties, LLC, a Minnesota limited liability company, Knoll Properties II, LLC, a Minnesota limited liability company, the City of Ramsey, a Minnesota municipal corporation, and Vision Ease, LP, a Texas limited partnership (collectively, the "Owners").

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for AEC Energy Park dated October 16, 1995, was recorded on February 29, 1996, in the Office of the County Recorder in and for Anoka County, Minnesota as Document No. 1206475 (the "Declaration"), against certain real property legally described in Exhibit A to the Declaration (the "Subject Property");

WHERAS, Section 5.1 of the Declaration provides for the amendment or termination of the Declaration by agreement of the holders of 80% of the votes as set forth in the Declaration;

WHEREAS, Owners are the holders of more than 80% of the votes as set forth in the Declaration; and

WHEREAS, Owners desire to have the Declaration terminated and the Subject Property, as the same has been replatted, released from the lien and encumbrance of the Declaration.

NOW, THEREFORE, the undersigned Owners hereby enact this Release for the purpose of terminating the Declaration and releasing the Subject Property from lien and encumbrance of the Declaration.

1. Release. Effective upon recording this Release, the Declaration shall be and is hereby terminated and the Subject Property shall be and is hereby released from the lien of the Declaration. Accordingly, from and after the date of recording of this Release, the Declaration

shall be null, void and of no further force or effect; the Subject Property shall be and is hereby released from the lien and effect of the Declaration; and the Subject Property shall no longer be subject to or benefited by the covenants, conditions, restrictions, easements, charges, liens, rights, benefits or other terms and conditions provided for in the Declaration.

2. Applicability and Binding Effect. This Release is effective upon recording in the applicable Anoka County recording office and shall be binding upon and inure to the benefit of the owners of the Subject Property and their respective successors and assigns. Each party hereby represents and warrants that it has the full and complete authority to enter into this Release and the person executing this Release on behalf of said party has full and complete authority to do so. Unless otherwise specifically set forth in this Release, all words and terms used herein shall have the same meaning as set forth in the Declaration.

3. Severability; Controlling Law. The provisions of this Release shall be severable, and in the event any provision hereof is declared unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect. This Release shall be interpreted, controlled, governed and construed in all respects by the laws of the State of Minnesota.

4. Integration of Agreement. This Release constitutes the full and complete understanding and agreement of the parties with respect to the matters contained herein, and supersedes any prior understanding or agreement between the parties relating thereto.

5. Counterparts. This Release may be executed in several counterparts, each of which will be deemed an original, but all of which will constitute one and the same agreement.

[*Signature pages follow*]

IN WITNESS WHEREOF, the Owners have executed this Release as of the date hereof.

CONNEXUS ENERGY

By: _____
Name: _____
Title: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of Connexus Energy, a Minnesota cooperative, on behalf of said entity.

_____
Notary Public

KNOLL PROPERTIES, LLC

By: _____
Name: Thomas Knoll
Title: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Thomas Knoll, the President of Knoll Properties, LLC a Minnesota limited liability company, on behalf of said entity.

_____
Notary Public

KNOLL PROPERTIES II, LLC

By: _____
Name: Thomas Knoll
Title: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Thomas Knoll, the President of Knoll Properties II, LLC a Minnesota limited liability company, on behalf of said entity.

_____
Notary Public

CITY OF RAMSEY

By: _____
Name: Mark E. Kuzma
Title: Mayor

By: _____
Name: Kurtis G. Ulrich
Title: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of August, 2021, by Mark E. Kuzma and Kurtis G. Ulrich, the Mayor and City Administratot, respectively, of the City of Ramsey, a Minnesota municipal corporation, on behalf of said City.

_____
Notary Public

VISION EASE, LP

By: _____
Name: _____
Title: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of Vision Ease, LP, a Texas limited partnership, on behalf of said entity.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
FELHABER, LARSON (DRH)
220 South Sixth Street, Suite 2200
Minneapolis, Minnesota 55402-4302
(612) 373-8539

THIS PAGE IS NOT PART OF THE ORIGINAL DOCUMENT PRESENTED FOR RECORDING

Added by Anoka County Recorder for posting only.

Post to Abstract Document Number 1206475

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AEC ENERGY PARK

This Declaration is made as of October 16, 1995 by Anoka Electric Cooperative, a Minnesota cooperative corporation (the "Declarant").

WHEREAS, Declarant is the owner of real property in the City of Ramsey, Anoka County, Minnesota, legally described on Exhibit A attached to this Declaration, and Declarant desires to submit said real property and all improvements on it (collectively called the "property") to the provisions of this Declaration; and

WHEREAS, Declarant desires to declare and establish covenants, conditions and restrictions which will benefit and burden the property for the purpose of facilitating development of the property and for the purpose of protecting and preserving the value and desirability of the property.

THEREFORE, Declarant declares that the property and any additional property added by the provisions of this Declaration shall be owned, used, occupied and conveyed subject to the covenants, conditions and restrictions set forth in this Declaration, all of which shall be binding on all Persons owning or acquiring any right, title or interest in the property and their heirs, personal representatives, successors and assigns.

SECTION 1
DEFINITIONS

1.1 "Architectural Review Board" shall mean the board established pursuant to Section 3 of this Declaration.

1.2 "Declarant" shall mean Anoka Electric Cooperative.

1.3 "Improvements" shall mean all structures and other construction on a lot or parcel for a use permitted by the zoning ordinances of the City of Ramsey, including, but not limited to, buildings, outbuildings, parking areas, loading areas, outside platforms and docks, driveways, walkways, fences, lawns, landscaping, signs, retaining walls, screening walls, decks, railroad tracks, poles, berms and swales, and exterior lighting.

1.4 "Lot" shall mean a portion of the property identified as a lot on a subdivision plat prepared in accordance with Minnesota Statutes, Chapter 505, and filed for record in the office of the Anoka County Recorder or Anoka County Registrar of Titles.

1.5 "Occupant" shall mean any Person, other than an owner, in possession of a lot or parcel.

1.6 "Owner" shall mean the record owner of a lot or parcel, whether one or more persons, but excluding contract for deed vendors, mortgagees and other secured parties. The term "Owner" includes, without limitation, contract for deed vendees and holder of a life estate.

1.7 "Parcel" shall mean a tract of land separately described and identified as a "Parcel" on Exhibit A or in a Supplemental Declaration of Covenants, Conditions and Restrictions permitted by Section 4 of this Agreement. The covenants, conditions and restrictions in this Declaration which apply to each lot shall also apply to each parcel.

1.8 "Person" shall mean a natural individual, corporation, limited liability company, partnership, trustee, or other legal entity capable of holding title to real property.

1.9 "Property" shall mean all of the real property submitted to the provisions of this Declaration, including all improvements located on the real property now or in the future. The property as of the date of this Declaration is legally described on Exhibit A.

1.10 "Street" shall mean a portion of the property dedicated to the public and shown as a street on a subdivision plat prepared in accordance with Minnesota Statutes Chapter 505 and filed for record in the office of the Anoka County Recorder or Anoka County Registrar of Titles.

SECTION 2
STANDARDS FOR CONSTRUCTION AND MAINTENANCE

2.1 Minimum Standards. Subject to the last sentence of this Section 2.1, the minimum standards for the construction, alteration and maintenance of improvements on the property shall be those set forth by the City of Ramsey and any other governmental agency which may have jurisdiction over the property. All improvements on the property shall conform to the then existing building codes in effect for the City of Ramsey and shall be in compliance with all laws, rules and regulations of any governmental body that may be applicable, including, without limitation, environmental laws and regulations. Where the following restrictive covenants are more stringent than the zoning ordinances, or other laws and regulations of the City of Ramsey or any other applicable government agency, the restrictive covenants contained in this Declaration shall govern and become the minimum standards by which the improvements and maintenance of them shall be controlled.

2.2 Use. No lot may be used for the following purposes: auto salvage yard; used material yard; exposed open sales or storage; any use that would create an excessive amount of sewage or runoff, or quality of sewage or runoff that would cause a disposal problem; unscreened outdoor storage of material; the manufacture, storage or sale of explosives or similar dangerous products; the storage or deposit of hazardous materials or contaminants; foundries; metal processing; livestock slaughtering; or trucking terminals or facilities.

2.3 Building Quality and Materials. Each building located on a lot shall be built in a good and work-like manner with high quality, first-class building materials. The design and location of buildings constructed on a lot shall be attractive and shall compliment existing structures and the surrounding natural features and topography with respect to height, design, finish, color, size and location.

Load bearing structural components shall be steel or structural concrete; provided that materials of greater strength may be used if expressly allowed by the Architectural Review Board.

Architecturally and aesthetically suitable building materials shall be applied to, or used on, all sides of all buildings which are visible from streets or from the front of abutting lots. Exterior walls of iron, steel, aluminum, other metal, asbestos, or wood will be permitted only with the specific written approval of the Architectural Review Board. Exterior walls of masonry, concrete, and glass are encouraged. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.

All exterior wall finishes on any building shall be any one or a combination of the following:

a. face brick;

b. natural stone;

c. specially designed precast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture and approved by the Architectural Review Board;

d. decorative concrete block, if used with brick, stone, or glass and approved by the Architectural Review Board;

e. architectural metal accent panels, generally with a value greater than precast concrete units, and as specifically approved by the Architectural Review Board;

f. other materials as approved by the Architectural Review Board and in conformance with existing design and character of the property.

2.4 Maintenance. Each owner and Occupant of a lot or parcel shall fully and properly maintain and repair the exterior of any structure located on such lot in such a manner as to enhance the overall appearance of the property. The exteriors of all buildings and the parking, driving and loading areas shall be kept and maintained in a good state of repair at all times and be adequately painted or sealed or otherwise finished in accordance with the guidelines established by the Architectural Review Board.

All lots and parcels shall be kept free of debris of any kind and all landscaping must be kept in good repair. All landscaped areas shall be graded to provide proper site drainage. Landscaped areas shall be maintained in a neat condition, lawns mowed and adequately watered in summer, hedges trimmed, and leaves raked. All dead or infected trees, shrubs, hedges, plants, and other natural growth shall be promptly moved and replaced with healthy substitutes of reasonable height and size.

2.5 Construction. Construction or alteration of any improvements on a lot shall be diligently pursued and shall not remain in partly finished condition any longer than is reasonably

necessary for completion of the construction or alteration. The owner and occupant of any lot upon which improvements are constructed shall, at all times, keep the lot, parcel and streets, being utilized by such owner in connection with such construction, free from dirt, mud, garbage, trash or other debris which might be occasioned by such construction or alteration. Suitable dust and erosion control measures shall be used at all times.

2.6 Noxious Activities. No trades, services, activities, operations or usage shall be permitted or maintained, nor shall anything else be done which may be or may become a nuisance to the owners or occupants, or offensive or detrimental to the property by reasons of;

a. unsightliness; or

b. the emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid wastes, smoke or noise of a nature and quantity prohibited by the laws of the State of Minnesota and the United States.

2.7 Temporary Structures. No temporary building or other temporary structure shall be permitted on any lot or parcel; provided, however, that trailers, temporary construction buildings, and the like, shall be permitted for construction purposes during the period of construction or alteration of a permanent building. Such structures shall be placed as inconspicuously as practicable, shall cause no inconvenience to owners or occupants of other lots or parcels, and shall be removed not later than 30 days after the date of substantial completion for beneficial occupancy of the building in connection with which the temporary structure was used.

2.8 Mechanical Equipment/Structures. All mechanical equipment shall be located or screened so as not to be visible from streets. Penthouses and mechanical equipment screening shall be aesthetically incorporated with those of the building. Mechanical equipment located on a roof top may be painted to be compatible with the building, rather than screened, if expressly allowed by the Architectural Review Board. No private water towers, water tanks, tents, elevator housing, equipment, signs, towers or gravity flow storage shall be permitted without the written approval of the Architectural Review Board.

2.9 Building Density. Buildings and enclosed structures shall cover not more than 35% of the total area of a lot or parcel. Buildings, enclosure structures, parking areas, driveways and other surfaced, nonvegetated areas shall not cover, in the aggregate, more than 85% of the area of a lot or parcel.

2.10 Screening of Service Facilities and Storage Areas. Garbage and refuse containers shall be contained within buildings, or shall be concealed by means of shrubbery or screening walls of materials similar to and compatible with that of the buildings. Fuel and other storage tanks shall be integrated with the concept of the building plan, be designed so as not to attract attention, and be inconspicuously located. Unless specifically approved in writing by the Architectural Review Board, no materials, supplies or equipment shall be stored in any area on a lot except inside a closed building or behind a visual barrier which screens such areas so that they are not visible from the Streets or from the front yard of adjoining lots.

2.11 Underground Utilities. All electrical, telephone, gas, cable, and other utility lines on any lot (excluding lines in excess of 12 kv) and all telephone lines on any lot or parcel shall be placed underground. All utility facilities and equipment shall be visually screened from view from streets and adjacent lots.

2.12 Parking, Loading and Uploading Areas. No parking shall be permitted on any street or any place other than parking areas located on a lot or parcel. All parking provided on a lot must meet the requirements of city codes and ordinances, or the requirements of variances granted by the City. All parking provided on a lot or parcel shall be adequate for the actual use of the lot or parcel. Each owner and occupant shall enforce compliance of the foregoing parking restrictions by its employees and visitors.

All driveways and areas for parking, maneuvering, loading, and unloading shall be paved with asphalt, concrete or similar material as approved by the Architectural Review Board. Loading areas shall not encroach onto front yard setback areas of any lot. Truck parking areas shall be screened as approved by the Architectural Review Board.

2.13 Exterior Lighting. All exterior lighting shall be constructed and maintained in accordance with the following standards:

a. Lighting fixtures shall not be more than 40 feet in height.

b. Flood lighting of buildings shall be limited to concealed light sources.

c. Lighting shall be installed and maintained in such a manner as to minimize glare onto adjacent lots and streets.

2.14 Landscaping. Not less than 10% of the area of a lot shall be landscaped by means of a lawn and/or other ground cover, combined with shrubbery, trees and the like, which may be complimented with earth berm, masonry or similar-materials, all harmoniously combined with themselves and with other improvements on the lot. A landscape plan for each lot or parcel shall be submitted and approved by the Architectural Review Board before the construction of any building or improvements.

SECTION 3
ARCHITECTURAL CONTROL

3.1 Architectural Review Board. Declarant hereby establishes an Architectural Review Board consisting of five natural persons as members for the purposes set forth in this Declaration. Declarant shall annually call a meeting of all owners to be held in the month of March at which meeting the members of the Architectural Review Board shall be elected. Declarant shall give at least 30 days, but not less than 90 days, written notice of each such meeting. At each such meeting, each owner shall have one vote per each 1/10th of an acre of the property owned by such owner; and the Declarant shall have one vote per each 1/10th of an acre of the property owned by it plus one vote per 1/10th of an acre of all streets in the property. The presence in person, or by proxy, of the holders of a majority of the votes shall

constitute a quorum at a meeting of the Owners. Cumulative voting shall not be allowed, unless Declarant has less than 50% of the votes, in which case cumulative voting shall be allowed.

The terms of the members shall be one year, beginning on April 1, following their election. If a vacancy occurs in the Architectural Review Board, the remaining members shall elect a replacement who will service the remainder of the term.

3.2 Restrictions on Construction and Alteration. The following restrictions and requirements shall apply to all construction and alteration of improvements on the property:

a. Except for improvements constructed by Declarant in consideration of its initial sale or conveyance of a lot and except as provided by Section 3.3c., no improvement and no alteration which is visible from a street or an abutting lot shall be constructed, erected or maintained on a lot unless and until the plans and specifications showing the nature, kind, shape, height, color, materials and locations of the improvement or alteration shall have been approved in writing by the Architectural Review Board.

b. The criteria for approval shall include and require, at a minimum, the standards set forth in Section 2 of this Declaration.

c. The restrictions and requirements in this Section 3.2 shall not apply to the construction by the Declarant of streets, utilities, ponds or other amenities or facilities on the property.

3.3 Review Procedures. The following procedures shall govern requests for construction of improvements or alterations under this Section:

a. Detailed plans, specifications and related information regarding any proposed Improvement or alteration, in form and content acceptable to the Architectural Review Board, shall be submitted to the Architectural Review Board at least 30 days prior to the projected commencement of construction. No improvements or alterations shall be commenced prior to approval.

b. The Architectural Review Board shall give the owner written notice of approval or disapproval. Written notice of disapproval shall indicate reasons for disapproval and shall, if practicable, specify the aspects of the request for construction of improvements or alterations which are not acceptable. If the Architectural Review Board fails to approve or disapprove within 30 days after receipt of said plans and specifications and all other information requested by the Architectural Review Board, then approval will not be required, and this Section shall be deemed to have been fully complied with so long as the improvements or alterations are done in accordance with the plans, specifications and related information which were submitted.

c. If no request for approval is submitted, approval is denied, unless (1) the improvements or alterations are reasonably visible, and (2) no written notice of

the violation has been given to the owner on whose lot or parcel the Improvement or alteration is made by the Architectural Review Board or another owner, within six months following the date of completion of the Improvement or alterations. Notice may be direct written notice or the commencement of a legal action by the Architectural Review Board or an owner. The owner of the lot or parcel on which the Improvement or alteration is made shall have the burden of proof, by clear and convincing evidence, that the Improvement or alterations were completed and reasonably visible for at least six months following completion.

3.4 Remedies for Violations. The Architectural Review Board may undertake any measures, legal or administrative, to enforce compliance with this Section and shall be entitled to recover, from the owner causing or permitting the violation, all attorneys fees and costs of enforcement, whether or not a legal action is started. Such attorneys fees and costs shall be a lien against the owner's lot and a personal obligation of the owner. In addition, the Architectural Review Board shall have the right to enter the owner's lot and to restore any part of the lot to its prior condition if any improvements or alterations were made in violation of this Section, and the cost of such restoration shall be a personal obligation of the owner and a lien against the owner's lot.

3.5 Development Guidelines. The Architectural Review Board may from time to time adopt guidelines for approval and disapproval of proposed improvements or alterations and the maintenance of them; and, in the event such guidelines are adopted, shall make them available to all owners.

SECTION 4
RIGHTS TO ADD ADDITIONAL PROPERTY

4.1 Declarant's Rights to Add Additional Property. Declarant hereby expressly reserves the right to add additional property to the property, by unilateral action, subject to the following conditions:

a. The right of the Declarant to add the additional property to the property shall terminate ten years after the date of the recording of this Declaration or upon earlier express written withdrawal of such right by Declarant. There are no other limitations on Declarant's rights hereunder, except as may be imposed by law.

b. There are no assurances as to the times at which all or any part of the additional property will be added to the property, the order in which it will be added, the number of parcels per phase, nor the size of the parcels. Declarant is under no obligation to add the additional property to the property and the additional property may be developed by Declarant or its successors in interest for other purposes, subject only to approval by the appropriate governmental authorities.

c. All covenants, conditions and restrictions contained in this Declaration affecting the use and occupancy of lots shall apply to all lots and parcels created on the additional property which is added to the property.

d. The addition of additional property to the property shall be evidenced by an instrument, identified as a "Supplemental Declaration of Covenants, Conditions and Restrictions", containing a legal description of the portion of the additional property to be added executed by the Declarant and filed for record with the Anoka County Recorder or Anoka County Registrar of Titles.

SECTION 5
AMENDMENTS AND TERMINATION

5.1 Amendments. This Declaration may be amended prior to January 1, 1996, by an instrument in writing executed by the Declarant. This Declaration may be amended, modified or terminated by an instrument in writing executed by the holders of 80% of the votes as determined at the next previous election of members of the Architectural Review Board pursuant to Section 3.1 of this Declaration. An instrument executed in accordance with this Section 5.1 shall be effective when filed for record with the Anoka County Recorder or Anoka County Registrar of Titles. No amendment or modification to this Declaration may impose additional restrictions on the property.

5.2 Termination. The covenants, conditions and restrictions set forth in this Declaration shall run with the land and be binding on all persons claiming under them for a period of 20 years from the date this Declaration is filed for recording in the office of the Anoka County Recorder or Anoka County Registrar of Titles, after which said covenants, conditions and restrictions shall be automatically extended for successive periods of ten years each, unless otherwise earlier terminated pursuant to Section 5.1 of this Declaration.

SECTION 6
MISCELLANEOUS

6.1 Severability. If any term, covenant or provision of this instrument or an exhibit attached to it is held to be invalid or unenforceable for any reason whatsoever, such determination shall not be deemed to alter, affect or impair, in any manner whatsoever, any other portion of this instrument or exhibits.

6.2 Construction. Where applicable, the masculine gender of any word used in this Declaration shall mean the feminine or neutral gender, or vice versa, and any singular of any word used in this Declaration shall mean the plural, or vice versa.

6.3 No Assessments. Except as provided in Section 3.4, no assessments may be levied against a lot by the Architectural Review Board or by the owners, nor shall the owners of lots be obligated to pay any dues in connection with the covenants, conditions and restrictions imposed by this Declaration.

6.4 Special Events. The provisions of this Declaration do not apply to and do not prohibit periodic, nonpermanent business promotions and special sales events conducted on a lot or parcel by the owner or occupant, subject to the prior approval of the Architectural Review Board.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day and year first set forth above.

DECLARANT

ANOKA ELECTRIC COOPERATIVE

By: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 16th day of October, 1995, by Richard D. Newlond, the General Manager of Anoka Electric Cooperative, a Minnesota cooperative corporation, on behalf of the corporation.

_____
Notary Public

CATHLEEN M. KLOIBER
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

10/19/95,HL,74079_4S

This Instrument Drafted by:

Anoka Electric Cooperative
2022 North Ferry Street
Anoka, MN 55303

KNOW ALL PERSONS BY THESE PRESENTS: That Anoka Electric Cooperative, a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to wit:

The North Half of the Southwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, except that part now platted as Gateway North Industrial Park, also except Parcel 4, Anoka County Highway Right-of-Way Plat No. 16, and also except the North 2 feet of the South 35 feet of that part of the North Half of the Southwest Quarter of Section 27, Township 32, Range 25, lying West of the East 1,584 feet thereof, Anoka County, Minnesota.

AND

All that part of the South Half of the Northwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying Southerly of the Southerly Right-of-Way line of Anoka County Highway Right-of-Way Plat No. 8, except Parcel 5, Anoka County Highway Right-of-Way Plat No. 16.

Have caused the same to be surveyed and platted as A.E.C. ENERGY PARK and does hereby donate and dedicate to the public for public use forever the drive and park as shown on the plat and also dedicate to the public for public use forever the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka, the right of access to County Road No. 56 from Lot 1, Block 4; Lot 1, Block 1 and the right of access to County Road No. 116 from Lot 1, Block 1 as designated on the plat.

In witness whereof said Anoka Electric Cooperative, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 1995.

ANOKA ELECTRIC COOPERATIVE

_____

Richard D. Newland, as General Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 1995, by Richard D. Newland, as General Manager of said Anoka Electric Cooperative, a Minnesota Corporation, on behalf of the Corporation.

_____

Notary Public, _____ County, Minnesota

My Commission Expires: _____

Receipt # 13399/6 19.50 ☐ Certified Copy

Date/Time: 2-29, 12:35 ☐ Tax Liens/Releases

Doc. Order 1 of 1 ☐ Multi-Co Doc Tax Pd

✓ by: Recordability: ☐ Transfer ☐ New Desc.

ing Fees: 19.50 Division ☐ GAC ☐ Def. ☐ Spec.

lns: Pins: 9

DOCUMENT NO. 1206475.0 ABSTRACT

1206475 Abstract

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE

FOR RECORD ON FEB 29 96

AT 12:35 PM AND WAS DULY RECORDED.

FEES AND TAXES IN THE AMOUNT OF $19.50 PAID.

RECEIPT NO. 96013399

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY EAC

DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

1196279

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DEVELOPMENT AGREEMENT - AEC Energy Park

THIS AGREEMENT, made and entered into by and between the **CITY OF RAMSEY**, a municipal corporation of the State of Minnesota (the "**CITY**"), and **ANOKA ELECTRIC COOPERATIVE, INC.**, a Minnesota Corporation, whose address is 2202 North Ferry Street, Anoka, Minnesota 55303 ("the **DEVELOPER**").

WITNESSETH:

WHEREAS, the **DEVELOPER** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lot 1, Block 1; Lot 1, Block 2; Lots 1, 2, 3, 4, 5, Block 3; Lot 1, Block 4; Outlots A, B C and D; AEC Energy Park, Anoka County, Minnesota,

the "**Subject Property**"; and

WHEREAS, on August 22, 1995, pursuant to Resolution #95-08-176, the **CITY** approved the final plat of the Subject Property which plat is known as **AEC ENERGY PARK** (the "**Plat**") contingent on certain requirements, including **DEVELOPER** and **CITY** entering into this contract; and

WHEREAS, the **Plat** consists of eight (8) lots, four (4) outlots, and one (1) park lot totalling approximately one-hundred thirty-eight (138) acres; and

WHEREAS, approval of the Final Plat is given pursuant to the City's Subdivision Code Section 9.50.05 (Subd. 2) entitled "Division or Consolidation of Unplatted Lots".

WHEREAS, no expenditure of **CITY** funds will be made until City Code escrow requirements have been fulfilled by the **DEVELOPER**.

NOW, THEREFORE, the **CITY** and **DEVELOPER** agree as follows:

I.
IMPROVEMENTS

1. **Access to Lots.** The **Plat** shall have access onto C.S.A.H. #56, C.S.A.H. #116, and Sunwood Drive N.W.

2. **Extension of 143rd Avenue N.W. and Jasper Street N.W.** The **DEVELOPER** shall provide a thirty-five foot wide outlot along the southern boundary of Block 2 for the possible future extension of 143rd Avenue N.W. and a 60 foot wide outlot between Lot 1, Block 3 and Lot 1, Block 4 for the possible future connection of Jasper Street N.W. with Sunwood Drive. Upon the **CITY'S** request, the fee title owner of the subject outlots shall deed the outlots to the **CITY**, at no expense to the **CITY**.

3. **Drainage and Utility Easements.** Drainage and utility easements shall be dedicated to the **CITY** as shown on the Final Plat. By a separate recordable document, Outlot B shall be deeded to the City for drainage purposes and for public utilities. The documents for conveyance of the property shall be provided to the **City** prior to release of the **Plat** for recording at Anoka County.

II.
GENERAL

4. **Park Dedication.** Park dedication shall be satisifed by land dedication identified as Park on the Final Plat.

5. **Tree Disease Prevention and Disposal.** The **DEVELOPER** shall prevent the introduction and spread of tree disease into the residual tree populations of the Plat and adjoining properties and reduce the impacts of construction on the residual property of the Plat and adjoining properties. The **DEVELOPER** in order to accomplish this shall:

   a. Install physical barriers, such as snow fence, around trees that are to remain. The fencing shall be located at the dripline of these remaining trees.

   b. Insure that all equipment operators will have readily available, a tree wound dressing and will apply it immediately to damaged oak trees if wounding occurs from April 15 through July 15.

   c. Insure that trees will only be skidded against other trees that are to be removed. Trees in the middle twenty (20) feet of a road easement will be removed first, with remaining trees to be skidded toward the middle of the road easement. This same procedure will apply to building sites.

   d. Mature trees, especially oak and elm, adjoining an easement so that roots enter the disturbed construction area shall first be severed by a vibratory plow to prevent shattering, scraping and exposure of roots of high value trees on adjoining property.

   e. Recognized trees of value, suitable for tree spade removal, that would otherwise be destroyed shall be identified with ribbon and offered to the **CITY** at least five (5) business days prior to destruction.

   f. Tree wood removed during construction, road building and sewer/water installation shall be buried, burned, chipped or hauled to a licensed wood disposal site.

      Wood waste disposal must take into account tree disease control, especially for oak wilt and Dutch Elm disease. The tree inspector needs to make a site inspection to ascertain tree disease hazard prior to construction in order to minimize impact on trees adjoining easement, (including root damage and grade changes) and for disease control. An inspection to reduce or abate wood waste disposal must also manage air quality impact and smoke nuisance to adjoining property owners as well as fire safety concerns.

      Whole trees may not be disposed of by burning. Trunks and limbs larger than six (6) inches in diameter must be salvaged for lumber, firewood, chipped or hauled to a licensed wood disposal site. Application may be made for an open burning permit to dispose of brush less than six (6) inches in diameter and stumps with less than four feet of main trunks attached. The location of the proposed open burn site will be specified by the City Engineer, Environmental Specialist and Fire Chief. Wood disposal by burning requires whole tree volume reduction, proposed site inspection prior to clearing and an open burning permit. Residual ash and unburned stumpage may be buried on the site at the direction of the City Engineer. Chipped material may be applied and utilized on site to mitigate root damage from grade changes of the easement or right-of-way and for erosion control and top soil restoration.

g. Advise the City, in writing, of any costs incurred for Oak Wilt suppression.

6. **Dumping of Garbage.** The **DEVELOPER** shall adhere to City Code Section 5.11.03 which is a section Regulating the Dumping of Garbage, Site Development and Construction Debris.

7. **Reimbursement to City.** The **DEVELOPER** 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. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and 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.

8. **Plat Expense Reimbursement.** The **DEVELOPER** agrees that it will pay to the **CITY** out of any of the escrows required herein, all **CITY** expenses incurred in approval of the **Plat**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to recording of the Final Plat. Any 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.

9. **Marketable Title.** Prior to recording of the Final Plat, the **DEVELOPER** shall provide to the **CITY**, proof of marketable title to the **Plat** either through a currently certified abstract, registered property abstract or title insurance.

10. **Invalidity of Any One Section.** If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Agreement.

11. **Agreement Binding On Heirs, etc.** The **DEVELOPER** agrees that this Development Agreement shall be binding upon its successors and assigns. Breach of any of the terms of this Development Agreement by the **DEVELOPER** shall be grounds for denial of Building Permits for buildings in the **Plat.**

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this 15th day of DECEMBER, 1995.

ANOKA ELECTRIC COOPERATIVE, INC.

By: [signature]

Its: General Manager

CITY OF RAMSEY:

By: [signature]
Mayor

ATTEST: [signature]
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing was acknowledged before me this 25th day of September, 1995 by Richard D. Newland, the General Manager of Anoka Electric Cooperative, Inc., a Minnesota corporation under the laws of the State of Minnesota, on behalf of the corporation.

CATHLEEN M. KLOIBER
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

Cathleen Kloiber
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On the 26th day of September, 1995, before me, a Notary Public, personally appeared Glen Hardin and Ryan R. Schroeder, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Glen Hardin and Ryan R. Schroeder acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Jacqueline K. Lizakowski
Notary Public

JACQUELINE K. LIZAKOWSKI
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Comm. Expires 1-31-00

This instrument was drafted by:
The City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, Minnesota

ABSTRACT

Receipt # 602182/9 19:50	☐ Certified Copy
Date/Time: 12-15-95 12:15	☐ Tax Liens/Releases
Doc. Order 2 of 2	☐ Multi-Co Doc Tax Pd
✓ by: Recordability: KJ	☐ Transfer ☐ New Desc.
Filing Fee: 1950	☐ Division ☐ CIC
Date: Pins:	☐ Status

DOCUMENT NO. 1196279.0 ABSTRACT

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON DEC 15 95
AT 12:15 PM AND WAS DULY RECORDED.
FEES AND TAXES IN THE AMOUNT OF $19.50 PAID.
RECEIPT NO. 95062182

EDWARD M. TRESKA
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
BY ERC
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

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

RESOLUTION #21-225

A RESOLUTION APPROVING DEVELOPMENT AGREEMENT FOR KNOLL PROPERTIES 2ND ADDITION AND RELEASING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF AEC ENERGY PARK AND RELEASE OF EXISITNG DEVELOPMENT AGREEMENT; CASE OF ANDERSON DAHLEN

RECITALS

1. Anderson Dahlen hereinafter referred to as the "Permittee" has received approval for Site Plan and Final Plat for an industrial building on the property legally described as follows:

   Outlot A, AEC Energy Park, Anoka County, Minnesota

   Or upon platting:

   Lot 1, Block 1, and Outlot A and B, Knoll Properties Second Addition, Anoka County, Minnesota

   ("Subject Property")

2. Connexus Energy is the owner of Outlot A, AEC Energy Park and has signed off on the Application.

3. That the City Council approved the project contingent upon the Applicant entering into a Development Agreement.

4. That the City Council reviewed and approved the agreements on August 10, 2021.

5. The Declaration of Covenants, Conditions and Restrictions of AEC Energy Park was filed as Document Number 1206475 on February 29, 1996.

6. Connexus Energy and Knoll Properties have requested that a Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park be executed by 80 percent of the land owners (Connexus, Knoll Properties (Anderson Dahlen), Vision Ease Lens and /City of Ramsey) within the AEC Energy Park.

7. The Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park will allow for an increase of building lot coverage from 35% to 45% resulting in the ability to create more tax base and jobs.

8. The existing City of Ramsey Zoning Districts and Code provide protections that will ensure that the high quality of the development in AEC Energy Park will continue.

9. The Applicant has requested a release from the existing Development Agreement, which was recorded as Document Number 1196279 On December 15, 1995, and that all items in said Development Agreement have been satisfied.

10. The City Attorney has reviewed the Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park and recommends approval.

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

1. That the Ramsey City Council hereby grants approval of the Development Agreement (the "Agreements") for Knoll Properties 2nd Addition contingent upon the following conditions:
    a. Final legal form approved by the City Attorney
    b. Compliance with Staff comments as noted in ProjectDox.
    c. That the Permittee shall be responsible for all City costs incurred in administering and enforcing these Agreements.
    d. That both Agreements shall be recorded against the Subject Property at cost of Applicant.

2. That the Ramsey City Council authorizes execution of the Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park by the Mayor and City Administrator; Subject to City Attorney review.

3. That the Ramsey City Council authorizes execution of the Release of the Development Agreement and related necessary documents; Subject to City Attorney and City Engineer review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 10 day of August, 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. 13.**

Meeting Date: 08/10/2021

By: Diana Lund, Finance

Information

Title

Adopt Resolution #21-226 Approving Premise Permit for Anoka Area Hockey Association at Superbowl in Ramsey.

Purpose/Background:

Staff recently received the attached application for a premise permit for the Anoka Area Hockey Association. Their organization is asking for a premise permit for lawful gambling (pull tabs and bar bingo) at Superbowl. If the City Council is not opposed to this application, they have requested a waiver of the 60-day notice provision.

Anoka Area Hockey Association meets the City's Lawful Gambling Ordinance that states that the physical site for the Organization's place of business shall be located within the corporate limits of either the City of Ramsey or the City of Anoka and the Organization's place of doing business has been located in either the City of Ramsey or City of Anoka for at least two years immediately preceding the Premise Permit application.

The Anoka Area Hockey Association does not currently hold any other premise permits for gambling in Ramsey. They had previously held a premise permit at Superbowl up until 2003. There is currently no other premise permit holder operating within Superbowl. The City's gambling ordinance allows for a maximum number of gambling devices at any one location in the City to a limit of two of any one type of device.

The Anoka Area Hockey Association will be required to submit a monthly contribution to the City equal to 5% of their net profits that is deposited into the City's Lawful Gambling Fund.

Notification:

A copy of the Premise Permit Application and Lease for Lawful Gambling Activity that will be sent to the Gambling Control Board, if approved, is attached.

Observations/Alternatives:

A background check of the Anoka Area Hockey Association's Gambling Manager, Simone Schara-Gonse, was performed by Chief Katers. Chief Kater's reported no findings.

Recommendation:

Staff recommends Council approval of the premise permit for the Anoka Area Hockey Association

Action:

Motion to recommend Council adopt Resolution #21-226 Approving the Anoka Area Hockey Association for a premise permit for lawful gambling at Superbowl.

Attachments

Premise Permit & Lease Applica- Anoka Area Hockey Assoc

Reso #21-226

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/05/2021 03:03 PM

Form Started By: Diana Lund
Started On: 08/02/2021 03:07 PM
Final Approval Date: 08/05/2021

LG214 Premises Permit Application

Annual Fee $150 (NON-REFUNDABLE)

REQUIRED ATTACHMENTS TO LG214

1. If the premises is leased, attach a copy of your lease. Use **LG215 Lease for Lawful Gambling Activity.**
2. $150 annual premises permit fee, for each permit (non-refundable). Make check payable to "**State of Minnesota.**"

Mail the application and required attachments to:
Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions? Call 651-539-1900 and ask for Licensing.

ORGANIZATION INFORMATION

Organization Name: Anoka Area Hockey Association License Number: 030.35

Chief Executive Officer (CEO) Mike McCauley Daytime Phone: 612-532-4442

Gambling Manager: Simone Schara-Gorse Daytime Phone: 612-590-2799

GAMBLING PREMISES INFORMATION

Current name of site where gambling will be conducted: Super Bowl

List any previous names for this location:

201 Tavern Serum's

Street address where premises is located: 10720 Riverdale Dr NW Ramsey MN 55303
(Do not use a P.O. box number or mailing address.)

City: Ramsey **OR** Township: | County: Anoka | Zip Code: 55303

Does your organization own the building where the gambling will be conducted?

☐ Yes ☒ No **If no,** attach LG215 Lease for Lawful Gambling Activity.

A lease is not required if only a raffle will be conducted.

Is any other organization conducting gambling at this site? ☐ Yes ☒ No ☐ Don't know

Note: Bar bingo can only be conducted at a site where another form of lawful gambling is being conducted by the applying organization or another permitted organization. Electronic games can only be conducted at a site where paper pull-tabs are played.

Has your organization previously conducted gambling at this site? ☐ Yes ☒ No ☐ Don't know

GAMBLING BANK ACCOUNT INFORMATION; MUST BE IN MINNESOTA

Bank Name: Elk River Bank Bank Account Number: 5009386

Bank Street Address: 1121 W Hwy 10 City: Anoka State: **MN** Zip Code: 55303

ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES

Address (Do not use a P.O. box number):	City:	State:	Zip Code:
500 Bunker Lake Blvd	Anoka	MN	55303
		MN	
		MN	

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

CITY APPROVAL for a gambling premises located within city limits

City Name: _____

Date Approved by City Council: _____

Resolution Number: _____
(If none, attach meeting minutes.)

Signature of City Personnel:

_____

Title: _____ Date Signed: _____

Local unit of government must sign.

COUNTY APPROVAL for a gambling premises located in a township

County Name: _____

Date Approved by County Board: _____

Resolution Number: _____
(If none, attach meeting minutes.)

Signature of County Personnel:

_____

Title: _____ Date Signed: _____

TOWNSHIP NAME: _____

Complete below only if required by the county.
On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date Signed: _____

ACKNOWLEDGMENT AND OATH

1. I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises.
2. The Board and its agents, and the commissioners of revenue and public safety and their agents, are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law.
3. I have read this application and all information submitted to the Board is true, accurate, and complete.
4. All required information has been fully disclosed.
5. I am the chief executive officer of the organization.
6. I assume full responsibility for the fair and lawful operation of all activities to be conducted.
7. I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them.
8. Any changes in application information will be submitted to the Board no later than ten days after the change has taken effect.
9. I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license.
10. I understand the fee is non-refundable regardless of license approval/denial.

_____ 7/26/21

Signature of Chief Executive Officer (designee may not sign) Date

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety, Attorney General, Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

This form will be made available in alternative format, i.e. large print, braille, upon request.

MINNESOTA LAWFUL GAMBLING

LG215 Lease for Lawful Gambling Activity

LEASE INFORMATION

Organization: Anoka Area Hockey Association	License/Site Number: 03035	Daytime Phone: 612-590-2799
Address: P.O Box 112	City: Anoka	State: MN Zip: 55303
Name of Leased Premises: Super Bowl	Street Address: 6720 Riverdale Dr NW	
City: Ramsey	State: MN Zip: 55303	Daytime Phone: 763-421-7779
Name of Legal Owner: Triple Shift Entertainment LLC	Business/Street Address: 563 Bielenberg Dr Ste 115	
City: Woodbury	State: MN Zip: 55125	Daytime Phone: 651-578-3870
Name of Lessor **(if same as legal owner, write "SAME")**: SAME	Address:	
City:	State: Zip:	Daytime Phone:

Check applicable item:

☐ **New or amended lease.** Effective date: _____. Submit changes at least ten days **before** the effective date of the change.

☒ **New owner.** Effective date: Aug 26, 2021. Submit new lease **within** ten days after new lessor assumes ownership.

CHECK ALL ACTIVITY THAT WILL BE CONDUCTED (no lease required for raffles)

- ☒ Pull-Tabs (paper)
- ☐ Pull-Tabs (paper) with dispensing device
- ☐ Bar Bingo
- ☒ Bingo
- ☐ Tipboards
- ☐ Paddlewheel
- ☐ Paddlewheel with table
- ☒ Electronic Pull-Tabs
- ☐ Electronic Linked Bingo

Electronic games may only be conducted:

1. at a premises licensed for the on-sale of intoxicating liquor or the on-sale of 3.2% malt beverages; or
2. at a premises where bingo is conducted as the primary business and has a seating capacity of at least 100.

PULL-TAB, TIPBOARD, AND PADDLEWHEEL RENT (separate rent for booth and bar ops)

BOOTH OPERATION: Some or all sales of gambling equipment are conducted by an employee/volunteer of a licensed organization at the leased premises.

ALL GAMES, including electronic games: Monthly rent to be paid: 10 %, not to exceed **10%** of gross profits for that month.

- Total rent paid from all organizations for only booth operations at the leased premises **may not exceed $1,750.**
- The rent cap does not include BAR OPERATION rent for electronic games conducted by the lessor.

BAR OPERATION: All sales of gambling equipment conducted by the lessor or lessor's employee.

ELECTRONIC GAMES: Monthly rent to be paid: 15 %, not to exceed **15%** of the gross profits for that month from electronic pull-tab games and electronic linked bingo games.

ALL OTHER GAMES: Monthly rent to be paid: 20 %, not to exceed **20%** of gross profits from all other forms of lawful gambling.

- If any booth sales conducted by a licensed organization at the premises, rent may not exceed **10%** of gross profits for that month and is subject to booth operation **$1,750** cap.

BINGO RENT (for leased premises where bingo is the primary business conducted, such as bingo hall)

Bingo rent is limited to one of the following:

- Rent to be paid: — %, not to exceed **10%** of the monthly gross profit from all lawful gambling activities held during bingo occasions, excluding bar bingo.
  - OR -
- Rate to be paid: $ — per square foot, not to exceed 110% of a comparable cost per square foot for leased space, as approved by the director of the Gambling Control Board. The lessor must attach documentation, verified by the organization, to confirm the comparable rate and all applicable costs to be paid by the organization to the lessor.
  ⇒ **Rent may not be paid for bar bingo.**
  ⇒ Bar bingo does not include bingo games linked to other permitted premises.

LEASE TERMINATION CLAUSE (must be completed)

The lease may be terminated by either party with a written 30 day notice. Other terms:

LG215 Lease for Lawful Gambling Activity

Lease Term: The term of this agreement will be concurrent with the premises permit issued by the Gambling Control Board (Board).

Management: The owner of the premises or the lessor will not manage the conduct of lawful gambling at the premises. The organization may not conduct any activity on behalf of the lessor on the leased premises.

Participation as Players Prohibited: The lessor will not participate directly or indirectly as a player in any lawful gambling conducted on the premises. The lessor's immediate family and any agents or gambling employees of the lessor will not participate as players in the conduct of lawful gambling on the premises, except as authorized by Minnesota Statutes, Section 349.181.

Illegal Gambling: The lessor is aware of the prohibition against illegal gambling in Minnesota Statutes 609.75, and the penalties for illegal gambling violations in Minnesota Rules 7865.0220, Subpart 3. In addition, the Board may authorize the organization to withhold rent for a period of up to 90 days if the Board determines that illegal gambling occurred on the premises or that the lessor or its employees participated in the illegal gambling or knew of the gambling and did not take prompt action to stop the gambling. Continued tenancy of the organization is authorized without payment of rent during the time period determined by the Board for violations of this provision, as authorized by Minnesota Statutes, Section 349.18, Subd. 1(a).

To the best of the lessor's knowledge, the lessor affirms that any and all games or devices located on the premises are not being used, and are not capable of being used, in a manner that violates the prohibitions against illegal gambling in Minnesota Statutes, Section 609.75.

Notwithstanding Minnesota Rules 7865.0220, Subpart 3, an organization must continue making rent payments under the terms of this lease, if the organization or its agents are found to be solely responsible for any illegal gambling, conducted at this site, that is prohibited by Minnesota Rules 7861.0260, Subpart 1, item H, or Minnesota Statutes, Section 609.75, unless the organization's agents responsible for the illegal gambling activity are also agents or employees of the lessor.

The lessor must not modify or terminate the lease in whole or in part because the organization reported, to a state or local law enforcement authority or to the Board, the conduct of illegal gambling activity at this site in which the organization did not participate.

Other Prohibitions: The lessor will not impose restrictions on the organization with respect to providers (distributor or linked bingo game provider) of gambling-related equipment and services or in the use of net profits for lawful purposes.

The lessor, the lessor's immediate family, any person residing in the same residence as the lessor, and any agents or employees of the lessor will not require the organization to perform any action that would violate statute or rule. The lessor must not modify or terminate this lease in whole or in part due to the lessor's violation of this provision. If there is a dispute as to whether a violation occurred, the lease will remain in effect pending a final determination by the Compliance Review Group (CRG) of the Board. The lessor agrees to arbitration when a violation of this provision is alleged. The arbitrator shall be the CRG.

Access to Permitted Premises: Consent is given to the Board and its agents, the commissioners of revenue and public safety and their agents, and law enforcement personnel to enter and inspect the permitted premises at any reasonable time during the business hours of the lessor. The organization has access to the premises during any time reasonable and when necessary for the conduct of lawful gambling.

Lessor Records: The lessor must maintain a record of all money received from the organization, and make the record available to the Board and its agents, and the commissioners of revenue and public safety and their agents upon demand. The record must be maintained for 3-1/2 years.

Rent All-Inclusive: Amounts paid as rent by the organization to the lessor are all-inclusive. No other services or expenses provided or contracted by the lessor may be paid by the organization, including but not limited to:

- trash removal
- electricity, heat
- snow removal
- storage
- janitorial and cleaning services
- other utilities or services
- lawn services
- security, security monitoring
- cost of any communication network or service required to conduct electronic pull-tabs games or electronic bingo
- in the case of bar operations, cash shortages.

Any other expenditures made by an organization that is related to a leased premises must be approved by the director of the Board. Rent payments may not be made to an individual.

ACKNOWLEDGMENT OF LEASE TERMS

I affirm that this lease is the total and only agreement between the lessor and the organization, and that all obligations and agreements are contained in or attached to this lease and are subject to the approval of the director of the Gambling Control Board.

Other terms of the lease:

Signature of Lessor:	Date:	Signature of Organization Official (Lessee):	Date:
[signature]	07/29/21	[signature]	7/29/21
Print Name and Title of Lessor:		Print Name and Title of Lessee:	
Megan Antonelli General Manager		Simone Schein Gerst	

Questions? Contact the Licensing Section, Gambling Control Board, at 651-539-1900. This publication will be made available in alternative format (i.e. large print, braille) upon request. **Data privacy notice:** The information requested on this form and any attachments will become public information when received by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.

Mail or fax lease to:
Minnesota Gambling Control Board
1711 W. County Road B, Suite 300 South
Roseville, MN 55113
Fax: 651-639-4032

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-226

RESOLUTION APPROVING THE ANOKA AREA HOCKEY ASSOCIATION APPLICATION FOR A PREMISE PERMIT FOR LAWFUL GAMBLING AT SUPERBOWL IN RAMSEY

WHEREAS, The Anoka Area Hockey Association has applied for a premise permit for gambling at Superbowl 6720 Riverdale Drive NW, Ramsey.

WHEREAS, The Anoka Area Hockey Association has requested Council waive the 60-day notice provision; and

WHEREAS, the Gambling Control Board Division of the Department of Gaming requires the City of Ramsey adopt a resolution specifically approving or denying the application.

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 premise permit application for the Anoka Area Hockey Association to operate lawful gambling at Superbowl 6720 Riverdale Drive NW, Ramsey.

2) That the Ramsey City Council hereby authorizes the City Administrator or Finance Director to sign the application and any other documents required by the Minnesota Gambling Board.

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 10 th day of August, 2021

_____

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 14.**

Meeting Date: 08/10/2021

By: Brian McCann, Community Development

Information

Title:

Adopt Resolution #21-227 Granting an Easement Encroachment Agreement for 7474 163rd Ave NW (Project 21-118); Case of Manuel Cuevas

Purpose/Background:

The purpose of this case is to consider a request from Manuel Cuevas (the "Applicant") for a detached structure to continue to be placed within the property's drainage and utility easement on the southeast property line of the property at 7474 163rd Ave NW (the "Subject Property"). The Subject Property is approximately 0.38 acres. The currently placed building is a 10 x 12 foot shed to store items. The Subject Property is in the R-1 Residential (MUSA) Zoning District and guided as Low Density Residential in the Comprehensive Plan. The Subject Property abuts other residential properties. There are wetlands on the southern portion of the Subject Property.

Notification:

For the Planning Commission meeting on July 22, 2021, the City attempted to send a mailing via Standard US Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of the public hearing. The notice was also published in the Anoka County UnionHerald.

Notification is not required for an Easement Encroachment Agreement from the City Council.

Observations/Alternatives:

Summary

The Applicant has requested a variance to keep a 10' x 12' detached shed (the "Structure") zero (0) feet off the eastern lot line of the Subject Property, overlaying the entire width of the drainage and utility easement. The City would typically apply the required side yard setback from the southeast property line of the Subject Property, which would be six (6) feet away, but also apply at least ten (10) feet from the east property line to remain out of the drainage and utility easement - a total distance of ten (10) feet from the neighboring property line to remain out of the easement and setback. Section 117-349 of City Code regarding Accessory Uses and Buildings does note that no portion of a structure may encroach on a drainage and utility easement.

The requested agreement is to allow the structure to encroach in the drainage and utility easement on the east property line. The Applicant would prefer to keep the Structure in its current placement. For the Structure to remain in its current location, two (2) items are required from governing bodies in the City. The Planning Commission would have to approve a Variance to the side yard setback requirement of City Code, and an Easement Agreement would need to be approved by the City Council to encroach in the drainage and utility easement. The Structure cannot stay in the current location without both the Variance, and the Easement Agreement.

The Subject Property only has the one (1) accessory structure on the property, with a fire pit located to the west, and a garden and wetlands located to the south. See the attached Presentation for current and alternatives placements of the Structure, and an overview of the discussion that was provided by City Staff to the Applicant after a meeting on May 11, 2021. Draft minutes are also attached from the Planning Commission meeting on July 22, 2021 regarding this request.

Planning Commission - July 22, 2021

Planning Staff presented a Variance request to the side yard setback requirement of six (6') feet for the Subject

Property for the continued placement of a structure in the drainage and utility easement, as well as the side yard setback. After discussion, the Planning Commission voted to approve the Variance request. It was noted that an Easement Encroachment Agreement would go to the City Council meeting on August 10, 2021, as both the Variance and Easement Encroachment Agreement are required for the continued use and placement of the shed in its current position. Councilmembers Musgrove and Woestehoff were in attendance for the meeting.

City Code Sections

- 117-349 (Accessory Uses and Buildings)
- 117- 111 (R-1 Residential District).

Alternatives

Alternative 1**:** Approve the Easement Encroachment Agreement. Planning Staff is supportive of this alternative, and the Variance was approved by the Planning Commission.
Alternative 2**:** Deny the Easement Encroachment Agreement.

Funding Source:

The Applicant is responsible for all costs associated with this project and review.

Recommendation:

Planning Staff recommends adopting Resolution #21-227 Granting an Easement Encroachment Agreement for 7474 163rd Ave NW (Project 21-118); Case of Manuel Cuevas.

Engineering Staff does not support this request, but after reviewing the affected easement area Engineering Staff has determined that granting the easement encroachment agreement should not negatively impact this or adjacent properties.

Action:

Motion to adopt Resolution #21-227 Granting an Easement Encroachment Agreement for 7474 163rd Ave NW (Project 21-118); Case of Manuel Cuevas.

Attachments

First Notice of Violation
Second Notice of Violation
Draft PC Minutes 7/22/2021
May 11 2021
Site Location Map
PC Resolution #21-178
ACTION - Resolution #21-227
Encroachment Agreement

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 12:57 PM
Form Started By: Brian McCann		Started On: 08/02/2021 02:34 PM
Final Approval Date: 08/05/2021		

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

April 2nd, 2021

Amber N. Cuevas
Or Current Owner
7474 163rd Ave NW
Ramsey, MN 55303

-1ST NOTICE OF VIOLATION -

RE: Violations on Anoka County PID #16-32-25-13-0030 (7474 163rd Ave 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:

- City Code Section 117-189 states that a permit is required for the following:
  - The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in section 117-1.
- City Code Section 117-349.- Accessory uses and buildings:
  (10) No part of an accessory building shall extend into a drainage and utility easement or any required setback.

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

- Work without permits [Violation of Section 117-189]
  - Please contact the Planning Division, 763-433-9860, to apply for a zoning permit for the shed.
- Structure in easement [Violation of Section 117-349]
  - Please move the shed out of the Drainage and Utility Easement. The structure must be at least 5 feet from the side property line.

Please contact me at (763) 433-9860 if you have any questions or concerns. City Staff appreciates your cooperation and work to resolve these violations.

Sincerely,

Brian McCann, Planning Technician
(763) 433-9860 | bmccann@cityoframsey.com
Community Development Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

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.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

April 20th, 2021

Amber N. Cuevas
Or Current Owner
7474 163rd Ave NW
Ramsey, MN 55303

-SECOND NOTICE OF VIOLATION -

RE: Violations on Anoka County PID #16-32-25-13-0030 (7474 163rd Ave 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:

- City Code Section 117-189 states that a permit is required for the following:
  - The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in section 117-1.
- City Code Section 117-349.- Accessory uses and buildings:
  (10) No part of an accessory building shall extend into a drainage and utility easement or any required setback.

The City attempted to contact you on April 2nd, 2021, but did not receive a response. Since the violation is ongoing, an administrative citation of $75 is enclosed. If you do not pay this citation, the City will assess it onto your property taxes within the following weeks.

You have 14 days from the date of this letter to address the following (or you will receive another administrative citation of $250, and the City will move towards abating the shed from the property):

- Work without permits [Violation of Section 117-189]
  - Please contact the Planning Division, 763-433-9860, to apply for a zoning permit for the shed.
- Structure in easement [Violation of Section 117-349]
  - Please move the shed out of the Drainage and Utility Easement. The structure must be at least 5 feet from the side property line.

Please contact me at (763) 433-9860 if you have any questions or concerns. City Staff appreciates your cooperation and work to resolve these violations.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Sincerely,

Brian McCann, Planning Technician
(763) 433-9860 | bmccann@cityoframsey.com
Community Development Department

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 22, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	Commissioner Cheri Gengler
Also Present:	Senior Planner Chloe McGuire Brigl City Planner Chris Anderson Planning Technician Brian McCann City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, VanScoy, Anderson, Dunaway, and Walker. Voting No: None. Absent: Commissioner Gengler.

5. CONSENT AGENDA

5.01: Approve the June 3, 2021 Planning Commission Meeting Minutes

5.02: Review Ordinance #21-17 Amending Rental Licensing Requirements to Include Short-Term Rentals
5.03: Review Future Planning Commission Meeting Dates
~~**5.04: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads**~~
5.05: Review Resolution #21-210 Approving Site Plan and Final Plat for Knoll Properties 2nd Addition; Case of Anderson Dahlen
~~**5.06: Provide Feedback on Proposed Residential Development on Armstrong/Bunker; Case of Centra Homes**~~
5.07: Review Proposed Site Plan for G Will Liquors

Commissioner Anderson requested to pull Item 5.04 from the Consent Agenda.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Peters, Anderson, Dunaway, and Walker. Voting No: None. Absent: Commissioner Gengler.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Request for a Conditional Use Permit to Expand an Existing Utility Substation (Project No. 21-125); Case of Connexus Energy

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 the Conditional Use Permit.

Commissioner VanScoy asked who owns the lot.

City Planner Anderson replied that Connexus owns the lot.

Citizen Input

Mike Felber, Connexus Energy, thanked staff for the presentation. He noted that the existing structure is old and made of wood and therefore in need of updates. He stated that they will be tearing down the existing structure and building a new substation.

Commissioner Walker asked the length of time the rebuild would take.

Mr. Felber replied about two months.

Commissioner Anderson asked if everything would be contained within the subject area.

Mr. Felber confirmed that the construction would stay within the fenced area.

Thomas Kurak, 15001 Sunfish Lake Boulevard, stated that he did not hear any mention of buffer and asked if there are existing trees that would buffer the area.

City Planner Anderson displayed an aerial photograph of the site. He stated that there will be some removal of existing trees.

Chairperson Bauer commented that this would be located between the railroad tracks, Alpine trees and the golf course.

Mr. Kurak commented that this is not an area where people expect industrial things and was happy to hear that this would not impact others.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Dunaway, Anderson, Peters, and Walker. Voting No: None. Absent: Commissioner Gengler.

Chairperson Bauer closed the public hearing closed at 7:10 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Walker, to recommend that City Council adopt Resolution #21-208 Granting a Conditional Use Permit to Expand an Existing Utility Substation.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Walker, Anderson, Dunaway, and Peters. Voting No: None. Absent: Commissioner Gengler.

6.02: Public Hearing: Consider Resolution #21-178 Denying a Variance for 7474 163rd Avenue NW (Project 21-118); Case of Manuel Cuevas

Public Hearing

Chairperson Bauer called the public hearing to order at 7:11 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends that the Planning Commission adopt Resolution #21-178 denying a Variance to side setback for a detached structure at 7474 163rd Avenue NW.

Chairperson Bauer asked for clarification as to the drainage and utility easement and side yard setback.

Planning Technician McCann identified the boundaries of the property along with setbacks.

Senior Planner McGuire Brigl commented that this would only be related to the side setback and not to the wetland encroachment as that would be handled in a different manner.

Commissioner Walker asked if there are any pictures of the detached structure, rather than just the aerial photographs.

Planning Technician McCann commented that there are some code enforcement photos but there is a hill on the property, therefore you can typically only see the top of the structure.

Senior Planner McGuire Brigl noted that it is an attractive shed.

Citizen Input

Manuel Cuevas, applicant, commented that the variance notes that the structure is 120 square feet, which coincides with the allowance by City Code. He stated that his shed is actually 96 square feet and therefore was unsure if a variance was even necessary.

Senior Planner McGuire Brigl commented that City Code regulates buildings over 200 square feet under the State building code, and uses a zoning permit to regulate structures under 200 square feet.

Mr. Cuevas stated that this is not a permanent structure and is not set on a foundation, but prebuilt and could be moved. He stated that he did say he could move the shed, if the situation arises where it needs to be moved for access. He stated that the shed does not currently restrict any type of access to the drainage and utility easement. He noted that engineering mentioned that the shed could be a fire hazard but moving the shed closer to his fire pit would seem to be more of a hazard. He stated that engineering stated that the shed could restrict the flow of water but noted that the shed is on support and water can flow underneath. He stated that his subdivision and homes around the easement have very small backyards. He noted that 40 percent of his property is within the drainage and utility easement. He noted that only 2,400 square feet of his property is flat and therefore it would not be feasible to place the shed on an area that is not flat. He stated that most homes in Ramsey have larger lots that can support larger accessory buildings. He stated that some of his neighbors have applied for variances to construct a deck because of the constraints of the lot.

Chairperson Bauer asked if the statement related to the decks is due to the wetland setbacks.

City Planner Anderson commented that this neighborhood might have been one of the examples that prompted the City to require a buildability element into the City Code. He noted that there have been several developments over the years that resulted in very little usable backyards. He

stated that a floodplain also comes through a portion of the backyards in this area, along with the wetland setback and drainage and utility easement.

Mr. Cuevas commented that the shed is small, movable, allows water flow as it is on legs, and could be moved if access is needed for the easement. He stated that if access is needed he could move the shed with a 24 hour notice. He stated that he spoke with his neighbors and none of them expressed concern. He noted that he even purchased a few bushes for the neighbor to help buffer the shed. He stated that he would be open to compromise but does not feel that placing the shed in the center of his backyard would be a good location as it would not be aesthetically pleasing and would make the backyard unusable. He asked that the Commission consider his request for a variance.

Commissioner VanScoy asked why the applicant is reluctant to move the shed.

Mr. Cuevas replied that they have a small backyard area that has a swing set for their children and therefore there is not much usable space if the shed is added to that area. He stated that the current shed location is not harming anyone and it is in a good location. He commented that if moved he would need to move irrigation and also would not want to disrupt the mature trees that he planted. He commented that he was unaware a building permit would be needed as this structure was prebuilt.

Commissioner Walker commented that he visited the property today and did not believe the overhead views provide an accurate representation of how small the backyard is. He stated that the applicant planted some trees and from the road you only see the top of the shed.

Commissioner Peters asked if the applicant reached out to a member of City staff when he was unable to find information on the website.

Mr. Cuevas stated that he called and spoke with a staff member but did not mention the shed itself. He noted that his discussion centered on the restrictions within the wetland buffer and he was told that the wetland buffer had been retracted.

Commissioner Peters commented that perhaps it would have been more effective to mention the shed during that discussion.

Amber Cuevas, applicant, stated that they were told that the shed would affect how staff could get into the easement. She noted that there are trees directly behind the shed and therefore staff would most likely choose to go to the right of the shed to get access.

Debra Musgrove, 15427 Fluorine Street, asked for clarification is the shed is on or over the property line.

Senior Planner McGuire Brigl commented that all properties require a six foot side yard setback and this shed is located at the property line. She noted that the issue of the drainage and utility easement would not be an issue of the Commission.

Commissioner Anderson clarified that the issue is that the shed is sitting directly at the property line. He asked if the shed would be acceptable if it were moved six feet from the property line.

Senior Planner McGuire Brigl commented that the shed would still be located in the drainage and utility easement but moving the shed six feet would solve the issue of the setback. She stated that if the Commission approved the variance for the setback, the applicant would still need to receive approval of an encroachment agreement from the Council and engineering, and would also need to obtain a zoning permit.

Chairperson Bauer clarified that if the Commission approved the variance request, the Council would still need to review the encroachment agreement request.

Commissioner Walker asked if there were any negative comments from those that were provided notice.

Senior Planner McGuire Brigl replied that there were no comments received from the public.

Commissioner Anderson asked if the shed were moved 10 feet to the west, would that be acceptable to the applicant.

Mr. Cuevas replied that area has large mature plants and landscaping that would need to be removed.

Commissioner Anderson stated that the issue he would have is that the shed is sitting on an easement.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Dunaway, Peters, and Walker. Voting No: None. Absent: Commissioner Gengler.

Chairperson Bauer closed the public hearing closed at 7:38 p.m.

Commission Business

Commissioner Anderson asked when the Council would be schedule to review this item.

Senior Planner McGuire Brigl commented that this is not yet scheduled to move to the City Council as staff was awaiting the decision of the Commission.

Chairperson Bauer asked if there would be reason for the applicant to request the encroachment if the setback is denied.

Senior Planner McGuire Brigl confirmed that to be true but it was noted that the applicant could appeal the decision of the Commission.

Commissioner Anderson asked for clarification on the location of the wetland setback/buffer.

City Planner Anderson commented that the wetland setback/buffer is not applicable in this development.

Commissioner Anderson asked if the shed could be moved west without additional issue.

City Planner Anderson commented that in this neighborhood there is no wetland setback, the property owners just have to stay out of the drainage and utility easement.

Commissioner Anderson asked if the applicants moved the structure west and a little south to avoid the trees, would that be acceptable.

Senior Planner McGuire Brigl noted that would be acceptable for the Planning Commission but the encroachment agreement would still need to be reviewed and approved by the City Council. She noted that there are quite a few small lots in Ramsey, which can be challenging, but this is not unique as staff receives at least two complaints about this type of issue per month where sheds are placed in the wrong location. She noted that staff is always a resource property owners can use to determine where shed placement would be allowed.

Commissioner VanScoy stated that generally speaking, when reviewing variance requests, he looks at whether there is an alternative. He stated that the issue of cost is not a consideration for a variance. He stated that it is important to be consistent and fair to all residents. He appreciated the issue that the property owner has and trying to get things done, but noted that there are other places where the structure can be located to meet the requirements and therefore could not support the variance request.

Chairperson Bauer stated that he drove by the property and agreed that it is not very visible from the street, noting that there are also wetlands behind which screen the view.

Commissioner Walker stated that looking at the aerial does not provide an accurate representation of the backyard. He noted that the shed sits on beams and is not on the ground, therefore water will flow easily under the shed. He stated that the applicant also purchased trees to screen the shed for the neighbor. He noted that there has not been any public comment received in opposition of the request. He stated that it is a very good looking and well-built shed and did not have an issue granting the variance.

Senior Planner McGuire Brigl stated that while public comment was not received from the notification, staff did come upon this issue based on a complaint that was received through code enforcement.

Motion by Commissioner Walker, seconded by Commissioner Dunaway, to Adopt Resolution #21-178 Approving a Variance to Side Setback for a Detached Structure at 7474 163rd Avenue NW.

Further discussion

Senior Planner McGuire Brigl noted that findings of fact would be needed supporting that the request meets the variance criteria. She stated that it could be stated that this is a unique situation because it is a small property with the backyard encumbered by wetland. Chairperson Bauer noted that the character of the property was not caused by the applicant. Senior Planner McGuire Brigl commented that it could be stated that this is not for economic reasons and instead for the applicant to enjoy their property. Commissioner Walker stated that he did not see another location where the shed could be placed that would not hinder his property and/or impact his property value if he were to sell the property. Senior Planner McGuire Brigl stated that perhaps it could be said that other properties have similar sheds. Commissioner VanScoy noted that the swing set could be moved and the shed could go to that location, therefore that would be an alternative.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Dunaway, Walker, and Peters. Voting No: Commissioners Anderson, and VanScoy. Absent: Commissioner Gengler.

Commissioner VanScoy stated that when the Commission reviews a variance they can think something looks okay but the Commission is held to the standard. He noted that if there is an alternative space for something, a variance would not be appropriate. He stated that he does feel for the property owners because of their small property but he also has a small property and is not allowed to have a shed. He urged the Commission to think about the long-term impact of the decision and not make decisions based upon emotion or aesthetic.

Senior Planner McGuire Brigl commented that if the Planning Commission desired to remove side yard setbacks for accessory structures it could direct staff to bring something back.

Chairperson Bauer stated that perhaps staff reviews regulations of neighboring communities.

City Planner Anderson stated that even if the side yard setback is removed for an accessory structure, there would still be drainage and utility easements that would be encroached upon and would require approval.

Commissioner Anderson stated that if side setbacks are removed, people would start building on the property line and possibly encroaching. He commented that there is good reasoning to have setbacks and the Commission should stay with that.

Commissioner Peters stated that perhaps there is something on the website that makes it easier for residents to find information for the most common types of requests that the Commission sees for variances.

Senior Planner McGuire Brigl commented that there is an accessory structure handout that is easily accessible on the City website with all requirements.

Commissioner Dunaway stated that he was comfortable with this approval because there is a standalone building that is movable, if it needs to be moved.

6.03: Public Hearing: Consider Request for Variance to Deviate from Wetland Setback Requirement on Three Lots in Williams Woods (Project No. 20-138); Case of Landform and Bill Boyum

Public Hearing

Chairperson Bauer called the public hearing to order at 8:01 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of the requested variance. He noted that the EPB also reviewed this case earlier this week and recommended approval as well.

Chairperson Bauer asked the location of the 40-acre parcel in relation to the development.

City Planner Anderson identified the 40-acre parcel that is subject to the handout.

Commissioner Anderson stated that he would assume that the culverts would be concrete. He asked if this has been reviewed by the fire department and whether the heavy equipment had concerns with their equipment.

City Planner Anderson confirmed that public safety reviewed the request and did not have any concerns.

Commissioner VanScoy asked if there would be alternatives to the variance.

City Planner Anderson replied that lot three would not have an alternative. He noted that on lot four he would also argue that there is no alternative once the front yard and wetland setbacks are applied. He stated that for lot five, there may be a potential alternative, but staff has found that when there is limited buildable area surrounding a home there are other issues that arise related to fill in the wetland or other issues of encroachment.

Commissioner VanScoy asked what would happen if the setback were required, noting that the developer would have to use fill and then would have to mitigate for that fill. He noted that may not be considered reasonable but asked if that could be considered an alternative.

City Planner Anderson replied that the applicant provided details within their narrative. He noted that the applicant could add fill to create that setback under the de minimis exemption, but staff and the applicant agree that adding fill would be contradictory to the spirit of the Wetland Conservation Act.

Commissioner Anderson confirmed that he would not prefer that alternative but wanted to clarify the alternatives available. He agreed that this method would be preferable to adding additional fill in order to meet the setback.

Citizen Input

Joe Bailey, Landform, spoke in representation of the applicant. He thanked staff for the thorough presentation. He noted that they did reduce the driveways to ten feet in width in order to reduce the impact to the wetland. He noted that they also attempted to match the topography as much as possible to reduce impacts.

Commissioner Dunaway referenced lot four and noted that the driveway seems to get close to the western property line. He asked if that driveway enters into the setback.

City Planner Anderson replied that the dots shown along the line is silt fence and not the edge of the driveway. He noted that the driveway would certainly meet the side yard setback.

Tom Kurak, 15001 Sunfish Lake Blvd, stated 20 years ago he purchase the adjoining 40 acres. He stated that there were already 200-foot-wide lots adjacent with the established park. He stated that access is generally granted to landlocked pieces of property and noted that he has been landlocked between a City created deep ditch and an adjacent plat did not provide access. He stated that he landscaped the area but otherwise does not have access. He asked for access to the 40 acres that he owns which is west of the Williams Woods plat. He stated that there is 1,200 feet of common property line in which the access could be provided to his landlocked property. He stated that the solution would be through the implied easement or right of access by destination. He stated that the raw land and lake on his 40 acres is pristine and enjoyed by others. He noted that he has owned the land for over 20 years and other people enjoy the lake and property. He believed that it would be proper and sensible for this development to provide access to his property along the quarter mile of shared property line. He stated that if this opportunity to create public access is not exercised, it will be more costly to provide that access through destination by legal means. He asked that the easement for public right-of-way be in the middle and west side of the Williams Woods subdivision. He noted that easement would provide access to the northwest quadrant of his 40 acres of property. He stated that the public right-of-way creation now may be a nuisance and inconvenience but will avoid future problems.

Chairperson Bauer asked if staff could draw in where the right-of-way would be proposed as requested.

Senior Planner McGuire Brigl commented that staff does not have that location.

Mr. Kurak replied that he described it as the middle of Weston Woods and identified the area on a map. He stated that he does not care where the access would be, he simply wants access to his landlocked parcel.

City Planner Anderson stated that statute does identify a process through formal petition and the financial cost would be borne by the petitioner, with damages paid to the other property owner (Williams Woods). He noted that the cartway only needs to be wide enough to provide access, not necessarily a 60-foot-wide public right-of-way. He stated that it is wonderful that the property owner is open to the public accessing the lake site but that is not a public park and at any point that

access could be restricted, and public access could be considered as trespassing. He stated that the concern of finding area for parking is different from if it were a dedicated park.

Chairperson Bauer stated that at some point the property owner may wish to do something else with that property.

Mr. Kurak stated that the purpose of purchasing the property was to make a park and donate it to the City. He commented that he does have raw land experience and he negotiated with the previous farm owner to purchase his farm property. He stated that he does have experience dedicating land to the City for public purpose. He stated that he would eventually like to dedicate the land to the City. He stated that he would sign an agreement to such if it meant gaining access and a parking lot.

Chairperson Bauer commented that if the land were sold in the future for development, would the easement need to be a certain size to allow other uses.

City Planner Anderson commented that the entire 40 acres is wetland and therefore is not developable short of a boardwalk type trail. He stated that short of going through costly wetland mitigation it does not appear developable. He stated that the case tonight is related to the variance, and he would be happy to continue the discussion with the property owner offline. He noted that the Preliminary Plat was already reviewed and approved by the Planning Commission and City Council and therefore the Commission is beyond that point of discussion. He noted that staff and the City Attorney could continue discussions with the property owner related to his easement request.

Commissioner Walker asked how the property owner has been accessing the property for the past 20 years if it is landlocked.

Mr. Kurak identified trails from the north that he and others have used to access the property. He noted that even though the property is landlocked, it is attractive, and people still visit the area. He stated that he is sad to hear that Preliminary Plat was approved without at least including a cartway to his property.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, VanScoy, Anderson, Dunaway, and Walker. Voting No: None. Absent: Commissioner Gengler.

Chairperson Bauer closed the public hearing closed at 8:33 p.m.

Commission Business

Commissioner VanScoy commented that this is a good alternative to adding fill to the wetland.

Motion by Commissioner VanScoy, seconded by Commissioner Dunaway, to Adopt Resolution #21-203 Granting a Variance to Deviate from the Wetland Setback Requirement on Lots 3-5, Block 1, Williams Woods.

Further discussion

Commissioner Anderson stated that he opposes this development as a whole and therefore would not be supporting this request. Commissioner VanScoy stated that while he agrees that there is a potential safety issue for the development, he believed that this was a good method to address the remaining issues and would be supporting the request.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Dunaway, Peters, and Walker. Voting No: Commissioner Anderson. Absent: Commissioner Gengler.

6.04: Public Hearing: Consider Sketch Plan and Comprehensive Plan Amendment for the Property West and South of Fire Station #1 (Project No. 21-122); Case of U.S. Home Corporation dba Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 8:35 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff is generally supportive of the Comprehensive Plan Amendment. However, significant revisions to the Sketch Plan seem necessary. Most notably, there is a need to modify the layout to incorporate at least one additional point of access and reducing any proposed cul-de-sac to no more than 600 feet. He stated that a neighboring property owner has indicated having interest in speaking with the applicant and staff provided that connection to facilitate discussions. He noted that could open the opportunity for another access that would eliminate the need for such a long cul-de-sac.

Chairperson Bauer stated that even without that connection perhaps there could be a loop back to avoid the cul-de-sac. He recognized that would require a redesign.

City Planner Anderson stated that if there is not a need for all the greenspace south of the fire station parking lot, the City could look at that option.

Chairperson Bauer noted that there are definitely some options but the proposed layout with the cul-de-sac would be a waste of time.

Commissioner Anderson noted that the properties to the north and west appear to be at least one acre in size.

City Planner Anderson stated that those lots are within the rural developing zoning district but likely existed prior to the 2.5-acre requirement. He confirmed that they are acreage lots on private well and septic.

Senior Planner McGuire Brigl confirmed that the lots to the north are about one acre in size and the lots to the west are about 2.5 acres in size.

Chairperson Bauer noted that there is industrial property to the south and east.

Citizen Input

Joe Jablonski, Lennar, appreciated the opportunity to come before the Commission tonight and obtain feedback. He noted that they have worked a little with staff and wanted to get input and start discussions with the change in the zoning districts. He stated that their question is whether it would be appropriate to change the use to a lower density with townhomes rather than an apartment or higher density use. He stated that if the Commission is not comfortable with that aspect, the remainder of the discussion would be unnecessary. He stated that they did resubmit a plan around July 16th that shows a looped road connection. He noted that the looped road maintained the same number of lots and single-family area to maintain the transition. He stated that one of the challenges related to access is that unless you go to the west to get on Armstrong, the roads on the other side of Armstrong do not match up. He stated that there would be opportunity to link some of the private driveways to the fire station area or main road in order to provide additional emergency access.

Chairperson Bauer noted that the 2040 Comprehensive Plan was recently completed and showed this property as high density. He stated that it seems logical to change the property to medium density.

Commissioner VanScoy commented that he agrees that it would make more sense and provide a better transition.

Chairperson Bauer confirmed the consensus of the Commission to support the change in density.

Commissioner Anderson commented that buffering would be mandatory along the north and west because of the size of the adjacent existing lots.

Mr. Jablonski asked for clarification on the required buffering.

City Planner Anderson stated that staff has not initiated review of the updated drawing with the looped road. He stated that there are multiple options that could be applied for density transitioning, but landscaping is usually the chosen option and provided additional details.

Chairperson Bauer asked for input on the lot width.

Commissioner Walker stated that he would reserve his opinion until he hears input from the residents that live adjacent to the subject property.

Commissioner Anderson stated that the Commission has received input on this type of transition in the past. He noted that in the other instance the residents were acceptable to the 65-foot lot width adjacent to the existing lots with the appropriate density transition which included a berm corridor and landscaping.

Chairperson Bauer stated that in that case there were sketches provided with an open house worksession where neighbors could come in to review the plans and provide comments. He stated that through those discussions there was a compromise reached between the developer and neighbors. He suggested that the developer follow a similar path in order to gain input and support from the neighboring property owners.

Commissioner Anderson stated that he is still against even the looped plan. He stated that the City has problems with developers presenting a nice plat that only has one way in. He stated that although the fire department would have access, he would be concerned with how residents could get out of the development if there is an incident. He noted that he would be more in favor of the plan if there is a second access. He stated that he does not mind the mix of density as long as transitioning is provided but is against the long cul-de-sac.

Mr. Jablonski stated that this property is challenging because of its shape. He stated that they have communicated with the neighbor but first attempted to work with just the subject property and are not aware of what may or may not come from discussions with other property owners. He noted that they also want to be cautious about forcing additional traffic through a rural area. He stated that there are no roads that align on the other side of Armstrong because of the fire station and therefore it would be a challenge to provide an in and out access without acquiring more property.

Commissioner VanScoy stated that ideally it would be nice if the City could work with the applicant on this as the ideal situation would be to have access through the City property. He asked if there has been conversation about that concept.

City Planner Anderson stated that staff will be meeting to determine whether that would be viable. He believed that the existing septic drain field may be in that location, but perhaps the City could connect to municipal services which would eliminate the need for a drain field.

Commissioner VanScoy stated that he fully supports that concept. He stated that if the City could support this development, it would be a nice solution.

Chairperson Bauer stated that based upon input received in previous discussions, people are generally opposed to bringing additional traffic through existing residential neighborhoods.

Councilmember Woestehoff stated that the Public Works Committee recently reviewed a request to repave the fire station parking lot and confirmed that the drain field is located in that area being discussed.

Senior Planner McGuire Brigl commented that there was a public workshop on a similar case with attached townhome products in 2018 and the feedback was shared with Lennar prior to developing their design. She highlighted the comment themes received in 2018.

Commissioner Dunaway asked the challenges to having a second access on Armstrong.

Senior Planner McGuire Brigl commented that Anoka County has to permit additional access points and would likely only permit one access for the property.

Commissioner Dunaway commented that a lot of time and energy was spent discussing a nine-lot subdivision with a long cul-de-sac and the property had one access. He stated that he would not be comfortable with this many homes in a development with only one access, as there would be over 100 homes in this development.

City Planner Anderson replied that formal response has not yet been received from Anoka County. He stated that staff would attempt to work with the County to say that a viable second point of access is needed because of the concerns of staff and the Commission. He recognized that it would be difficult to match the roads on the other side of Armstrong.

Commissioner Walker referenced the looped road concept and stated that he understands the concern with a long cul-de-sac and one entrance into the development. He asked if there would be a way to come down next to outlot B and make it longer to have two lanes going in and out from Armstrong.

Commissioner Anderson stated that perhaps a service road goes in front of the fire station that connects to the development street to provide that additional connection for safety.

Chairperson Bauer provided a scenario in which a truck is coming south on Armstrong and someone coming out of the development hits the truck and that blocks the roadway to the development.

Commissioner Anderson stated that perhaps there is a possibility to connect to 151st. He recognized that would connect a higher density area with an existing lower density area and that those existing residents probably would not like that. He stated that there are other possibilities that could be considered.

Mr. Jablonski thanked the Commission for its input.

Kyle Swenson, 15049 Iguana, stated that he attended the public meetings in 2018. He stated he realizes that if he wanted control over the property, he would need to purchase it. He appreciated the input of the Commission related to density transitioning. He stated that he has appreciated the wooded area and private feel of his property. He stated that his family and the area have enjoyed the property in its current state and the wildlife that uses the area. He stated that he appreciates this plan much more than the proposal from 2018. He stated that he likes the idea of a berm for transitioning. He noted that his property is 2.5 acres, and they ride four wheelers and use their yard and do not want to cause issues with the residents that will move into the new homes. He

stated that he is always concerned with a brand-new development making the existing homes that were constructed in 1987. He believed that the berm would help to provide a separation between the new and older homes. He stated that he would prefer to have single family homes on the exterior of the development. He again stressed that he would like to see a transition berm as that would help to buffer noise and sight between the developments. He stated that perhaps there can be a maintenance agreement to ensure the ponds are continually maintained as well.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Dunaway, Peters, VanScoy, and Walker. Voting No: None. Absent: Commissioner Gengler.

Chairperson Bauer closed the public hearing closed at 9:16 p.m.

Commission Business

Chairperson Bauer noted that there has been input to the developer on their proposal. He noted that the first action that would be necessary would be related to the Comprehensive Plan amendment.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council approval of the Comprehensive Plan Amendment and forward the request to the Metropolitan Council for consideration.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Peters, Anderson, Dunaway, and Walker. Voting No: None. Absent: Commissioner Gengler.

7. COMMISSION BUSINESS

7.01: Interpretation of Regulations Pertaining to Detached Garages and Accessory Apartments

Presentation

City Planner Anderson presented the Staff Report and asked for feedback on this specific building proposal relating to accessory apartment criteria and clarification on the four criteria that City Code outlines in terms of what is considered an accessory apartment.

Commission Business

Chairperson Bauer stated that in the past he recalled issues with the backyard cottage or mother in-law apartment, which is currently not permitted.

City Planner Anderson confirmed that those types of dwelling units are not currently allowed but there are several existing units previously approved under Conditional Use Permit.

Chairperson Bauer stated that from a practical standpoint, his mother in-law has moved in with he and his wife. He noted that his brother in-law has college children that have moved back home as well. He stated that perhaps accessory dwelling units are brought back to the Commission for additional discussion. He noted that the proposed application would have the potential to use as a dwelling unit.

City Planner Anderson stated that often times the intentions of the original applicant are very straightforward and they do not have intention as using it as living space but when the property changes hands or circumstances change, that opportunity arises without the understanding that the area was not intended to be used in that fashion.

Commissioner Walker commented that in terms of sanitation he would consider a half bathroom which does not have a shower or bathroom as acceptable. He noted that living space would require a way to bathe or shower. He asked for clarification on why this ordinance prohibition exists.

City Planner Anderson commented that the concern in the past has been in creating a multi-family setting in a single-family residential area.

Chairperson Bauer noted that as proposed the application would include a full bathroom.

Commissioner Anderson stated that as described it would appear that would be considered a home. He stated that it is not currently allowed as it would create a multi-family home in a single-family area. He noted that the Commission previously considered an application for an art studio that would include a shower that would allow them to clean-up before going into the house. He noted that previous request missed some of the other elements that define a dwelling unit or living space. He noted that as described this could be used as a house and he does not support multiple family living on a single property.

Commissioner VanScoy stated that this appears to be a house with a tuck under garage. He stated that he looks at living space as a finished area that is insulated with lighting and heat which makes it livable. He stated that when he moved into his home, he had an office which was then converted to a bedroom for grandkids. He stated that this would be living space and noted that how someone uses it does not define the character. He stated that while he would love to have this garage himself, he does not believe it would be appropriate because of the number of proposed uses. He stated that regardless of whether the Commission wants to discuss whether the ordinance should be changed, he believes the interpretation of staff to be correct in that this would be defined as living space and would not be allowed.

City Planner Anderson referenced the comment made related to sanitation and a half bath or three quarters bath and asked if the Commission has consensus on that interpretation. He noted that two of the four things could be included, and the space would not be defined as living space. He stated that most likely the applicant will want to modify their request to eliminate at least one of the criteria that defines an accessory dwelling.

Chairperson Bauer commented that if there is a home occupation someone is likely to have an office which would make sense to have a half bath. He stated that this request would include almost a full kitchen on the second floor and asked what would occur in that space.

City Planner Anderson commented that if a full kitchen is installed that would be creating habitable space, per the input of the City Attorney.

Chairperson Bauer commented that inclusion of a half bath would make sense dependent on the use. He stated that in the case of the art studio, it made sense to include the shower. He stated that perhaps a half bath would be allowed but a three quarters bath could be considered as a conditional use.

Commissioner VanScoy stated that he would equate sanitation to a restroom, even though that could be expanded to include a shower.

Commissioner Walker commented that he would find a half bath acceptable. He stated that having a microwave and refrigerator would also be okay if this were used for a business. He believed that it would be better to limit the size of said spaces rather than muddling through definitions.

Commissioner Anderson commented that a 40 by 60 square feet building would not be considered a typical office.

Commissioner Walker stated that he does not mind the size of the building as long as the usable office space is limited.

City Planner Anderson commented that this would be a 40 by 60 building but the bulk of that would be garage space with the office area 16 by 40. He asked if there is consensus of the Commission for staff to research accessory dwelling units and bring that back for future discussion.

The Commission agreed they would like to review the topic in the future.

Senior Planner McGuire Brigl commented that staff has the necessary feedback to proceed.

Commissioner Walker provided comments on his experience with Airbnb and noted that creates the situation where two families may be using the same living space.

Commissioner Peters stated that sometimes large pole barns have campers inside that people can rent for a week.

7.02: Select Planning Representative to Participate on the Interview Panel for the Deputy City Administrator/Community Development Director Position

Presentation

Chairperson Bauer stated that the purpose of the case is to select a planning representative to participate on the interview panel in hopes of filling the vacant Deputy City Administrator/Community Development Director position.

Senior Planner McGuire Brigl provided additional details on the dates of the interviews.

Commissioner Anderson stated that he would personally feel that Chairperson Bauer should represent the Commission as he has the most experience with the Commission and is aware of the history of the group.

Chairperson Bauer commented that Commissioner VanScoy would have more experience.

Commissioner VanScoy noted that he would have a conflict with the dates.

Chairperson Bauer confirmed that he would be interested in participating noting that his undergraduate degree is in personnel management.

It was the consensus of the Commission to select Chairperson Bauer to participate on the interview panel for the Deputy City Administrator/Community Development Director position in representation of the Planning Commission.

7.03: Provide Feedback on Proposed Residential Development on Armstrong/Bunker; Case of Centra Homes

Presentation

Chairperson Bauer provided background information on the request which would propose residential on an area previously proposed for a mix of residential and commercial. He stated that the Commission discussed a need to have a meeting with the City Council and EDA in order to review the plan for The COR and this would be another reason to support that request. He stated that it would be proposed to have a joint meeting before the regular September meeting date or on the 5th Thursday of September. He asked if the Commission would be open to a 5:30 p.m. meeting prior to the regular September meeting. He noted that the joint meeting would be contingent upon the availability of the EDA and Council.

Commissioner Anderson commented that this corner has been talked about multiple times and has been included in discussions for both The COR plan and Comprehensive Plan. He stated that the City has heard that Armstrong and Bunker Lake Boulevard are desirable for businesses. He stated that in 2008 the Commission identified the preferred use for this space, and he continues to support using the space in that manner. He believed that this type of layout would cause uproar from residents who already believe there is too much housing within The COR.

Senior Planner McGuire Brigl commented that although the proposal is all residential, staff has stated that the corner area would need to be set aside for retail. She noted that the item was included on the Consent Agenda to ensure support from the Commission to keep that area retail. She noted that the EDA also supported keeping that corner commercial.

Commissioner Anderson confirmed that he would envision that corner to be retail as shown in the sketch provided by staff.

Commissioner Dunaway commented that the sketch shows the entire western portion as retail and asked for clarification if the retail would only be kept to the southern corner.

Senior Planner McGuire Brigl confirmed that the previous direction from the Council and Commission would only be to have the southwest corner as retail because of limited access to the northwest area.

Commissioner Anderson stated that he could not support the plan proposed for entirely residential.

Chairperson Bauer noted that the staff report did not support that use either. He confirmed the consensus of the Commission to support the comments from staff.

7.04: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads

Presentation

Senior Planner McGuire Brigl presented the Staff Report stated that this was developed as a high-level draft in order to receive input from the Commission and noting that this would be intended to come back to the Commission for a second review.

Commissioner Anderson commented that he believes the width of the driveway should be regulated or there should be a stipulation that it not protrude into the front yard of the home.

Commissioner VanScoy commented that if an extra lane is allowed for parking, would it be defined as to which side that should be on.

Senior Planner McGuire Brigl confirmed that additional language could be added stipulating that additional lane could be added to the side yard and a graphic could be included.

Commissioner Anderson stated that he would like to see consistent driveway standard within The COR. He stated that if someone has ten- or 20-acres people are not going to care where someone parks because they do not see it. He commented that many vehicles parked in a front yard within The COR is not the image he would want Ramsey to project.

Commissioner Dunaway commented that in certain areas of the city there are high traffic areas with people having to back onto a high-speed roadway. He noted that some people install a backup area in the front yard to allow that turning maneuver and therefore there would be rationale to support that movement.

Commissioner Anderson noted that typically homes on those roads have larger lot widths and more space.

Commissioner Dunaway stated that he would not want to take that option away from property owners.

Commissioner Walker stated that he likes the idea of not having a drive or turnaround in the front yard and would prefer that be provided on the side. He stated that there is a point in time the City will hit a slippery slope of telling people what they can or cannot do on their property.

Senior Planner McGuire Brigl commented that she has sufficient input to bring this back to the Commission in the future.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

Chairperson Bauer commented that the economy is ramping back up with help wanted signs all over. He stated that there is retailer interest and activity within The COR which is encouraging to see.

Commissioner Walker commented that a business reached out to him that received a letter regarding a commercial and industrial development off-street parking violation. He stated that he visited the business and noted other businesses in that area that have similar gravel parking of materials. He asked if staff is treating everyone fairly.

Chairperson Bauer stated that code enforcement is complaint driven and noted that staff does not proactively drive around and look for violations.

Senior Planner McGuire Brigl stated that she would be happy to provide background information to Commissioner Walker as the property has had code violations for over ten years. She noted that violations have been mailed to four or five businesses along Highway 10 in the last few weeks. She stated that staff would be open to a full Highway 10 corridor sweep for code enforcement but noted that would require City Council direction.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Dunaway, Peters, and Walker. Voting No: None. Absent: Commissioner Gengler.

The regular meeting of the Planning Commission adjourned at 10:11 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

7474 163rd Ave NW

Background

- Shed appears to be next to the property line
- Needs to be moved approximately 6 feet over and 12 feet up to meet requirements for setbacks and easements
- A few trees around the shed
- No permit
- Code enforcement letters
  - 4/2/21 – 14 day appeal
  - 4/20/21 – no appeal
    - $75 citation attached

Options

Move Shed

- Move shed to the front of the sod line to the west
- Between fire pit and play structure would be an acceptable location.
- Ask the City's Building Official for alternative locations abutting the home.

Keep Shed

- Variance and Easement encroachment agreement

or

- Prove shed is outside of all easements and meets setbacks
  - New survey/as-built
  - Would likely mean trees are on neighboring property lot

Red area represents easements and setbacks, not likely good location for shed

Green area represents where shed can go

Elevations can be noted by the red lines and corresponding numbers

Staff proposed location

Current location

Variance and Easement Encroachment

Variance to Setback Requirement

- Planning Commission looks at:
  1. Practical Difficulty
  2. Uniqueness of Property and Situation
  3. Cannot be caused by landowner
  4. Cannot be for economic reasons alone
  5. Cannot be against character of neighborhood

Cost: $600 upfront, $200 non-refundable

Easement Encroachment (for being in drainage and utility easement)

- City Council approves with recommendation from Engineering
  - Engineering would not support this encroachment based on side yard drainage and utility easement and existing room on property for shed elsewhere

City of RAMSEY

Site Location Map

7474 163rd Ave NW

16-32-25-13-0030

Legend

Site

Parcels

N

6/15/2021, 3:08:16 PM

0 0.01 0.02 mi

Commissioner Walker introduced the following resolution and moved for its adoption:

RESOLUTION #21-178

A RESOLUTION GRANTING THE ISSUANCE OF A VARIANCE TO KEEP A DETACHED ACCESSORY BUILDING WITHIN THE REQUIRED SIDE YARD SETBACK AT THE PROPERTY AT 7474 163RD AVENUE NW

RECITALS

1. Manuel Cuevas, hereinafter referred to as the "Applicant", has properly applied for a Variance to keep a detached accessory building (the "Structure") within the required side yard setback on the property located at 7474 163rd Ave NW and legally described as follows:

   Lot 15 Block 2 Sweetbay Ridge, Anoka County, Minnesota

   ("Subject Property")

2. That the Subject Property is zoned R-1 Residential (MUSA) District; the surrounding parcels are also zoned R-1 Residential (MUSA).

3. That the Subject Property is approximately 0.38 acres in size.

4. That the detached building is 12' x 10' feet and 120 square feet in size, and is placed within the side yard setback as well as the drainage and utility easement. The Subject Property has a drainage and utility easement on the east side of the property that is 10' wide, which is where the accessory structure has been placed.

5. That the placement within the drainage and utility easement would require an easement encroachment agreement, approved by the City Council; City Staff is not supportive of said encroachment agreement.

6. The accessory structure typically would have required a zoning permit before placement on the property, and has since been subject to the City's code enforcement process.

7. That City Staff followed the code enforcement process with a first notice of violation, a second notice of violation with an administrative citation, and an additional meeting on May 11, 2021 to discuss alternative locations and requirements for the structure to remain in its current placement.

8. That the City of Ramsey does not support this request as the Applicant has options for placement of the Structure on the Subject Property.

9. That the Planning Commission met and held a duly noticed public hearing on July 22, 2021 and denied the request.

FINDINGS OF FACT

1. That the **Structure** will not adversely impact traffic in the area.

2. That the **Structure** will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the **Structure** will be constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

4. That the **Structure** will not create additional requirements at public cost for public facilities and services.

5. That the **Structure** will not be detrimental to the economic welfare of the community.

6. That the **Structure** will not be disturbing or hazardous to existing or future neighboring uses.

7. That the **Structure** will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to keep the Structure within the side yard setback, and drainage and utility easement, on the Subject Property.

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

Chairperson Bauer
Commissioner Walker
Commissioner Dunaway
Commissioner Peters

and the following voted against the same:

Commissioner Anderson
Commissioner VanScoy

and the following abstained:

None

and the following were absent:

Commissioner Gengler

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of July, 2021.

_____
Chairperson

ATTEST:

_____
City Clerk

CITY OF RAMSEY

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this_____day of_____, 2021, before me a Notary Public personally appeared Randy Bauer and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson 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 Randy Bauer and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

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

RESOLUTION #21-227

RESOLUTION APPROVING AN EASEMENT ENCROACHMENT AGREEMENT FOR A DETACHED ACCESSORY STRUCTURE IN A DRAINAGE AND UTILITY EASEMENT AT 7474 163RD AVENUE NW

WHEREAS, Manuel Cuevas, hereinafter referred to as the "Applicant," has requested an Easement Encroachment Agreement to maintain an existing ten foot by twelve (10' x 12') detached accessory structure (the "Structure") within a drainage and utility easement (the "Easement") on the property legally described as follows:

Lot 15 Block 2 Sweetbay Ridge, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the placement within the drainage and utility easement would require a Variance and an Easement Encroachment Agreement, approved by the Planning Commission and City Council, respectively; and

WHERAS, the Planning Commission met and held a duly noticed public hearing on July 22, 2021 and approved the Variance request; and

WHEREAS, the Applicant has a standard five (5') foot Drainage and Utility Easement in the side yard; and

WHERAS, the City Council reviewed the request for an Easement Encroachment Agreement on the Subject Property for the Structure during their regular meeting on August 10, 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 Applicant can continue to maintain the Structure within the Easement contingent upon:
   a) The Applicant entering into an Easement Encroachment Agreement with the City and recording said agreement against the Subject Property; and
   b) Review and approval of the Easement Encroachment Agreement by the City Engineer to ensure the Easement can still function as intended.

2) That the Applicant shall not further encroach on the Drainage and Utility Easement without written consent from 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 adopted by the Ramsey City Council this the 10th day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

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

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this _____ day of _____, 2021, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **Manuel Cuevas**, and their successors and assigns ("Landowner").

RECITALS:

WHEREAS, Landowner is the fee owner of the real property located at 7474 163rd Ave NW, Ramsey, Minnesota, and legally described as follows:

Lot 15 Block 2 Sweetbay Ridge, Anoka County, Minnesota

("Property"); and

WHEREAS, the City currently has five (5) foot wide Drainage and Utility Easements ("Easements") over, under and across a portion of the Property, as dedicated to the public pursuant to the Plat known as "SWEETBAY RIDGE" recorded in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, Landowner seeks permission from the City to partially encroach upon the Easements up to a maximum of five (5) foot with a movable structure into the side yard easements (foundations would not encroach into the Easements).

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment of no more than five (5) foot on and over the Easements by Landowner for the purposes of constructing and maintaining a movable structure over that part of the Easements subject to the terms of this Agreement.

2. Landowner shall not expand the structure in width, depth, or height unless approved in writing by the City. If the structure is demolished, destroyed, or substantially replaced, any replacement shall not encroach upon the Easements without written consent of the City.

3. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easements.

4. The Landowner is responsible for all costs relating to use, maintenance and repair of the structure.

5. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities located within the Easements including, but not limited to, watermain, sanitary sewer and/or storm sewer systems, deems it necessary and expedient to excavate within the Easements, The City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Notwithstanding the above, in the event the City finds it is necessary to completely restore the easement area, the Landowner agrees to remove any accessory items that have been placed in the Easements. Landowner will promptly comply with said removal request at their expense and will remove any accessory use within sixty (60) days of the written request by the City.

6. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the overhang of the home, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

7. Landowner and his/her successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easements for the maintenance, use, and operation of the overhang of the home, including third party claims against flooding issues that may occur due to filling within the drainage easement.

8. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY: Colleen Lasher, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNER: Manuel Cuevas
7474 163rd Ave NW
Ramsey, MN 55303

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

9. This Agreement shall be recorded against the title to the Property.

CITY OF RAMSEY

By: _____ By: _____
Mark E. Kuzma, Mayor Kurtis Ulrich, 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 Kurtis 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

LANDOWNER:

By: _____

Its: _____

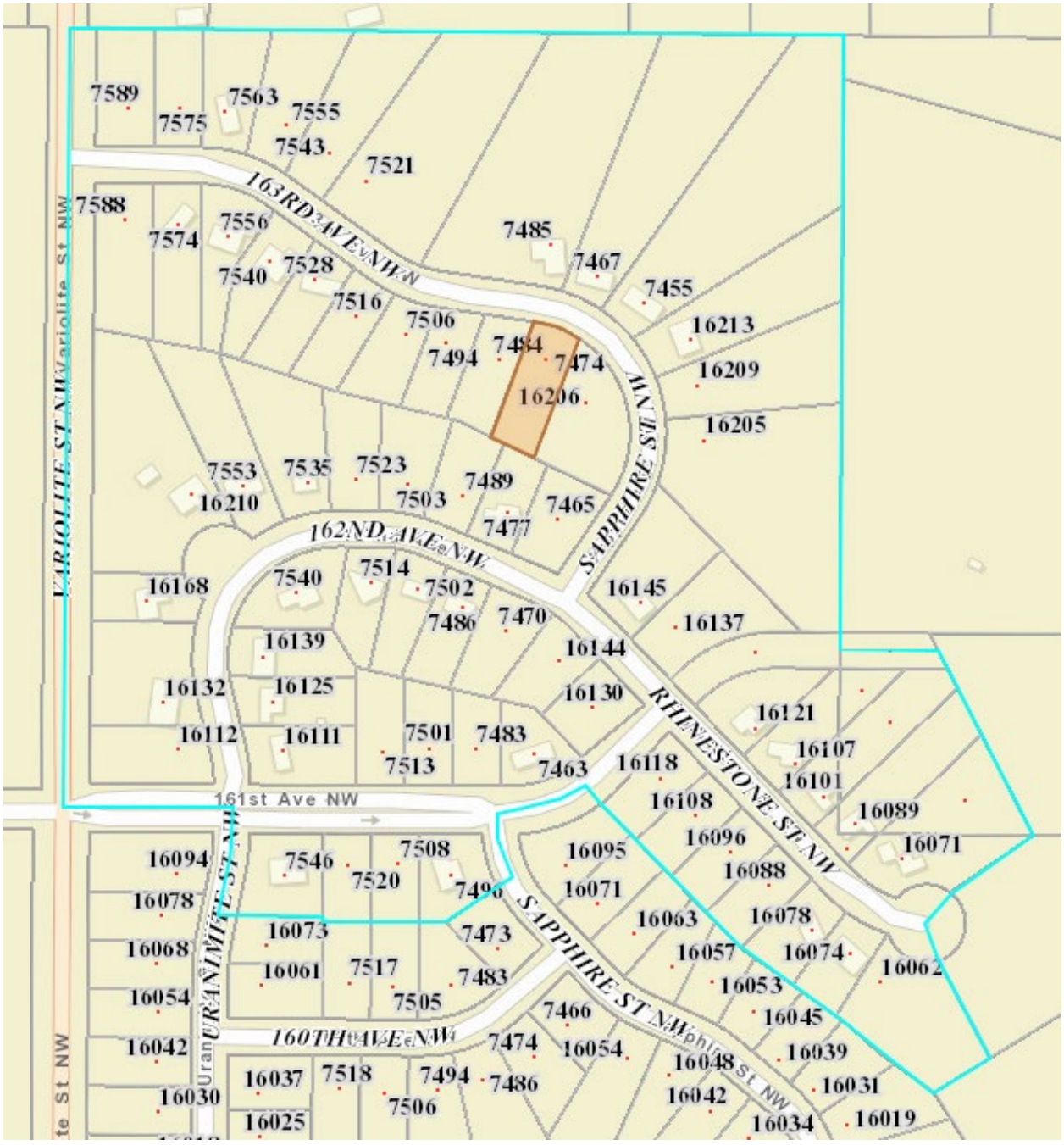
STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____.

_____
Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

EXHIBIT "A"
Subject Property



CC Regular Session **6. 1.**

Meeting Date: 08/10/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Review Ordinance #21-17 Amending Rental Licensing Requirements to Include Short-Term Rentals

Purpose/Background:

The purpose of this case is to clarify existing regulations for rental units throughout Ramsey. Staff has received an increased number of requests related to short term rentals (STRs), such as VRBO and AirBNB. It appears that these types of uses are becoming more popular throughout Ramsey, allowing owners to rent their homes when they're away. The existing regulations appear to require a rental license for any type of rental (even if short term), but Staff would like to solidify that and clarify the existing regulations in order to provide the regulations in writing to interested parties.

The cost for a rental license is $25 for three (3) years for a standard residential home. This license allows the City to inspect the property for building and fire code compliance upon request, to ensure the safety of tenants. Most cities throughout the metro area have rental license programs. Ramsey's rental license program is largely scaled back, minimal, and less expensive than other city's programs. Staff has found that the ease of the program has helped with voluntary compliance.

The only change requested at this time is updating the ordinance to explicitly include short term rentals (STRs) in the rental ordinance requirements.

The Planning Commission reviewed the draft ordinance and recommended approval at their July 22, 2021 meeting.

Notification:

Notification was provided in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommends adoption of Ordinance #21-17.

Action:

Motion to recommend the City Council adopt Resolution #21-17 amending the Rental Residential Dwelling Units section of City Code to explicitly include requirements for Short Term Rentals to receive a rental license.

Attachments

Resolution #21-17

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 12:12 PM

Form Started By: Chloe McGuire Brigl Started On: 07/22/2021 08:04 PM

Final Approval Date: 08/05/2021

ORDINANCE #21-17

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHATPER 26 ARTICLE XIV: RENTAL RESIDENTIAL DWELLING UNITS TO INCLUDE SHORT TERM RENTALS

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of Minnesota Statutes sections 412.191 and 412.221.

SECTION 2. AMENDMENTS

Article XIV. – Rental Residential Dwelling Units is hereby amended as follows, with added language underlined:

Division 1. – Generally

Section 26-614 - Definitions
The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a) Short Term Rental - a dwelling unit, as defined in Section 117-1, offered to the public in exchange for money, goods or services, on a nightly or weekly basis for not more than 30 consecutive days.

Sec. 26-645. - License required.

(a) No person shall operate a rental dwelling building or unit without first having obtained a license to do so from the city.
   a. A rental license is required for all rentals, including short term rentals (STRs).
   b. Tents, campers, trailers, yurts, and similar may not be rented out or used as residences. Only those places of residence with active Certificates of Occupancy (CO) for habitation may be rented.

Sect. 26-646. – Application.

(a) Application for an initial or renewal license shall be made by the owner of rental units or by the owner's legally constituted agent to the city on forms provided by the city. Applications shall include, at a minimum:
   (1) Name, address, telephone number, and date of birth of the dwelling owner, principal partners if a partnership, or corporate officers if a corporation.

(2) Name, address, telephone number, and date of birth of the designated local agent, if any.
(3) Local address of the dwelling.
(4) Number of buildings.
(5) Number of dwelling units within each building.
(6) Description of procedure through which tenant inquiries and complaints are to be processed.
(7) Whether the rental license is for a multifamily building, single family dwelling, or Short Term Rental.

Sec. 26-652. - Posting license.
Every licensee of a residential rental facility containing three or more dwelling units, or a Short Term Rental (STR), shall cause to be conspicuously posted in the main entryway or other conspicuous location therein the current license for the dwelling. Every licensee of a single occupancy facility shall provide to the occupant of the dwelling unit, a certified copy of the current license for the dwelling.

SECTION 3. SUMMARY
Ordinance #21-17 updates Chapter 26, Article XIV to clarify that rental licenses are required for short term rentals.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the 27th of July, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

CC Regular Session **6. 2.**

Meeting Date: 08/10/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Brian McCann, Community Development

Information

Title:

PUBLIC HEARING: Introduce Ordinance #21-11 Amending Chapter 10 of City Code to Include Requirements for Keeping Cats and Roosters, and to Amend Standards for Agricultural Animals and Beekeeping

Purpose/Background:

The purpose of this case is four-fold.

1. Reevaluate requirements for keeping of agricultural animals in residential districts; and
2. Allow roosters on properties with at least 2.5 acres in the R-1 Rural Residential district; and
3. Update *Article III - Dogs* to include cats in the requirements for domestic animals; and
4. Regulate beekeeping through a zoning permit instead of the land use application (fee reduction and increased efficiency).

Notification:

A public hearing notice was sent to the City's Official Newspaper, the Anoka County Union Herald for the regular meeting of the City Council on July 27, 2021. Anyone in attendance would be aware of the continued public hearing at the August 10, 2021 regular meeting.

Time Frame/Observations/Alternatives:

City Council - July 27, 2021

The City Council discussed the proposed Ordinance #21-11 at their regular meeting on July 27, 2021 and made the following considerations to be brought forward on August 10, 2021 for a continuation of the public hearing process:

- Addition of ducks and mini-cows
- Research for Nowthen regulations
- Clarify number of cats and dogs allowed in total

The draft ordinance and research of other cities' requirements are attached to the case, including the City of Nowthen's regulations as requested at the City Council meeting on July 27, 2021.

Agricultural Animals

Historically, the City's Animal Code focused on a delineation between lots smaller than 3 acres and lots that are larger than 3 acres. The code is structured as such that many animals commonly considered as non-domestic (chickens, pigs, cows, horses, etc.) required at least 3 acres. Since the time the Code was originally drafted, the City has grown considerably. Additionally, the City has tweaked the Animal Code on several occasions, resulting in a Code that can sometimes be difficult to interpret.

Staff is proposing to reduce the acreage requirements for keeping of certain animals, but retain the number of units per animal. The proposed ordinance also has no limit for animal units on properties that are 15+ acres in size, instead of the previous 20+ acres, and the table begins with 2.5 acres instead of 3, to follow the zoning code requirements. Staff has also included ducks on all residential properties, similar to standards for chickens. Agricultural animals that have been included for the 2.5+ acreage standard include mini-cows, bison, emu, and rabbits.

Roosters

Throughout 2020, the City received an increase in the number of complaints of roosters, especially on properties 1 to 2 acres in size. Property Owners that own Roosters and were subjects of the complaints have been asking the City to consider amending regulations to allow roosters on properties at least 1 acre in size, understanding that Roosters are probably not appropriate on smaller lots due to the nuisance created by noise. Residents have requested that Staff clarify regulations, and City Council directed Staff to allow roosters on larger lots.

City Staff is requesting an ordinance to clarify rooster restrictions in the City. Since 2010, there have been approximately 30 code enforcement cases for violations of Chapter 10 - Animals, in regards to prohibited animals on parcels three (3) acres or less. Many of these violations are for properties that have roosters.

Section 10.1 of City Code currently states:
"*a. Animals on less than three acres*. None of the following animals shall be maintained on any parcel of land in the city that is not at least 3.0 acres (130,680 square feet) in size: llamas, cows, mules, donkeys, burros, goats, pigs, sheep, lambs, turkey, geese and ducks. EXCEPTION: Chickens (hens only, no roosters or crowing hens) may be maintained on parcels less than three acres."

Staff is proposing that roosters are allowed by right in the R-1 Rural Residential district on lots 2.5 acres or greater (the minimum lot size in this district). Roosters would be allowed with the same process as is currently used for horses, which requires an administrative approval by City Staff.

Note: Roosters would still be held to nuisance regulations, which include applicable sound levels. Nuisance levels for noise are set forth by the State. Some roosters, per a Google search, have a decibel range from 70-130 decibels which is well above the levels outlined in City Code; although the duration may be shorter than what the nuisance standards are based on. While roosters could be over this decibel level if you were directly adjacent to the rooster, Staff does not anticipate that roosters would be over the minimum from an adjacent property if the property complies with the proposed code.

Cats

In 2021 thus far, the City has received complaints of at least two (2) properties with numerous cats on the property, domesticated and wild. These are not the first complaints to appear regarding the number and/or condition of cats on residential properties in the City, but the City Code does not have any regulations for cats.

Several surrounding cities have adopted similar ordinances to include cats and dogs in the same section to limit the number, or to include registration of total domestic animals over a total of three (3). The draft ordinance proposes holding cats to the same requirements as dogs as domesticated animals, including a limitation of three (3) total animals (cats or dogs) on residential properties. The adoption of this ordinance states any additional cats and/or dogs exceeding a total of three (3) will require a kennel license.

Beekeeping

At the request of members of the public, the City is proposing to amend the beekeeping section of the Animal chapter in City Code to create more leniency with requirements for beekeeping. The City is proposing to regulate beekeeping through a zoning permit, similar to accessory structures and fences, instead of a formal land use application process. This will expedite beekeeping requests and not create financial hardship for property owners that are interested in the keeping of bees. Any violation of the beekeeping requirements will continue to be subject to the City's code enforcement process. Revocation of the license would come to City Council.

Summary

Ordinance 21-11 aims to amend Chapter 10 to update the Animals section of City Code to adapt to the requests of residents regarding roosters, other agricultural animals, and to have similar requirements as dogs for cats. The acreage requirements for agricultural animals has proposed to be shifted to allow more animals on smaller properties. Cats will also be subject to the same standards as dogs, which will provide guidance for future code enforcement cases regarding the keeping and maintenance of cats. Additionally, while many other cities in the Metro also prohibit roosters, Staff is proposing roosters to be allowed on parcels over two (2) acres as a conditional use. Beekeeping will also be regulated as a zoning permit for the convenience of future bee enthusiasts.

The City Attorney reviewed the revised version of the proposed ordinance with City Staff on August 5, 2021.

Funding Source:
This case is being handled as part of Staff's regular duties.

Recommendation:
Staff recommends introducing Ordinance #21-11 Amending Chapter 10 of City Code.

Outcome/Action:
Motion to introduce Ordinance #21-11 Amending Chapter 10 of City Code.

Attachments

Duck Request
Ordinance 21-11
Animal Ordinance Research

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 02:09 PM
Brian McCann (Originator)	Brian McCann	08/05/2021 02:37 PM
Bruce Westby	Brian McCann	08/05/2021 02:55 PM
Brian McCann (Originator)	Brian McCann	08/05/2021 03:02 PM
Bruce Westby	Bruce Westby	08/05/2021 03:44 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 03:52 PM
Form Started By: Brian McCann		Started On: 08/02/2021 02:31 PM
Final Approval Date: 08/05/2021		

Hello Mayor Kuzma and members of the City Council,

My name is Liam Steinberg, and I am 9 years old. As a resident of Ramsey, I am writing to request you reconsider the city ordinance Ch. 10-Animals- section 1, that states ducks are not allowed on properties that are less than 3 acres. I would like the council to allow ducks on properties under the same land regulations as chickens.

I have done some research and would like to provide you with a compelling argument. While up to 6 chickens are allowed on properties that are city lots up to one-quarter an acre, ducks are not allowed on properties less than three acres. I am asking that the land requirement change for ducks to match the requirements that are present for chickens. There are many reasons and positives as to why ducks should be allowed to have the same parameters as chickens. The following are my reasons that ducks are not only cooler than chickens, but better than chickens.

I think ducks are a very underappreciated species. There is a misconception that ducks need lots of land and water, like a pond, but they do not. Ducks only require a water source that is large enough for them to dunk their head in. When dipping their head in the water, they can clean out their nose and eyes, as well as adequately groom themselves. Additionally, ducks do not need to have much space, just large enough for them to move around, and get their needs met with food and water while protecting them from predators, because unlike chickens, ducks are slower and do not have pointed beaks they can use for protection. When compared to chickens, ducks are less destructive on lawns and gardens. Not only do ducks do incredible pest management, by eating all the bugs, worms, grubs, etc. it can find, once it spots the insect, it tracks it until it is caught. Ducks are tenacious, and I admire that about them. Due to the ducks having webbed feet, ducks do not tend to rip up yards nor do they create small dust storms for “baths,” like chickens.

Ducks are also respectively quieter than the chicken. With a range of vocalizations, ducks also have a broader range of sounds--having the ability to produce purrs, sighs, whistles, grunts, quacks, honks, coos, clucks, and groans. Because ducks have such a variety of sounds could be why some people think ducks are quieter. Chickens just have variations on the traditional “cluck.”

When considering a pet, ducks make great additions. Ducks imprint or follow the first animal it sees, this makes them adaptable to life with other animals, and people easier. Ducks are also healthier and have greater longevity than chickens. Ducks live on average 7-10 years (much like some larger breeds of dogs), whereas chickens live 3-5 years (like hamsters, guinea pigs, and chameleons). The immune system of a duck is better and heartier than that of a chicken. Ducks are also able to handle heat and cold temperatures better than chickens. With Minnesota weather, and the temperature fluctuations we experience, ducks can adapt and adjust much better than chickens. Especially in the winter, ducks are better equipped to withstand the harsher weather because they have an extra layer of fat that protects them. Chickens are more prone to diseases and sicknesses, because they do not spend as much time around water. Mites and other parasites are attracted to chickens; however, mites or other parasitic creatures could not attach to a duck due to the wax-like coating ducks place on their feathers or would drown in water when a duck takes a bath.

Duck benefits do not end there. Duck eggs are bigger by 50-100%, and contain higher amounts of protein, fiber, and vitamin B12. Some people even think duck eggs taste better than

chicken eggs. Did you know if you have chicken egg allergies, most people can eat duck eggs without problem? This would be a great benefit to some people; there is only one problem…duck eggs are hard to find and when you do find them, they are more expensive. While both chicken and duck eggs are beneficial to eat, ducks are more prolific and consistent egg layers than chickens. With the city of Ramsey identifying ducks as the same animal density unit as a chicken, why does the land requirement difference exist?

Mr. Mayor and the city council, my mom and dad said I cannot get ducks unless the city regulations change. I have wanted ducks for a long time and will promise to take care of them. I hope my research has proved useful in changing your mind about the land requirements (need far less than 3 acres), as well as providing important information about the value in raising ducks versus chickens.

Thank you for your consideration,

Liam Steinberg

ORDINANCE #21-11

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 10 WHICH IS KNOWN AS THE ANIMALS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 10-1 (KEEPING OF CERTAIN ANIMALS, LIVESTOCK, AND POULTRY), AND ARTICLE III. – DOGS, OF CHAPTER 10 OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

Sec. 10-1 shall be amended to read as follows (additions indicated by underline, deletions indicated by ~~strikethrough~~):

> (a) Animals on less than ~~three~~ 2.5 acres. None of the following animals shall be maintained on any parcel of land in the city that is not at least ~~three (3)~~ 2.5 acres in size: llamas, cows, mini-cows, bison, emu, rabbit, ~~mules, donkeys, burros,~~ goats, pigs, sheep, lambs, turkey, roosters, crowing hens, and geese ~~and ducks~~. EXCEPTION: Chickens and ducks (hens only, no roosters or crowing hens) may be maintained on parcels less than ~~three~~ 2.5 acres. The following chart prescribes the number of chickens and ducks that can be maintained on lots of record to which the animal owner has fee title and desires to maintain chickens:

Lot Size	Number of Chickens and Ducks Permitted
0.00 to 0.24 Acres	6
0.25 to 0.49 Acres	8
0.50 to 0.74 Acres	12
0.75 to 0.99 Acres	16
1.00 to 1.24 Acres	20
1.25 to 1.49 Acres	24
1.50 to 1.74 Acres	28
1.75 to 1.99 Acres	32
2.00 to 2.24 Acres	36
2.25 to 2.49 Acres	40

2.50 to 2.74 Acres	44
2.75 to 2.99 Acres	48

Any animal not listed shall not be maintained in the City except as otherwise provided in this chapter.

(b) ~~*Reserved.*~~ Roosters or crowing hens may be kept and maintained only on parcels zoned R-1 Residential (Rural Developing) of at least two and a half (2.5) acres in size after filing a sketch drawing with the City, and a zoning permit application. Said properties are allowed a total of two (2) roosters or crowing hens.

1. *Sketch Drawing Required.*

(1) Prior to maintaining and owning a rooster or crowing hen on any rural residential parcel of land 2.5 acres or more in size, the landowner shall provide a sketch drawing to the city.

(2) Required sketch drawing information shall include:

a. Name and address of the fee owner of the subject property where the rooster(s) or crowing hen(s) are to be maintained and the name and address of occupant of subject property (if different).
b. Legal description of subject property.
c. Number of roosters or crowing hens to be maintained on subject property.
d. Acreage and zoning of subject property.
e. Location and size of enclosure and exercise area, compliant with subsection (g) *Miscellaneous Maintenance Standards.*
    i. Setbacks for rooster or crowing hen enclosure and exercise area shall be fifty (50) feet from any neighboring place of human habitation and seventy-five (75) feet from neighboring property lines.

(3) Upon approval of the sketch drawing, the City shall issue an administrative zoning permit.

(4) Rooster(s) or crowing hen(s) shall be in compliance with all applicable code standards, including Section 30-5 (b) outlining allowable sound levels.

(c) Animal unit. Animal unit is defined as a measure used to compare differences in production of animal wastes. The following chart establishes the number of animal units assigned to certain livestock and poultry:

Animal family	Number of Units
Cow, bison	1.5
Llama, alpaca, emu, mini-cow	1.0
Goat, pig, sheep, lamb	0.5
Turkey, goose, rabbit	0.1
Chicken, duck	0.04

The animal unit number of any animal not listed is determined by the City.

(d) Permitted animals.

(1) Subject to subsection 10-1, ~~The~~ the following chart prescribes the number of animal units that can be maintained on lots of record to which the animal owner has fee title and desires to maintain a mix of livestock, poultry, or fowl (refer to section 10-24 for regulations for maintaining horses):

Parcel Size	Number of Animal Units Allowed
~~3~~ 2.5 acres	2
5 acres ~~(217,800 square feet)~~	3
10 acres ~~(435,600 square feet)~~	5
15 acres ~~(653,400 square feet)~~	7
20+ acres	No limitation

(f) Beekeeping. Bee hives may be maintained on a parcel with the issuance of a ~~beekeeping license~~ zoning permit.

(10) Beekeeping ~~license~~ zoning permit process.

a. *Application*. The application for a ~~license~~ zoning permit shall contain the following information; name, address, and telephone number of applicant; the address of the location, and a sketch plan of the premises where the bee hives will be maintained include how the owner will demonstrate compliance with the standards of this section.

b. *Processing application*. The application must be filed with the zoning administrator together with the permit fee. ~~30 days prior to a city council meeting. Following an inspection of the premises proposed to be licensed, the zoning administrator shall make a recommendation to the city council to approve or deny the application. The city council shall hold a public hearing and make the final decision on the application.~~

c. *Term and transfer*. The ~~license~~ zoning permit shall be valid without renewal provided that the applicant complies with the terms of the ~~license~~ zoning permit. ~~License~~ Zoning permits under this chapter may not be transferred from person to person or from place to place.

d. *Revocation*. The council may revoke any license issued under this article upon adequate notice and a hearing before the council, if requested, on the following grounds: any violation of this Code; material misstatement or misrepresentation in application for ~~license~~ permit or renewal thereof; failure to keep the ~~licensee's~~ permittee's premises in an orderly, aesthetically pleasing manner as prescribed by the council and/or its designated representative; failure to comply with the terms of the ~~license~~ permit.

(g) Miscellaneous maintenance standards.

(1) Chickens and ducks must be contained in an enclosure and said enclosure must be designed in accordance with City Code chapter 117, article II (Zoning) and MN State Building Code. The enclosure shall be counted as an accessory building when calculating total number of permitted accessory buildings on a property. The enclosure and surrounding grounds shall be maintained in a clean and sanitary condition and in good repair. Flies, rodents, and noxious odors shall be controlled.

Article III (Dogs) shall be amended to include the following:

ARTICLE III.- DOGS AND CATS

Sec. 10-52. Definitions

Cat means a mammal that is wholly or in part of the species Felis domesticus.

Sec. 10-56. - Number of dogs or cats permitted.

(a) On a parcel or series of contiguous parcels under the same ownership or occupancy as the dog owner, no more than three dogs are permitted. A private kennel license is required for four or more dogs. A combination of dogs and cats is allowed if the total number does not exceed seven, with a maximum of three dogs.

Sec. 10-59. – Rabies vaccination.

(a) Every owner or keeper of a dog and/or cat shall cause the same to be vaccinated by a licensed veterinary with anti-rabies vaccine at least once every three years and prior to the time such dog and/or cat shall reach the age of six months.

(b) No dog and/or cat need be vaccinated when a licensed veterinarian has examined the animal and certified that, at such time, vaccination would

endanger its health because of its age, infirmity, debility, illness, or other medical consideration; and such exception certificate is presented to the animal control officer within five days of such examination. The animal shall be vaccinated against rabies as soon as its health and age permit. Unvaccinated animals must be confined to the owner's property or a veterinary facility.

DIVISION 2. - IMPOUNDMENT

Sec. 10-95. - Procedure; reclaiming.

(a) Impoundment. All dogs or cats picked up by the animal control officer or any of their duly authorized assistants shall be immediately transported to the designated pound. If the owner is known, they shall be immediately notified by telephone or personal contact and by written notice to their last known address. If the owner is unknown, written notice containing a description of the animal shall be posted at the pound and the city hall. The notice shall advise the owner that they have five regular business days to claim the dog or cat. The term "regular business day" means any day during which the pound is open to the public not less than four consecutive hours between the hours of 8:00 a.m. and 7:00 p.m.

(b) Reclaiming. An owner may reclaim an impounded dog:

(1) If the dog or cat has a current license: by paying to the pound master an impounding fee plus a boarding fee in an amount determined by agreement between the city and the designated pound, for each day the animal was confined. There shall also be an added impounding fee for any dog or cat impounded twice within 12 months. Such fees shall be set by ordinance.

(c) Unclaimed animals. Any animal not claimed within the allotted time shall be disposed of in accordance with the provisions of Minn. Stats. § 35.71, subd. 3.

SECTION 3. SUMMARY

The following official summary of Ordinance #21-11 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 #21-11 amends Section 10-1 to clarify requirements for maintaining certain animals in the City of Ramsey, including allowing roosters and crowing hens via an administrative permit on properties that are at least two and a half (2.5) acres in size and located in the R-1 Residential (Rural Developing District), and updates the animal table to allow for emus, rabbits, mini-cows and bison on certain properties. Ducks will also be allowed with similar requirements as chickens, and beekeeping will require a zoning permit in replacement of a land use application. The ordinance also amends Article III to include cats under the same provisions as dogs.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2021.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Animal Ordinance Review
Research for Animal Code Amendment
By: Bria Raines and Brian McCann

The purpose of this research is analysis of peer community codes regarding standards for roosters, the number of cats allowed, and acreage requirements for permitted exotic animals. Neighboring communities had the following ordinances:

Andover

Dependent on land size:

- The City's code limits the number of cats to 3 for properties less than 2.5 acres; no mention for properties over 2.5 acres.
- Donkey, horse, pony, mule, and foal permitted on property over 5 acres.

The City's code defines poultry without naming roosters specifically.

- Definition
    - Poultry: "Domestic fowls, such as chickens, turkeys, ducks or geese, raised for meat or eggs"
        - Permitted in Single Family rural, Suburban, Estate, and Rural Reserve. Prohibited in urban and multiple dwelling zones.

Anoka

Chapter 14-31 – Restriction on number of animals

- "No person shall keep more than three cats, or a mixture of dogs and cats, not to exceed three pets in total, at one residence within the city, except that a fresh litter of pups or kittens may be kept for a period of three months."
- Domestic and farm animals allowed only; animals shall include members of the equestrian family (horses, mules), bovine family (cows, bulls), sheep, poultry (chickens, turkeys), fowl (ducks, geese), swine (including Vietnamese pot-bellied pigs), goats, and other animals associated with a farm.
    - No monkeys, lions, tigers, and other naturally wild animals.
- (146) "A person may keep, harbor, or maintain care, custody, or control over no more than four chickens, ducks, geese or other fowl or poultry or combination as defined by this article within city limits. No roosters shall be permitted."

Blaine

Chapter 6 – Control of animals other than dogs

- (12.065 (2)) Keeping of roosters shall be prohibited.
- No section on cats or limitations
- Exotic animals require a permit
    - Permitted: any animal of the species of horse, mule, ass, cattle, sheep, goat, domesticated fowl and exotic animals (except domesticated fowl maintained in a residence), including but not limited to duck, chicken, goose, turkey or peafowl or swine of any kind

Champlin

Chapter 10 – Animals

- No more than 3 cats or dogs, or any combination of
- (b) Hoofed and agricultural animals. No person shall keep, harbor, or maintain care, custody, or control over any horse, cow, sheep, pig, goat, or any other hoofed animal, chicken, duck, goose or other agricultural animal or fowl any place in the city. This section shall not prohibit the keeping of such animals in a stable that complies with the zoning code. The maximum number shall not exceed one animal per one acre of land.
    - Not permitted if not house pets or livestock

Coon Rapids

Chapter 6 – Animal Control and Licensing

- (702 (2)) Keeping of roosters is prohibited.
- Cats must be registered, no limitation to number
- Domestic animals are permitted
    - defined as non-poisonous snakes or snakes not prohibited by this Chapter, birds kept indoors, non-poisonous spiders, turtles, lizards, hamsters, chinchillas, mice, rabbits, gerbils, white rats, guinea pigs, or similar small animals capable of being maintained continuously in cages and indoors.
- Not permitted: Non-domestic animals
    - All other animals such as cows, sheep, pigs, potbellied pigs, bees, goats, swine, llamas, mules, horses or other hoofed animal, ducks, or other agricultural animals or domestic fowl and any animal, reptile or fowl, which is not naturally tame or gentle but is of a wild nature or disposition or which, because of its vicious nature or other characteristics, would constitute a danger to human life or property.

Dayton

Chapter 94 – Animals

- (1) No owner shall allow any animal to commit acts defined or described in this section or Dayton City Code Chapter 130 as a nuisance.

  …

  (3) The owning, keeping, or harboring of any animal which does any of the following is hereby declared to be an act of nuisance committed by the person owning, keeping or harboring the animal:
    - (f) Excessively makes disturbing noises;
- No section on cats or limits
- Permitted:
    - House pets: dogs, cats, birds, rodents (maintained continuously in a cage)
    - "Any living horse, mule, donkey, pony, cattle, sheep, goat, swine, chicken, goose, duck, turkey, rabbit or any other livestock in the raising of which is determined by the state of Minnesota to be an agricultural pursuit, including, but not limited to, Cervidae, llamas, and Ratitae."
        - Additional animals explicitly listed: Rabbits, ferrets (vaccinated yearly), domestically raised pot-bellied pigs, and peacocks.

Elk River

Chapter 30-803. – Animals

- One animal unit per acre of fenced pasture land is allowed for properties 5 acres or larger, CUP required for properties less than 5 acres to have agricultural animals
    - Agricultural animals include slaughter/steer/heifer (1 unit), horses (1 unit), mature dairy cows (1.4 units), swine under 55 pounds (0.5 units), swine over 55 pounds (0.4 units), sheep (0.1 units), ducks (0.2 units), turkey (0.018 units) and chickens (0.01 units).
    - "Roosters are not permitted on parcels two and one-half acres to five acres in size, unless a conditional use permit is granted."
- No requirements for cats.

Ham Lake

Chapter 5-330– Animal Control

- The following conditions shall apply to every person who owns, controls, keeps, or maintains chickens on a residential city lot in areas zoned R-1 and RS-1:

    - (b) No roosters or other poultry shall be allowed.
- No requirements for cats – domesticated animals.
- "Except domesticated pets, and as permitted under Chapter 5-200, no raising, breeding, keeping or occupancy of livestock, poultry or other animals shall be permitted on any lands other than those zoned R-A Rural Single Family Residential. In land zoned R-A such activities may be permitted on parcels in excess of three (3) contiguous acres, provided the occupant has obtained an Animal Permit. As many as three (3) such animals may be kept on a lot or parcel of land containing three (3) acres. One (1) additional such animal, per acre, may be kept upon lots or parcels of land containing more than three (3) acres."
    - No definition of livestock is provided for clarification on types of animals.

<u>Nowthen</u>
Chapter 11 – Zoning – Section 11-4-15: Animals
- Three acre minimum requirement, three animal units allowed of agricultural animals (including ducks) with one additional unit per acre allowed.
- Roosters not permitted on properties three acres or less – no other mention in Code.
- Only mention of dogs/cats is in regards to Conditional Use Permits for breeding.

<u>Osseo</u>
Chapter 94 – Animals
- No relevant chicken ordinances
- No relevant agricultural animal ordinances
- No relevant cat ordinances

<u>Rogers</u>
Chapter 10-22 – Restrictions on keeping certain animals
- (1) Chickens and other domestic fowl.
- (2) Any combination of animals and/or fowl of any age kept in such numbers or under conditions that reasonably annoy, injure, or endanger the health, safety, comfort, repose, or welfare of the public or of the animals or fowl.

Chapter 10-27 – Limit of dogs or cats on one premises
- Not more than three dogs or cats over six months of age shall be kept on any one premises except at a licensed commercial kennel or a licensed residential kennel.

Sec. 125-326 – Animal, livestock, and farming operations.
- Agricultural animals include slaughter/steer/heifer (1 unit), horses (1 unit), mature dairy cows (1.4 units), swine under 55 pounds (0.05 units), swine over 55 pounds (0.4 units), goat/sheep (0.1 units), goose/duck (0.02 units), turkey (0.018 units) and chickens (0.01 units), llama (0.5 units).
- Animal units are dependent on a zoning district's maximum density:
    - Rural estate zoning districts only (RE-2 and RE-5) requires three acres for the first animal unit and one additional acre per each additional animal unit.

CC Regular Session **7. 1.**

Meeting Date: 08/10/2021

By: Chris Anderson, Community Development

Information

Title:

Consider Request for Comprehensive Plan Amendment to Re-Guide PID #20-32-25-44-0003 from High Density Residential (HDR) to Medium Density Residential (MDR) (Project No. 21-122); Case of Lennar

Purpose/Background:

The City has received an application from Lennar (the "Applicant") for a Comprehensive Plan Amendment (CPA) to re-guide PID #20-32-25-44-0003 (the "Subject Property") from High Density Residential (HDR) to Medium Density Residential (MDR). The Applicant has also submitted a Sketch Plan and, subsequently, a Preliminary Plat for a proposed residential development. The Planning Commission reviewed the Sketch Plan at their July 22, 2021 meeting.

The purpose of this case is to introduce the topic to City Council before bringing forward an official case to seek formal action. Staff is seeking some initial feedback on the both the proposed development layout/configuration and the requested Comprehensive Plan Amendment.

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.

Time Frame/Observations/Alternatives:

Project Summary

The Subject Property is approximately 35.5 acres in size, including about eight (8) acres of wetland. The site abuts Fire Station #1 on the west side of Armstrong Blvd. The Applicant is proposing 143 new dwellings, including a mix of single family homes (65-foot wide lots) and attached townhomes. The proposed net density of the project is approximately 5.2 units per acre. The Planning Commission identified two major items of concern regarding the proposed development. First, that 130+ homes would be situated along a roughly 2,100 foot long cul-de-sac (that was the original configuration; the Applicant subsequently provided an alternative layout that had a 'loop' road instead of a cul-de-sac). Secondly, that 130+ homes would be served by a single access (off Armstrong Boulevard). The Planning Commission acknowledged that the 'loop' configuration was an improvement, but still didn't address the single point of access.

Comprehensive Plan Amendment

The Subject Property is guided as High Density Residential in the 2040 Comprehensive Plan. This designation requires a density range between eight (8) and fifteen (15) units per acre. The Applicant has applied for a Comprehensive Plan Amendment to re-guide the Subject Property from High Density Residential (HDR) to Medium Density Residential (MDR), which allows a density range of four (4) to eight (8) units per acre.

The City can approve a Comprehensive Plan Amendment without an approved/formal subdivision plan for the site, if the City Council wishes to do so. This could be helpful to set plans for and solicit projects, if the vision now differs from what is in the Comprehensive Plan (in this case, High Density Residential).

Both the Planning Commission and Staff see merit in the request to reduce the density from 8 - 15 units per acre to 4 - 8 units per acre. The Subject Property abuts land guided as Rural Developing to the west and north. The project proposes attached townhomes in the southern portion with single family homes (65-foot wide lots) in the north,

which provides better transitioning to the existing Rural Developing lots north and west of the Subject Property.

In addition to City Council approval, all Comprehensive Plan Amendments also require Metropolitan Council approval. Staff sent the request to the Metropolitan Council for high level feedback. Initial response from Metropolitan Council Staff indicate that this would create an inconsistency with the Housing Plan and, more specifically, the City would no longer be guiding enough land at sufficient densities for affordable housing. If that were the case, it would jeopardize the City's eligibility for Livable Communities Act (LCA) funding (the City has utilized LCA funding for various projects including Center Street design, River Walk Village site clean up, and Sunwood Drive realignment).

One resident did attend the Planning Commission meeting regarding this case and noted that this layout, with single family homes in the northwest portion of the Subject Property and attached townhomes to the southeast, was more desirable than a previous concept plan (circa 2018). His feedback was that this transitioned better to the existing neighborhood; that he didn't support any attached townhomes adjacent to his property; and that a berm with landscaping would be preferable along the shared property boundaries.

There are a couple options/alternatives that could be considered related to the requested Comprehensive Plan Amendment (CPA):

- Approve the CPA, but identify approximately 28 acres of land elsewhere to re-guide to High Density Residential (HDR). This would essentially be a wash and thus, would not have any impact on the Housing Policy or eligibility for LCA funding.
- Approve the CPA as requested. This would have the likelihood of impacting the City's eligibility for LCA funds for future projects.
- Do not support the CPA. This would keep the Subject Property guided as HDR, and would render the proposed project ineligible, as it does not meet the required density (8-15 units per acre) for that designation.
    - Note that 8 - 15 units per acre could still be achieved onsite with single family homes abutting existing residential.

Based on neighborhood comment and proximity to existing residential, with any of the above options, Staff is supportive of keeping single family homes adjacent to existing residential.

Due to the initial feedback from the Metropolitan Council, Staff is seeking direction from the City Council on two points related to the requested Comprehensive Plan Amendment:

- First, whether there is general support for amending the land use designation from High Density Residential (8-15 units per acre) to Medium Density Residential (4-8 units per acre).
- Secondly, if there is general support for the requested amendment, whether Staff should attempt to identify other areas that could be re-guided to High Density Residential so that the City's LCA eligibility is not put in jeopardy.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

The Planning Commission recommended approval of the Comprehensive Plan Amendment. Please note, at the time of their review, Staff had not received feedback from the Metropolitan Council related to potential impact to LCA participation.

Outcome/Action:

Based on discussion.

Potential Motion: Motion to support the requested Comprehensive Plan Amendment and direct Staff to identify other potential areas to be re-guided as High Density Residential and come back to a future meeting to formally weigh in on Comprehensive Plan Amendment request.

Attachments

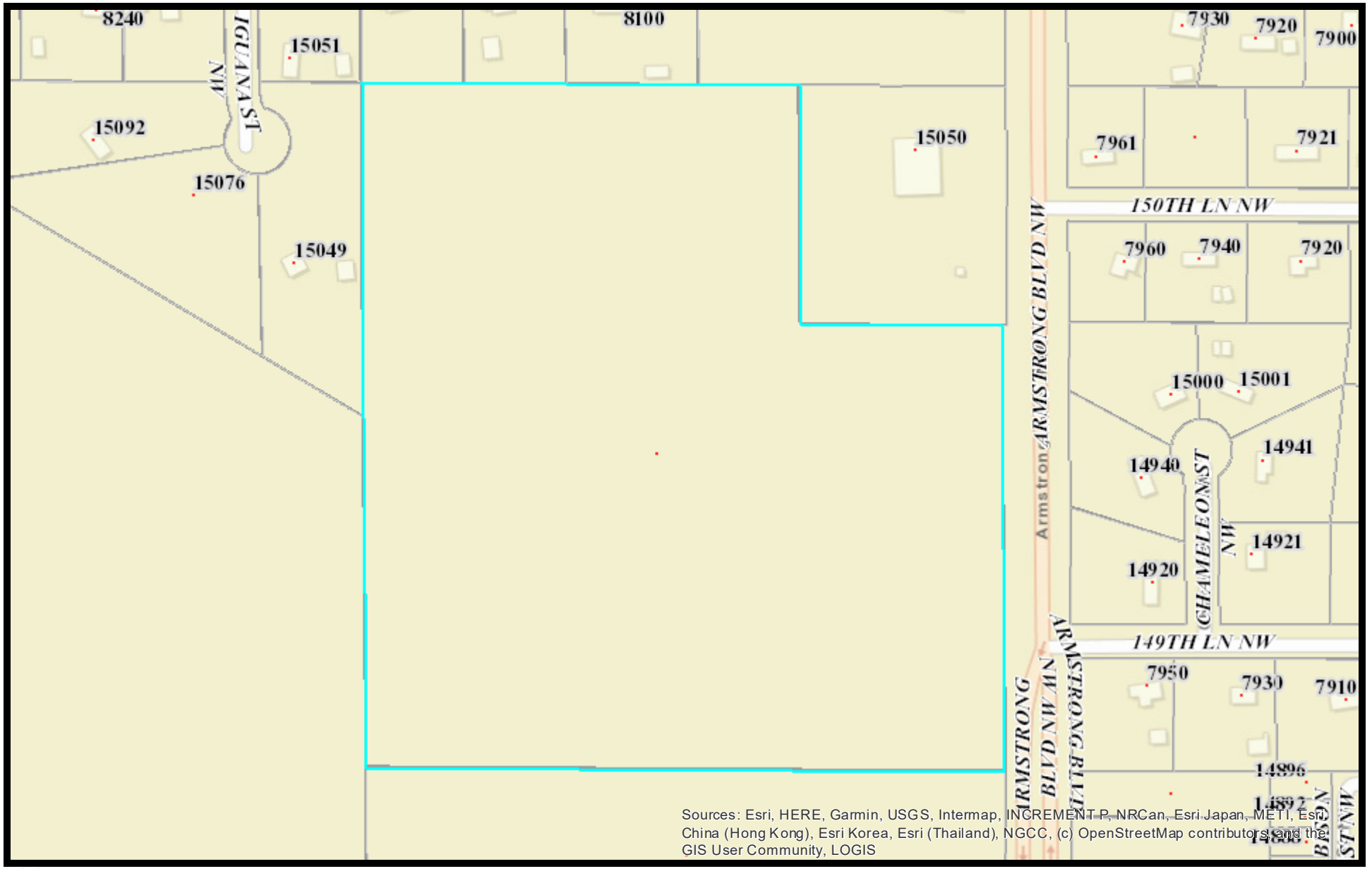
Site Location Map
Aerial View of Property
Future Land Use Exhibit
Current Zoning Exhibit
Original Sketch Plan Configuration
Updated Configuration
Draft Planning Commission Meeting Minutes Dated July 22, 2021

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/05/2021 12:30 PM
Kurt Ulrich	Kurt Ulrich	08/05/2021 03:00 PM
Form Started By: Chris Anderson		Started On: 08/02/2021 11:11 AM
Final Approval Date: 08/05/2021		

20-32-25-44-0003

Site Location Map



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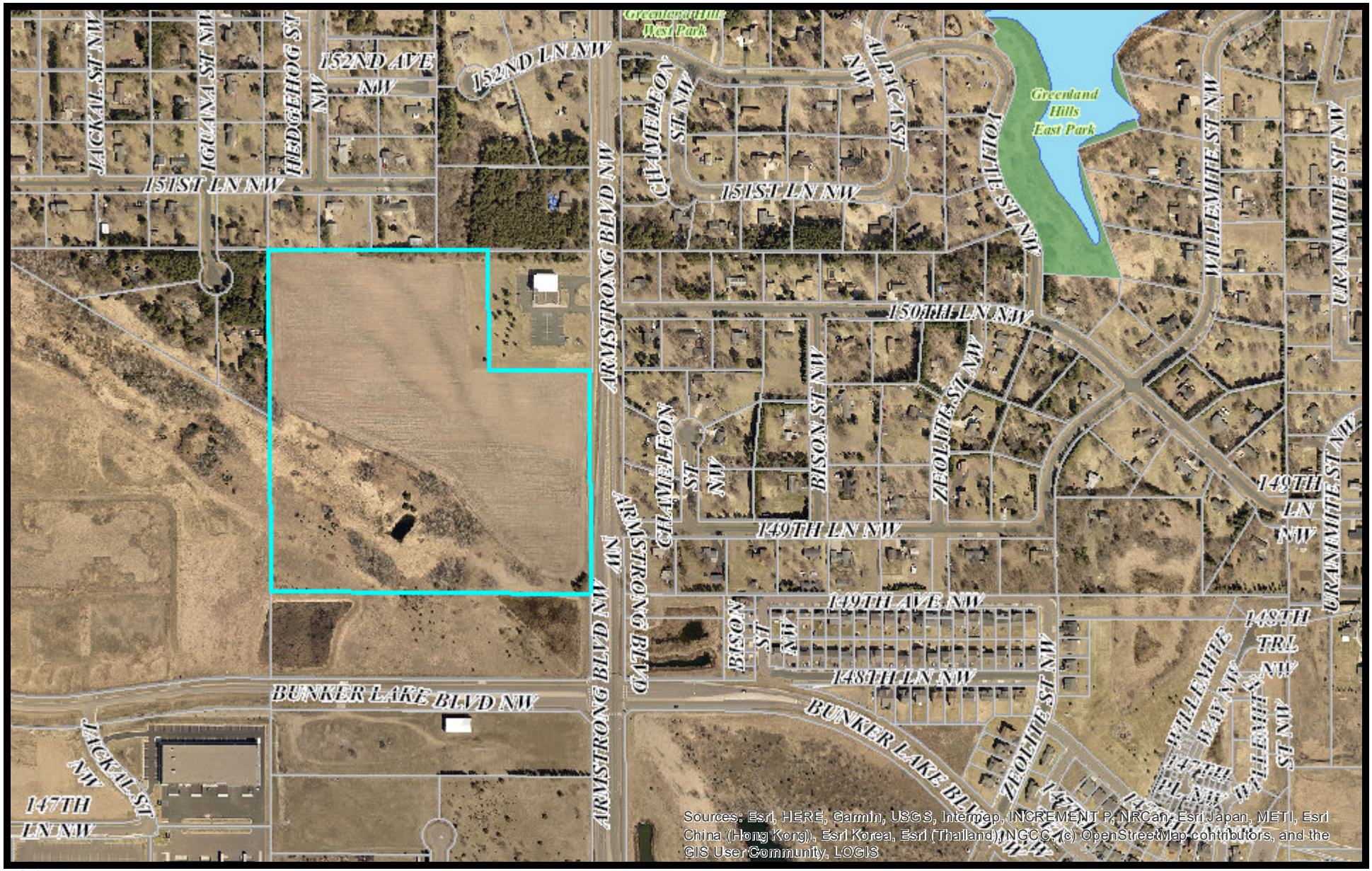

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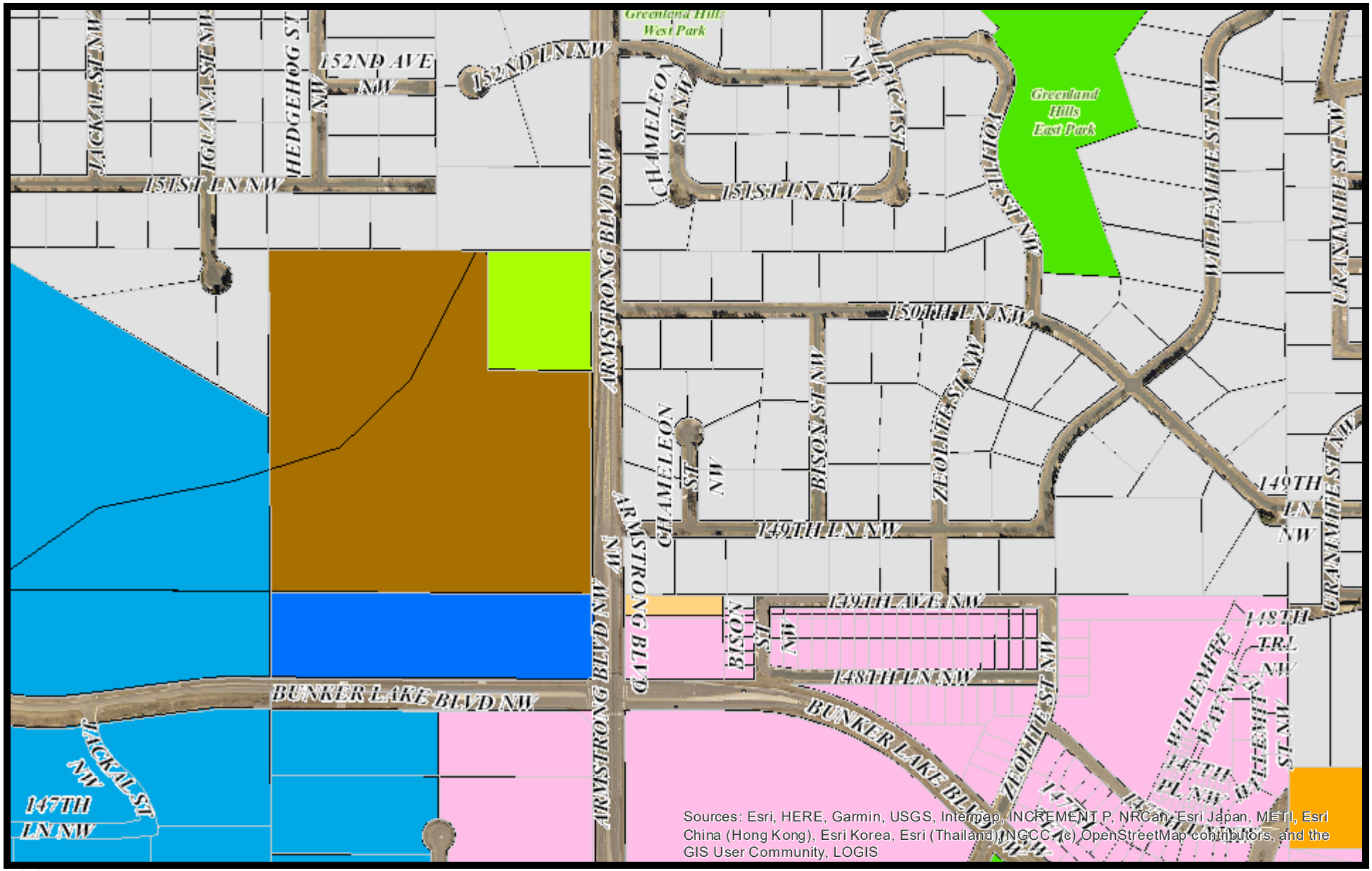

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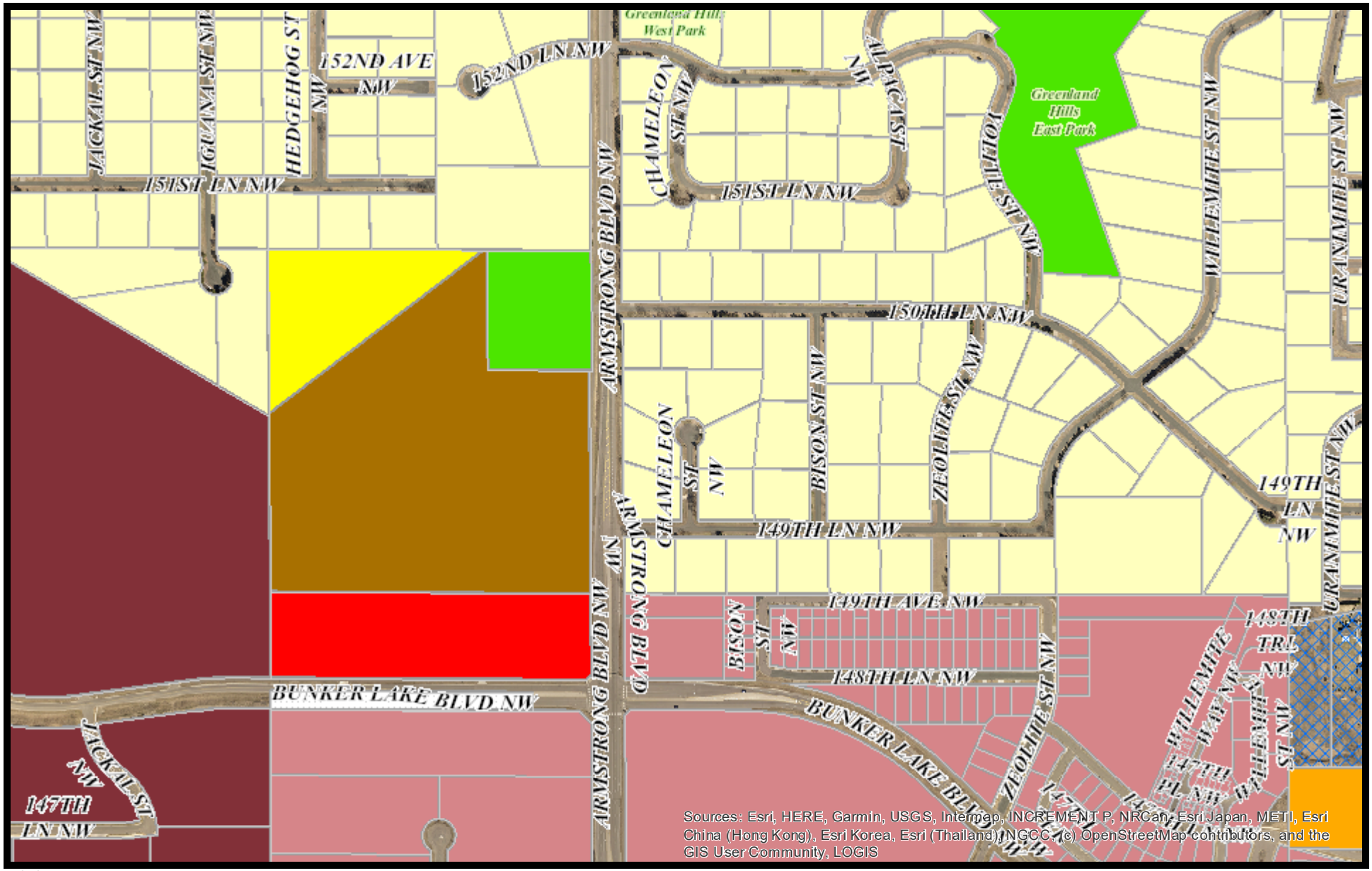

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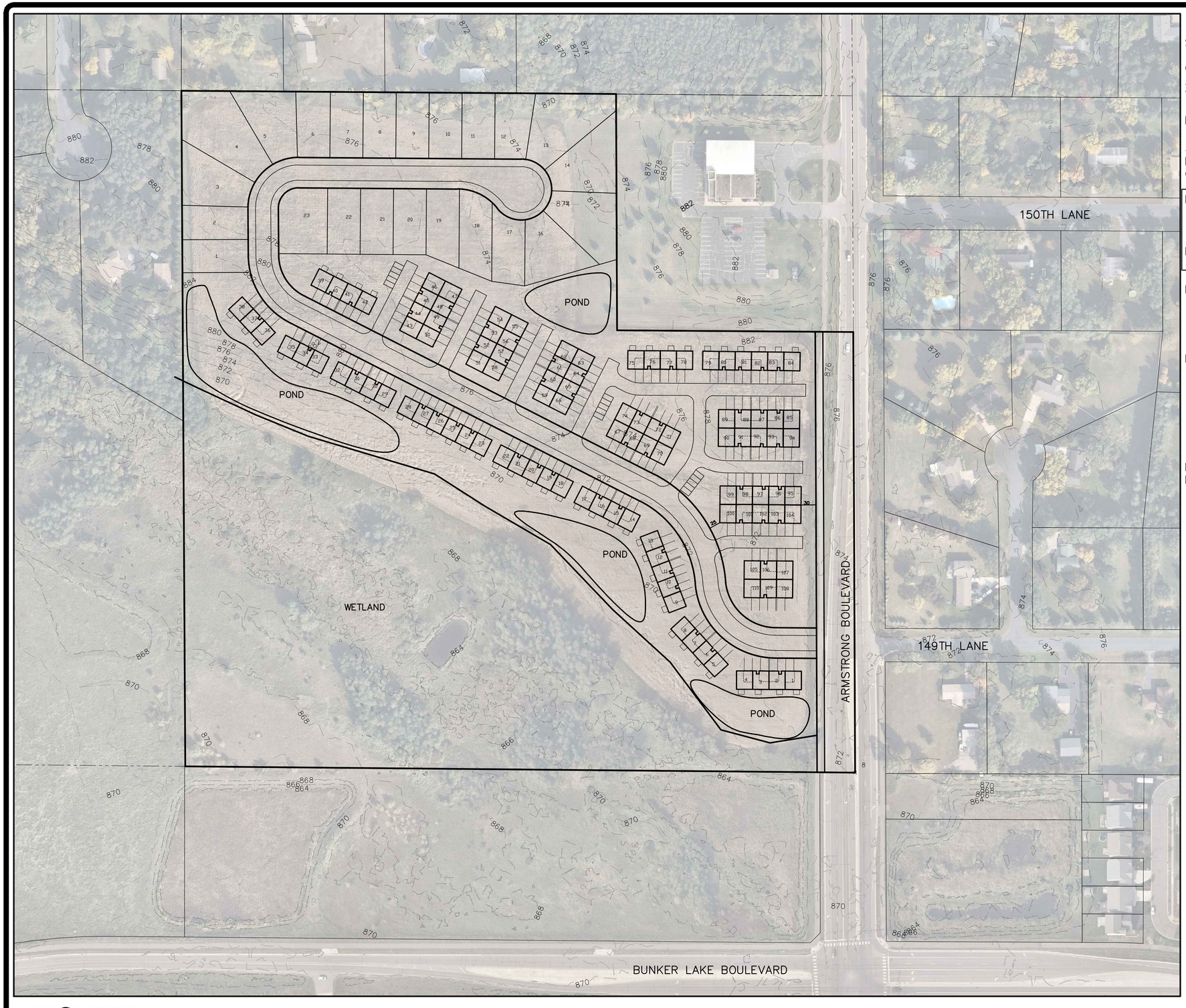


SITE DATA:

GROSS AREA: ±35.5 ACRES
ARMSTRONG ROW: ±1.5 ACRES
WETLAND: ±8.2 ACRES (NOT DELINEATED)

NET AREA: ±25.8 ACRES

2040 COMP PLAN: HIGH DENSITY RESIDENTIAL (10–15 UNITS/ACRE)
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL (4–8 UNITS/ACRE)
CURRENT ZONING: R–1 NORTH END, R–3 SOUTH END

PROPOSED UNITS: 133
110 TOWNHOMES
23 SINGLE FAMILY

NET DENSITY: ±5.1 UNITS/ACRE

R–3 STANDARDS:
SETBACK FROM BUILDING TO PRIVATE ROAD: 25'
SETBACK BETWEEN BUILDINGS: 20'
SETBACK FROM BOUNDARY: 30'

R–1 STANDARDS (VILLA):
LOT WIDTH: 65'
LOT AREA: 6,534 SF (0.15 ACRE)
FRONT SETBACK: 25'
SIDE SETBACK: 5' INTERIOR, 25' CORNER
REAR SETBACK: 20'

ROW LENGTH: 2,100 LF
PRIVATE DRIVE LENGTH: 1,700 LF

N

0 50 100 200
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions

Date	2-24-21
Designed	JLT
Drawn	JLT

CONCEPT PLAN 2

LENNAR

RAMSEY PROPERTY
RAMSEY, MINNESOTA

1 OF 1

© 2021 Pioneer Engineering, P.A.

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

The Southeast Quarter of the Southeast Quarter of Section 20, Township 32, Range 25, except the following 3 Exception Parcels, to wit:

EXCEPTION PARCEL 1: The East 466 feet of the North 466 feet thereof;

EXCEPTION PARCEL 2: That part thereof lying within Anoka County Highway Right of Way Plat Number 33, according to the map or plat thereof of record in the office of the Anoka County Recorder:

EXCEPTION PARCEL 3: That part thereof lying within Parcel 1 of Anoka County Highway Right-of-Way Plat No. 74, according to the map or plat thereof of record in the office of the Anoka County Recorder.

(Abstract Property)

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: Unassigned Armstrong Boulevard, Ramsey, Minnesota 55303

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E effective date of December 16, 2015.

4) **Parcel Area Information**: Gross Area: 1,486,411 s.f. ~ 34.123 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of: 890.186 feet (NAVD88).

6) **Zoning Information**: The current Zoning for the subject property is R-3 (High Density Residential) per the City of Ramsey's zoning map dated January, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 25 feet (Armstrong Boulevard)
Side: 30 feet
Rear: 30 feet
Height: 35 feet
Maximum Lot Coverage: 35 percent of lot area

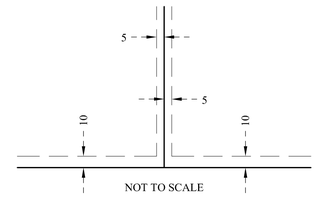
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

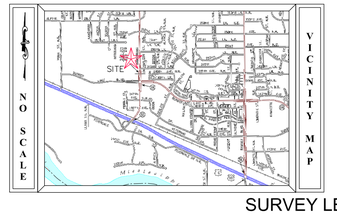
11) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

18) **Wetland Delineation**: The wetland delineation was not performed at the time of this certification.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.



Bearings are based on the Anoka County Coordinate System (NAD 83 - 1986 adj.)

80 40 0 40 80 160
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM AK AK				
DRAWN				
EMW				
CHECKED				
DLS				
DATE				
6-1-21				

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To: U.S. Homes Corporation, a Delaware corporation, InFaith Community Foundation, a Minnesota nonprofit corporation, and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, 11, 13 and 18 of Table A thereof. The field work was completed on June 8th, 2021.

Date of Plat or Map: June 16th, 2021

Daniel L. Schmidt

Daniel L. Schmidt, PLS Minnesota License No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:032-RGE.25-SEC.20
Anoka County

RAMSEY, MINNESOTA

PRELIMINARY PLAT
ARMSTRONG TOWNHOMES
PREPARED FOR:
U.S. HOMES CORPORATION

FILE NO. 5401-686

1/2

6.04: Public Hearing: Consider Sketch Plan and Comprehensive Plan Amendment for the Property West and South of Fire Station #1 (Project No. 21-122); Case of U.S. Home Corporation dba Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 8:35 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff is generally supportive of the Comprehensive Plan Amendment. However, significant revisions to the Sketch Plan seem necessary. Most notably, there is a need to modify the layout to incorporate at least one additional point of access and reducing any proposed cul-de-sac to no more than 600 feet. He stated that a neighboring property owner has indicated having interest in speaking with the applicant and staff provided that connection to facilitate discussions. He noted that could open the opportunity for another access that would eliminate the need for such a long cul-de-sac.

Chairperson Bauer stated that even without that connection perhaps there could be a loop back to avoid the cul-de-sac. He recognized that would require a redesign.

City Planner Anderson stated that if there is not a need for all the greenspace south of the fire station parking lot, the City could look at that option.

Chairperson Bauer noted that there are definitely some options but the proposed layout with the cul-de-sac would be a waste of time.

Commissioner Anderson noted that the properties to the north and west appear to be at least one acre in size.

City Planner Anderson stated that those lots are within the rural developing zoning district but likely existed prior to the 2.5-acre requirement. He confirmed that they are acreage lots on private well and septic.

Senior Planner McGuire Brigl confirmed that the lots to the north are about one acre in size and the lots to the west are about 2.5 acres in size.

Chairperson Bauer noted that there is industrial property to the south and east.

Citizen Input

Joe Jablonski, Lennar, appreciated the opportunity to come before the Commission tonight and obtain feedback. He noted that they have worked a little with staff and wanted to get input and start discussions with the change in the zoning districts. He stated that their question is whether it would be appropriate to change the use to a lower density with townhomes rather than an apartment or higher density use. He stated that if the Commission is not comfortable with that aspect, the

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remainder of the discussion would be unnecessary. He stated that they did resubmit a plan around July 16th that shows a looped road connection. He noted that the looped road maintained the same number of lots and single-family area to maintain the transition. He stated that one of the challenges related to access is that unless you go to the west to get on Armstrong, the roads on the other side of Armstrong do not match up. He stated that there would be opportunity to link some of the private driveways to the fire station area or main road in order to provide additional emergency access.

Chairperson Bauer noted that the 2040 Comprehensive Plan was recently completed and showed this property as high density. He stated that it seems logical to change the property to medium density.

Commissioner VanScoy commented that he agrees that it would make more sense and provide a better transition.

Chairperson Bauer confirmed the consensus of the Commission to support the change in density.

Commissioner Anderson commented that buffering would be mandatory along the north and west because of the size of the adjacent existing lots.

Mr. Jablonski asked for clarification on the required buffering.

City Planner Anderson stated that staff has not initiated review of the updated drawing with the looped road. He stated that there are multiple options that could be applied for density transitioning, but landscaping is usually the chosen option and provided additional details.

Chairperson Bauer asked for input on the lot width.

Commissioner Walker stated that he would reserve his opinion until he hears input from the residents that live adjacent to the subject property.

Commissioner Anderson stated that the Commission has received input on this type of transition in the past. He noted that in the other instance the residents were acceptable to the 65-foot lot width adjacent to the existing lots with the appropriate density transition which included a berm corridor and landscaping.

Chairperson Bauer stated that in that case there were sketches provided with an open house worksession where neighbors could come in to review the plans and provide comments. He stated that through those discussions there was a compromise reached between the developer and neighbors. He suggested that the developer follow a similar path in order to gain input and support from the neighboring property owners.

Commissioner Anderson stated that he is still against even the looped plan. He stated that the City has problems with developers presenting a nice plat that only has one way in. He stated that although the fire department would have access, he would be concerned with how residents could get out of the development if there is an incident. He noted that he would be more in favor of the

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plan if there is a second access. He stated that he does not mind the mix of density as long as transitioning is provided but is against the long cul-de-sac.

Mr. Jablonski stated that this property is challenging because of its shape. He stated that they have communicated with the neighbor but first attempted to work with just the subject property and are not aware of what may or may not come from discussions with other property owners. He noted that they also want to be cautious about forcing additional traffic through a rural area. He stated that there are no roads that align on the other side of Armstrong because of the fire station and therefore it would be a challenge to provide an in and out access without acquiring more property.

Commissioner VanScoy stated that ideally it would be nice if the City could work with the applicant on this as the ideal situation would be to have access through the City property. He asked if there has been conversation about that concept.

City Planner Anderson stated that staff will be meeting to determine whether that would be viable. He believed that the existing septic drain field may be in that location, but perhaps the City could connect to municipal services which would eliminate the need for a drain field.

Commissioner VanScoy stated that he fully supports that concept. He stated that if the City could support this development, it would be a nice solution.

Chairperson Bauer stated that based upon input received in previous discussions, people are generally opposed to bringing additional traffic through existing residential neighborhoods.

Councilmember Woestehoff stated that the Public Works Committee recently reviewed a request to repave the fire station parking lot and confirmed that the drain field is located in that area being discussed.

Senior Planner McGuire Brigl commented that there was a public workshop on a similar case with attached townhome products in 2018 and the feedback was shared with Lennar prior to developing their design. She highlighted the comment themes received in 2018.

Commissioner Dunaway asked the challenges to having a second access on Armstrong.

Senior Planner McGuire Brigl commented that Anoka County has to permit additional access points and would likely only permit one access for the property.

Commissioner Dunaway commented that a lot of time and energy was spent discussing a nine-lot subdivision with a long cul-de-sac and the property had one access. He stated that he would not be comfortable with this many homes in a development with only one access, as there would be over 100 homes in this development.

City Planner Anderson replied that formal response has not yet been received from Anoka County. He stated that staff would attempt to work with the County to say that a viable second point of access is needed because of the concerns of staff and the Commission. He recognized that it would be difficult to match the roads on the other side of Armstrong.

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Commissioner Walker referenced the looped road concept and stated that he understands the concern with a long cul-de-sac and one entrance into the development. He asked if there would be a way to come down next to outlot B and make it longer to have two lanes going in and out from Armstrong.

Commissioner Anderson stated that perhaps a service road goes in front of the fire station that connects to the development street to provide that additional connection for safety.

Chairperson Bauer provided a scenario in which a truck is coming south on Armstrong and someone coming out of the development hits the truck and that blocks the roadway to the development.

Commissioner Anderson stated that perhaps there is a possibility to connect to 151st. He recognized that would connect a higher density area with an existing lower density area and that those existing residents probably would not like that. He stated that there are other possibilities that could be considered.

Mr. Jablonski thanked the Commission for its input.

Kyle Swenson, 15049 Iguana, stated that he attended the public meetings in 2018. He stated he realizes that if he wanted control over the property, he would need to purchase it. He appreciated the input of the Commission related to density transitioning. He stated that he has appreciated the wooded area and private feel of his property. He stated that his family and the area have enjoyed the property in its current state and the wildlife that uses the area. He stated that he appreciates this plan much more than the proposal from 2018. He stated that he likes the idea of a berm for transitioning. He noted that his property is 2.5 acres, and they ride four wheelers and use their yard and do not want to cause issues with the residents that will move into the new homes. He stated that he is always concerned with a brand-new development making the existing homes that were constructed in 1987. He believed that the berm would help to provide a separation between the new and older homes. He stated that he would prefer to have single family homes on the exterior of the development. He again stressed that he would like to see a transition berm as that would help to buffer noise and sight between the developments. He stated that perhaps there can be a maintenance agreement to ensure the ponds are continually maintained as well.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Dunaway, Peters, VanScoy, and Walker. Voting No: None. Absent: Commissioner Gengler.

Chairperson Bauer closed the public hearing closed at 9:16 p.m.

Commission Business

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Chairperson Bauer noted that there has been input to the developer on their proposal. He noted that the first action that would be necessary would be related to the Comprehensive Plan amendment.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council approval of the Comprehensive Plan Amendment and forward the request to the Metropolitan Council for consideration.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Peters, Anderson, Dunaway, and Walker. Voting No: None. Absent: Commissioner Gengler.

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CC Regular Session **7. 2.**

Meeting Date: 08/10/2021

By: Grant Riemer, Engineering/Public Works

Information

Title:

Authorization to Purchase Maintenance Equipment for the New Public Works Facility - Please Note: this item was removed from the Consent Agenda (5.6) to be considered as Regular Agenda Item 7.2.

Purpose/Background:

The purpose of this case is to seek authorization to purchase to a used fork lift and a new sweeper/scrubber for the new Public Works Facility. The new salt shed was part of the original case on July 13th council case and will be brought back at a future date. Staff felt with extended production lead times for new equipment and a tighter used equipment market, because of those circumstances, it was important to bring the equipment purchases forward separately.

Time Frame/Observations/Alternatives:

The PW facility was designed with ample mezzanine storage, but we currently do not have a forklift in equipment inventory. The second piece of equipment needed is a combination sweeper/scrubber. We can use our large street sweepers to do the bulk of the sweeping in the warm storage areas, but we need a more compact unit to clean under the mezzanines and in the work shops. This unit will also be used in the parking ramp for spot clean ups, as well as the fire station apparatus bays and the police parking bays by the building maintenance staff. The sweeper/scrubber would be purchased through the Minnesota CPV and that quote is attached to this case. As with everything in todays market, estimated deliver is 22 weeks out.

The used fork lift can be purchased through quotes from local dealers, which Ramsey has two. Staff test drove two fork lifts at the new site and selected one we felt was best suited for our purposes. Before this case could be written though, it was sold, so staff will have to go through the process again to find a replacement, that estimate is attached as well

Funding Source:

PW Facility 9438-6520 Project #20-07

Recommendation:

Staff recommends purchase of a new Tennant M20 Floor Sweeper/ Scrubber at the State Contract Price of $62,640.66. Staff also recommends purchase of a used forklift, at a price not to exceed $17,000.00 (previous estimate, plus 10%), contingent on the current used market price.

Outcome/Action:

Motion to council to approve purchase of a new Tennant M20 Floor Sweeper/ Scrubber at the State Contract Price of $62,640.66. Staff also recommends purchase of a used forklift, at the price not to exceed $17,000.00, contingent on the current used market price.

Attachments

Sweeper Scrubber Quote

Used Fork Lift Estimate

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/05/2021 02:50 PM
Form Started By: Grant Riemer		Started On: 07/30/2021 10:33 AM
Final Approval Date: 08/23/2021		

TENNANT COMPANY
Tennant Sales and Service Company
10400 Clean Street
Eden Prairie, MN 55344-2650 USA
Tel: 1-800-553-8033
Fax: 1-763-513-2142

Quotation

Ship-To
CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Customer Number 5136355
CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Quotation Number **24825155**

Quotation Date	07/22/2021
Valid Until	09/22/2021
PO Number	M20 QUOTE
Buyer	SHANE TURNER
Tel	763-427-1410

Delivery Terms
FOB SHIPPING PT FRT PPD & ADD
Payment Terms
Net 30 Days
Currency US Dollars

Bill-To
CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Qty	Unit	Material	Description	Unit Price	Extended Value

Notes
MINNESOTA STATE RIDER CONTRACT # 186080

1	PC	M-M20	M20 SCRUBBER/SWEEPER		
		Reference Number:	M20-LP		

Machine as equipped

Source Plant	**3200 Plant**
Trim Level	**ProPanel**
Cleaning Technology	**Conventional**
Squeegee Material	**Linatex**
Power Source	**LPG**
LPG Tank	**Full**
UL/ETL Rating	**UL Type LP**
Side Brush Type	**Scrubbing**
Dust Control System	**Dry**
Heavy Duty Squeegee Protection	**Yes**
Front Tire(s)	**High Traction**
Rear Tire(s)	**Solid Rubber**
Cleaning Tool	**Heavy Duty Polypropylene Brush**
Side Cleaning Tool	**Polypropylene Brush**
Warranty	**Standard Warranty**
Ultimate Performance	**Yes**

Prepared By: Matthew Leneau, Customer Service Representative

Tennant Sales and Service Company
10400 Clean Street
Eden Prairie, MN 55344-2650 USA
Tel: 1-800-553-8033
Fax: 1-763-513-2142

Quotation

Ship-To

CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Customer Number 5136355

CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Quotation Number **24825155**

Quotation Date	07/22/2021
Valid Until	09/22/2021
PO Number	M20 QUOTE
Buyer	SHANE TURNER
Tel	763-427-1410

Delivery Terms
FOB SHIPPING PT FRT PPD & ADD
Payment Terms
Net 30 Days
Currency US Dollars

Bill-To

CITY OF RAMSEY
7550 SUNWOOD DR NW
RAMSEY MN 55303-5137

Qty	Unit	Material	Description	Unit Price	Extended Value
		Guarantee			
		Operator Manual	**English**		
		Parts Manual	**Yes**		
		Packaging	**Pad Wrap**		
			Gov Price Adjustment	-6.00 %	-3,998.34
			Price	62,640.66	62,640.66
			Net Value	62,640.66	62,640.66
		Subtotal			62,640.66
		Total			62,640.66

ELITE LIFT TRUCK INC.

Estimate

Date	Estimate No.
7/21/2021	27392

7575 Highway 10 NW
Ramsey, MN 55303

Name/Address

City of Ramsey

Rep	FOB
DJC	Ramsey, MN

Item	Description	Qty	Rate	Location	Total
Forklift	Heli - Pneumatic 2014 5,000LB LP Three stage w/ ss 1,200 CPYD25-TY5 230251K1971 Sale of used forklift Sold in "AS IS" condition with no warranty, does not include LP tank.	1	15,500.00		15,500.00T

Total

Phone #	Fax #
763-421-9081	763-433-8387
info@elitelift.com	
www.elitelift.com	

Signature