City of Ramsey
Agenda
Regular City Council
Revised
Tuesday, September 14, 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

1. Oath of Office - Patrol Officer

2. In Recognition of Military Families that have lost Family in Afghanistan

3. Presentation Proclaiming September 17 - 23, 2021 as Constitution Week

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

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

2. Receive Cash & Investments for Period Ending August 31, 2021

3. Approve the Following Meeting Minutes:

1. City Council Work Session dated 8/24/2021
2. City Council Regular Session dated 8/24/2021

Note: Special Work Session minutes from 8-23-21, 8-25-21 and 8-26-21 will be presented for approval at the next regular City Council meeting.

4. Approve Rental Licenses

5. Authorization to participate in the Minnesota Law Enforcement Support Office (LESO) 1033 program.

6. Authorize Hiring Paid-on-call Firefighters

7. Authorize Hiring a Planning Intern

8. Adopt Resolution 21-256 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 19, 2021 through September 8, 2021.

9. Adopt Resolution #21-232 Approving G-Will Liquors Site Plan and Final Plat (Project 21-127)

10. Adopt Resolution #21-238 Proclaiming September 17 - 23, 2021 as Constitution Week

11. Adopt Resolution #21-254 Approving Snow Storage Agreement on City Owned Land

12. Adopt Resolution #21-257 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

13. Adopt Resolution #21-261 Approving Amendment No. 2 to Development Agreement for COR Sapphire Addition; Case of PSD, LLC

14. Adopt Resolution #21-262 to Approve Acceptance of a Grant for Dedicated DWI Enforcement.

15. Adopt Resolution #21-264 Approving Distribution of Environmental Assessment Worksheet (EAW) for Trott Brook North; Case of Sotarra

16. Adopt Resolution #21-267 Accepting Local Partnership Program Funding for Riverdale Drive Extension - Llama Street to Bowers Drive, Improvement Project #20-05

6. Public Hearing

7. Council Business

0. Adopt Resolution #21-175 Approving a Home Occupation Permit for 8351 160th Avenue NW (Project 21-119); Case of Jacob Johnson **Please Note: This case was moved to be considered as 7.00**

1. Introduce Preliminary Plat for North Brook Meadows; Case of Landform on behalf of Platinum Land, LLC (Project 21-131 - Hunt Property)

2. Adopt Resolution #21-255 Adopting Interim Playground Replacement Policy and Plan

3. Adopt #21-265 Approving Final Plat and Development Agreement for Northfork Meadows, Case of Lennar (20-135)

4. Consider Petition for a Cartway to Access Thorn Lake Property (PID #04-32-25-31-0001); Case of Thomas and Pattiann Kurak

5. Adopt Resolution #21-260 Granting Approval of Final Plat and Development Agreement for Williams Woods (Project No. 20-138); Case of Bill Boyum

6. Introduce Ordinance #21-19 Rezoning Portions of the Property Located West and South of 15050 Armstrong Blvd from R-3 Residential (High Density) to R-2 Residential (Medium Density) related to Lynwood Subdivision (Project No. 21-122); Case of Lennar

7. ~~Adopt Resolution #21-175 Approving a Home Occupation Permit for 8351 160th Avenue NW (Project 21-119); Case of Jacob Johnson~~ **Please Note: This case was moved to be considered as 7.00**

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 09/14/2021

Information

Title:

Oath of Office - Patrol Officer

Purpose/Background:

Purpose: To issue the Oath of Office to Patrol Officer Matthew Barker

Background: Patrol Officer Matthew Barker has completed his field training program. The City Clerk will issue Officer Barker the Oath of Office.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	09/07/2021 12:24 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 09:42 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 09:42 AM
Form Started By: Tim Frankfurth		Started On: 08/17/2021 09:51 AM
Final Approval Date: 09/09/2021		

CC Regular Session **2. 2.**

Meeting Date: 09/14/2021

Information

Title:

In Recognition of Military Families that have lost Family in Afghanistan

Purpose/Background:

On August 26, 2021, in Kubal, Afghanistan, American lost 13 Military Services Members in the line of duty, protecting and serving in Afghanistan.

Please join us in the following tribute to these heroic service members that will not make it home.
https://1drv.ms/p/s!AnyjnPpnV5VEijfRppjFrvVAs7mx?e=DTdF5O

The Ramsey City Council and City Staff want to thank our Military Service Members in Ramsey and surrounding areas, as well as
their families that support them.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 03:35 PM
Form Started By: Colleen Lasher		Started On: 08/30/2021 12:21 PM
Final Approval Date: 09/09/2021		

CC Regular Session **2. 3.**

Meeting Date: 09/14/2021

Information

Title:

Presentation Proclaiming September 17 - 23, 2021 as Constitution Week

Purpose/Background:

Purpose: To proclaim September 17 - 23 as Constitution Week.

Background: For several years, upon the request of the Daughters of the American Revolution (DAR), the City Council has adopted a resolution proclaiming September 17 - 23 as Constitution Week. Staff has received such a request, and has placed a resolution on the Consent Agenda for this evening for Council to consider. Mayor Kuzma has been asked to read the proclamation aloud, as well as present a signed copy to Dawn Sieber, a representative of DAR. If a representative of DAR is not present, staff will mail the signed proclamation to them.

The proclamation is attached.

Attachments

Proclamation Constitution Week

Form Review

Inbox	Reviewed By	Date
Colleen Lasher (Originator)	Colleen Lasher	09/08/2021 09:58 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 09:36 AM
Form Started By: Colleen Lasher		Started On: 08/05/2021 02:43 PM
Final Approval Date: 09/09/2021		

CITY OF RAMSEY RESOLUTION
PROCLAIMING
SEPTEMBER 17 – 23, 2021 AS CONSTITUTION WEEK

WHEREAS, September 17, 2021, marks the two hundred thirty-fourth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

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

1) That the City Council of the City of Ramsey hereby proclaims the week of September 17 through 23, 2021, as **CONSTITUTION WEEK.**

2) That the City Council of the City of Ramsey asks its citizens to reaffirm the ideals of the Framers of the Constitution by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be gained.

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of September, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 1.**

Meeting Date: 09/14/2021

By: Diana Lund, Finance

Information

Title

Receive July 2021 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

Brief summary of acutal 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

July 2021 General Fund Financial Report - Budget to Actual

July 2021 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 12:01 PM
Form Started By: Diana Lund		Started On: 09/03/2021 07:26 AM
Final Approval Date: 09/09/2021		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2021 THROUGH PERIOD ENDING: July 31, 2021

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	2,092,067.00	1,199,952.47
Com Dev	1,207,963.00	714,879.04
Contingency	180,373.00	-
Council	113,355.00	52,041.37
Finance	543,705.00	437,017.84
Fire	1,299,675.00	571,488.48
Legal	133,600.00	58,008.61
Police	4,473,128.00	2,490,860.00
Public Works	4,339,482.00	2,310,512.46
Grand Total	**14,383,348.00**	**7,834,760.27**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	1,090,200.00	573,635.46
Other Services & Charges	2,639,166.00	1,140,116.17
Personal Services	9,566,381.00	5,619,128.47
Supplies	981,228.00	501,880.17
Transfers out	106,373.00	-
Grand Total	**14,383,348.00**	**7,834,760.27**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	11,109,848.00	5,863,941.77
Charges for Services	621,500.00	409,924.78
Business Licenses/Permits	69,900.00	63,319.62
Fines and Forfeits	45,500.00	28,387.47
Federal Intergovernmental	8,500.00	-
State Intergovernmental	425,300.00	199,700.00
Interest	100,000.00	-
Miscellaneous	20,700.00	7,859.97
Non-Business Licenses/Permits	559,900.00	482,606.25
Transfers in	1,422,200.00	-
Grand Total	**14,383,348.00**	**7,055,739.86**

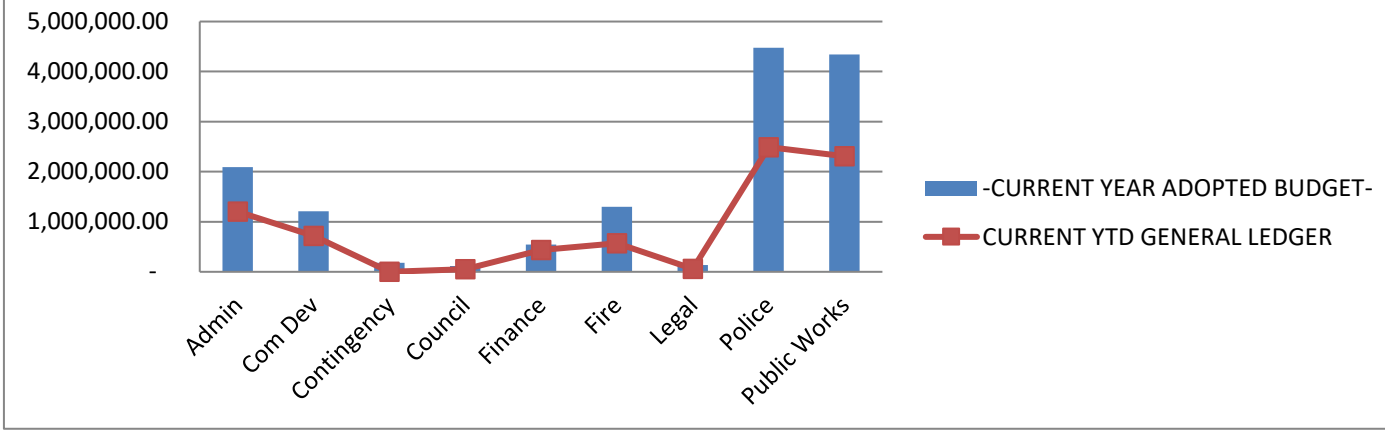
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

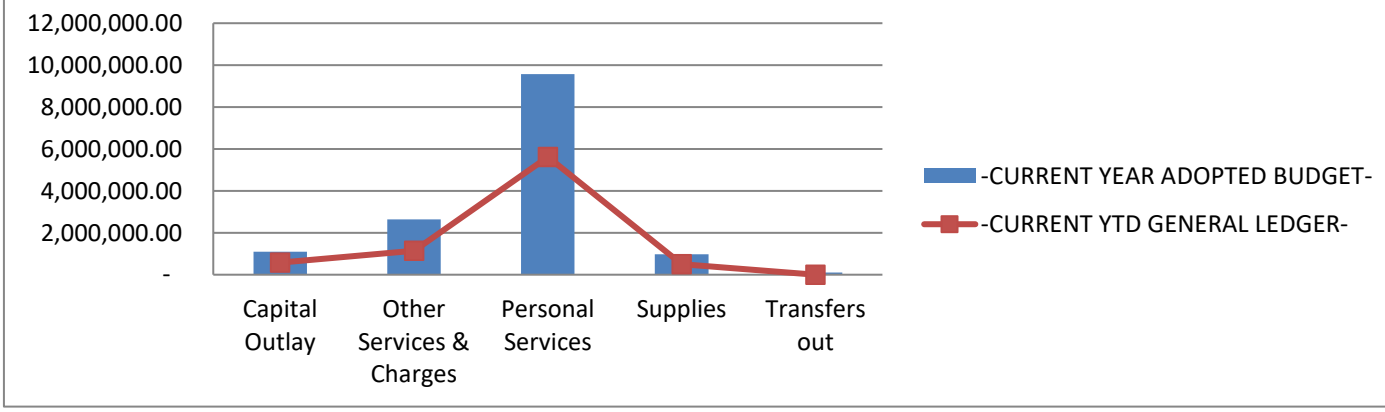
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2021 THROUGH PERIOD ENDING: July 31, 2021

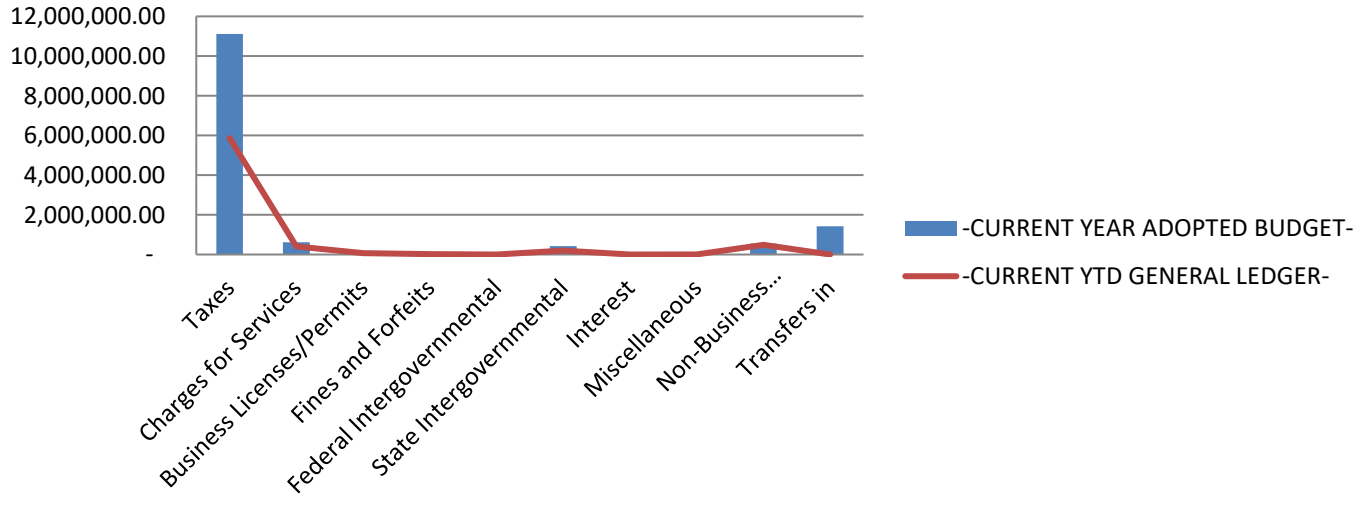
GENERAL FUND EXPENDITURES - BY DEPARTMENT



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: July 31, 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)	(7,419.83)	37.10%
4609	OTHER MISCELLANEOUS REVENUES	12,000.00	1,424.87	11.87%
4651	WATER REVENUE		160.65	0.00%
4652	WATER SALES - RESIDENTIAL	1,334,128.00	981,751.97	73.59%
4653	WATER SALES-COMMERCIAL	700,510.00	487,549.20	69.60%
4654	WATER PENALTIES	15,000.00	(58.93)	-0.39%
4655	WATER METER INSTALLATION	12,000.00	14,140.00	117.83%
4656	WATER METERS	30,000.00	29,089.00	96.96%
4657	CONNECTION/RECONNECTION FEES	500.00	250.00	50.00%
4701	INTEREST ON INVESTMENTS	100,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)		470,768.00	0.00%
4601	MISCELLANEOUS REVENUE		1,880.33	0.00%
6436	WATER EFFICIENCY REBATE PROG		4,137.79	0.00%
Grand Total		**2,184,138.00**	**1,983,673.05**	

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	105,714.56	39.00%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	9,908.42	73.40%
6105	TEMPORARY-WAGES & SALARIES	19,167.00	5,530.31	28.85%
6121	PERA CONTRIBUTIONS	56,342.00	9,679.18	17.18%
6122	FICA/MEDICARE CONTRIBUTIONS	23,235.00	10,331.17	44.46%
6131	GROUP INSURANCE	36,250.00	16,543.89	45.64%
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	4,755.78	79.26%
6225	DIESEL FUEL	1,500.00	195.00	13.00%
6229	SHOP MATERIALS	600.00	57.59	9.60%
6231	UNIFORMS & TURN-OUT GEAR	2,900.00	2,175.00	75.00%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	9,885.18	54.92%
6257	OTHER VEHICLE PARTS	5,000.00	618.25	12.37%
6273	UTILITY SYSTEM MAINT SUPPLIES	95,000.00	51,928.62	54.66%
6275	OTHER EQUIPMENT PARTS		2,762.36	0.00%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	26,262.57	262.63%
6292	WATER METERS FOR RESALE	75,000.00	37,406.44	49.88%
6315	MISCELLANEOUS PROFESSIONAL SER	95,000.00	13,780.12	14.51%
6322	POSTAGE	3,000.00	388.60	12.95%
6323	CELLULAR PHONES	4,000.00	2,075.99	51.90%
6334	MILEAGE REIMBURSEMENT	400.00	-	0.00%
6335	TRAINING	4,000.00	2,406.00	60.15%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00	458.68	152.89%
6361	GENERAL LIABILITY/PROPERTY INS	35,000.00	5,872.00	16.78%
6371	ELECTRIC UTILITIES	155,000.00	93,576.29	60.37%
6373	GAS	3,000.00	1,640.53	54.68%
6374	REFUSE/RECYCLING	700.00	380.27	54.32%
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	41,117.14	54.10%
6722	DEPRECIATION	798,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	47,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		4,137.79	0.00%
Grand Total		**1,942,861.00**	**461,578.35**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: July 31, 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)	(7,539.14)	53.85%
4356	SEWER AVAILABILITY CHARGE-ADM	5,000.00	1,963.15	39.26%
4604	SURCHARGES		110,838.00	0.00%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,285,000.00	680,624.42	52.97%
4662	COMMERCIAL-SEWER CHARGES	361,000.00	212,909.19	58.98%
4663	SEWER PENALTIES	15,000.00	-	0.00%
4701	INTEREST ON INVESTMENTS	115,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	85,912.00	0.00%
4601	MISCELLANEOUS REVENUE		1,975.09	0.00%
Grand Total		**1,772,000.00**	**1,086,682.71**	

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	53,469.15	30.39%
6103	FULL TIME-REGULAR-OVERTIME	-	1,081.37	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	5,947.16	0.00%
6121	PERA CONTRIBUTIONS	31,197.00	4,660.23	14.94%
6122	FICA/MEDICARE CONTRIBUTIONS	13,577.00	4,890.56	36.02%
6131	GROUP INSURANCE	7,779.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,639.00	-	0.00%
6223	GASOLINE	4,000.00	1,945.87	48.65%
6225	DIESEL FUEL	2,800.00	2,172.50	77.59%
6229	SHOP MATERIALS		94.46	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	11,599.07	46.40%
6275	OTHER EQUIPMENT PARTS	9,000.00	1,833.81	20.38%
6315	MISCELLANEOUS PROFESSIONAL SER	50,000.00	9,568.50	19.14%
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	12,552.08	73.84%
6373	GAS	2,500.00	982.59	39.30%
6374	REFUSE/RECYCLING	700.00	380.26	54.32%
6377	SEWER SERVICE CHARGE	845,201.00	563,467.12	66.67%
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**	**688,180.60**	

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: July 31, 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)	(1,444.46)	41.27%
4681 CHARGES FOR STREET LIGHTS	157,000.00	83,010.81	52.87%
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	27,692.00	52.25%
Grand Total	**223,500.00**	**109,258.35**	

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	72,869.09	56.93%
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**	**78,497.88**	

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: **July 31, 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)	(2,005.55)	50.14%
4287 OTHER LOCAL GOVERNMENT GRANTS	77,566.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	686.80	0.00%
4671 RECYCLING CHARGES	430,283.00	218,943.45	50.88%
4672 RECYCLING PENALTIES	8,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	3,500.00	-	0.00%
Grand Total	**515,349.00**	**217,624.70**	

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	7,829.92	34.04%
6103 FULL TIME-REGULAR-OVERTIME	-	625.13	0.00%
6121 PERA CONTRIBUTIONS	2,725.00	632.31	23.20%
6122 FICA/MEDICARE CONTRIBUTIONS	1,661.00	597.18	35.95%
6131 GROUP INSURANCE	3,589.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	386.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	32,000.00	12,980.06	40.56%
6322 POSTAGE	300.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	445,000.00	260,947.47	58.64%
Grand Total	**508,661.00**	**283,612.07**	

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: **July 31, 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)	(3,436.65)	52.87%
4693 STORM WATER-RESIDENTIAL	570,000.00	293,689.75	51.52%
4694 STORM WATER-COMMERCIAL	585,000.00	304,433.68	52.04%
4695 STORM WATER-PENALTIES	10,000.00	-	0.00%
4701 INTEREST ON INVESTMENTS	12,000.00	-	0.00%
Grand Total	**1,170,500.00**	**594,686.78**	

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	25,423.67	13.71%
6105 TEMPORARY-WAGES & SALARIES	-	1,000.27	0.00%
6121 PERA CONTRIBUTIONS	27,955.00	2,013.33	7.20%
6122 FICA/MEDICARE CONTRIBUTIONS	15,450.00	2,048.64	13.26%
6131 GROUP INSURANCE	21,130.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	7,985.00	-	0.00%
6225 DIESEL FUEL	5,500.00	3,511.77	63.85%
6249 MISCELLANEOUS OPERATING SUPPLY	12,000.00	(4,315.02)	-35.96%
6257 OTHER VEHICLE PARTS	7,500.00	2,041.67	27.22%
6315 MISCELLANEOUS PROFESSIONAL SER	100,000.00	5,557.69	5.56%
6361 GENERAL LIABILITY/PROPERTY INS	9,240.00	-	0.00%
6371 ELECTRIC UTILITIES	3,000.00	2,198.86	73.30%
6373 GAS	2,500.00	982.57	39.30%
6374 REFUSE/RECYCLING	700.00	380.28	54.33%
6451 MEMBERSHIP DUES	26,000.00	23,132.00	88.97%
6489 OTHER CONTRACTED SERVICES	30,000.00	24,206.61	80.69%
6722 DEPRECIATION	335,374.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	36,000.00	-	0.00%
Grand Total	**825,734.00**	**88,182.34**	

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: 09/14/2021

By: Diana Lund, Finance

Information

Title

Receive Cash & Investments for Period Ending August 31, 2021

Purpose/Background:

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

Cash and investment report shows the monthly cash flow - receipts and expenditures through August 31, 2021 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending August 31, 2021

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 12:01 PM
Form Started By: Diana Lund		Started On: 09/03/2021 07:32 AM
Final Approval Date: 09/09/2021		

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

	August-21 CURRENT MONTH	2021 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 91,235,173.80	$ 95,116,775.37
CASH INFLOWS:		
Daily Deposit	788,325.05	9,150,067.90
Tax Settlements		8,355,052.65
U/B Receipts	719,856.78	1,762,484.21
Credit Cards (Includes Utility Billing)	1,105,095.38	3,086,192.02
Interest Earnings [Net of Interest Paid on Investments]	78,528.55	652,001.92
Bond Proceeds-int		1,166.74
TOTAL CASH INFLOW	$ 2,691,805.76	$ 23,006,965.44
TOTAL CASH AVAILABLE	$ 93,926,979.56	$ 118,123,740.81
CASH OUTFLOWS:		
Prepaid Checks	1,150,282.92	8,075,839.17
Bills Lists	858,038.89	5,099,394.32
Pay Estimates	2,352,618.93	12,024,923.63
Credit Cards	4,290.38	42,620.64
Payroll - Net	405,334.42	3,409,366.99
Flex Reimbursement	4,420.43	29,875.01
Void Checks/Dormant Checks Paid	(65,919.25)	(67,496.39)
Debt Service	68,407.50	357,711.89
Miscellaneous [Bank Charges; etc.]	166.50	2,166.71
TOTAL CASH OUTFLOW	$ 4,777,640.72	$ 28,974,401.97
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 89,149,338.84**	**$ 89,149,338.84**
MEMO - NET 2021 CASH INFLOW (OUTFLOW)	**(2,085,834.96)**	**(5,967,436.53)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 72,817,517.60**	**73,628,220.22**
Purchases	9,735,894.09	56,426,392.60
Maturities/Sales	(10,645,000.00)	(58,146,201.13)
ENDING BALANCE	**$ 71,908,411.69**	**$ 71,908,411.69**

Prepared by the City of Ramsey Finance Department
9/3/2021

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
150701B	2/1/2021	BAIRD	WINTHROP MN TAX		976367NE8	305,000.00		305,000.00		0.00
160322A	3/22/2021	BAIRD	FNMA		3136H3BT1	250,000.00		250,000.00		0.00
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE		678519RP6	535,000.00		0.00		535,000.00
191008B	12/1/2021	BAIRD	ROCK ISLAND IL TAX		7724872J2	270,000.00		0.00		270,000.00
191008C	12/1/2022	BAIRD	ROCK ISLAND IL TAX		7724872K9	270,000.00		0.00		270,000.00
										1,075,000.00
200130B	7/30/2021	ICD SEC	CD-COMMUNITY BA	26871	20361LCG7	245,000.00		245,000.00		0.00
190118B	1/19/2021	ICD SEC	CD-NBT BANK NA	7230	628779GB0	245,000.00		245,000.00		0.00
190719B	1/19/2021	ICD SEC	CD-WELLSLEY BAN	26605	94948LCR0	245,000.00		245,000.00		0.00
180726	4/26/2021	ICD SEC	CD-SIGNATURE BAN	57269	82668XFZ6	245,000.00		245,000.00		0.00
190712	7/12/2021	ICD SEC	CD-TIAA FSB	34775	8727OLCJ0	85,000.00		85,000.00		0.00
180717	7/16/2021	ICD SEC	CD-CURRIE STATE E	8833	23130SDL4	245,000.00		245,000.00		0.00
190118A	7/19/2021	ICD SEC	CD-TIAA FSB	34775	8727OLBQ5	156,000.00		156,000.00		0.00
190731B	7/30/2021	ICD SEC	CD-LAKE OSEOLA S	8172	510354AB9	245,000.00		245,000.00		0.00
180718B	10/18/2021	ICD SEC	CD-HERITAGE BANI	30090	42724JEH4	245,000.00		0.00		245,000.00
191211	12/13/2021	ICD SEC	CD-SALLIE MAE BA	58177	7954505X9	245,000.00		0.00		245,000.00
181228D	12/28/2021	ICD SEC	CD-BAR HARBOR BA	11971	066851WK8	245,000.00		0.00		245,000.00
181228C	12/28/2021	ICD SEC	CD-BMW BANK	35141	05580AQB3	96,000.00		0.00		96,000.00
190628A	12/28/2021	ICD SEC	CD-FLAGSTAR BAN	32541	33847E2Q9	245,000.00		0.00		245,000.00
191231A	12/31/2021	ICD SEC	CD-IOWA TRUST & S	18400	462595BB4	245,000.00		0.00		245,000.00
180727A	7/27/2022	ICD SEC	CD-KANSAS STATE	19899	50116CBY4	245,000.00		0.00		245,000.00
191227A	12/27/2022	ICD SEC	CD-PROMISEONE BA	58657	74348HAB4	245,000.00		0.00		245,000.00
191230D	12/30/2022	ICD SEC	CD-FIRST NATIONAL	03330	32112UDL2	245,000.00		0.00		245,000.00
										2,056,000.00
150903	11/1/2021	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		0.00		500,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9		180,000.00	0.00		180,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5		500,000.00	0.00		500,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3		200,000.00	0.00		200,000.00
200123	12/15/2022	Northland	LUVERNE MN TAX		550629-VE-6	330,000.00		0.00		330,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00		300,000.00
200130D	3/1/2022	Northland	RICHLAND SCHOOL DISTRICT		764080-FN-2	150,000.00		20,000.00		130,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00		165,000.00
200326A	4/1/2023	Northland	TULSA COUNTY OK TAX		899525-TR-0	100,000.00		0.00		100,000.00
200609	2/1/2021	Northland	MOUNTAIN LAKE MN TAX		624148-ME-9	170,000.00		170,000.00		0.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00		180,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00		250,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00		270,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00		500,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00		265,000.00
130702B	1/1/2021	Northland	MINNETONKA ISD #276		604195-VY-0	400,000.00		400,000.00		0.00
130722	2/1/2021	Northland	MOUND MN TAXABLE		620S35-W4-2	95,000.00		95,000.00		0.00
171228B	2/1/2021	Northland	SCOTT COUNTY TAX		809557-AZ-4	115,000.00		115,000.00		0.00
190220A	3/1/2021	Northland	FRANKLIN WIS TAX		419791-U97	500,000.00		500,000.00		0.00
170712	7/1/2021	Northland	GARDENDALE ALA TAX		365478-DQ-6	240,000.00		240,000.00		0.00
190628A	8/1/2021	Northland	WASHINGTON STATE GO TAX		93974DYX0	500,000.00		500,000.00		0.00
190731A	11/30/2021	Northland	CD-ENERBANK		29266N7E1	148,000.00		0.00		148,000.00
191017	12/1/2021	Northland	COLUMBS OH SCHOOL DISTR		199507-6J-8	130,000.00		0.00		130,000.00
130815B	12/1/2021	Northland	CHASKA, MN TAX		161664-DZ-7	75,000.00		0.00		75,000.00
141104	2/1/2022	Northland	DULUTH MN TAXABLE		264438-G5-5	150,000.00		0.00		150,000.00
150430	2/1/2022	Northland	MINNETONKA ISD #276		604195-YG-6	270,000.00		0.00		270,000.00
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXABLE		751622-HG-9	285,000.00		285,000.00		0.00
190826	3/1/2022	Northland	OCONOMOWOC WIS TAX BOND		675635-KW-5	250,000.00		0.00		250,000.00
120321	3/1/2022	Northland	MADISION WI SCHOOL DISTR		558495-KN-6	500,000.00		500,000.00		0.00
190703	4/1/2022	Northland	WEST ALLIS WIS TAX		951173-JA-2	180,000.00		0.00		180,000.00
190424	5/15/2022	Northland	TEXAS A&M TAX		88213AEH4	130,000.00		0.00		130,000.00
170109	6/1/2022	Northland	DESMOINES IA TAX		250097-J3-7	200,000.00		0.00		200,000.00
150109	10/1/2022	Northland	HUBBARD COUNTY TAX		443348-DE-4	135,000.00		0.00		135,000.00
190515	11/1/2022	Northland	MICHICAN STATE SCHOOL TAX		594612-CY-7	205,000.00		0.00		205,000.00
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX		825230-KW-4	150,000.00		0.00		150,000.00
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXABLE		751622-HH-7	595,000.00		595,000.00		0.00
190628B	4/1/2023	Northland	WEST ALLIS WIS TAX		951173NP4	240,000.00		0.00		240,000.00
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		0.00		190,000.00
191107A	6/1/2023	Northland	NEWTON IOWA TAX		652810-YZ-9	250,000.00		60,000.00		190,000.00
190726B	6/1/2023	Northland	DESMOINES IA COMM COLLEGE TAX		250097L75	250,000.00		0.00		250,000.00
180913	7/31/2023	Northland	CD-BANK NEW ENGLAND SALEM		06426K-AN-8	245,000.00		0.00		245,000.00
121228B	9/1/2023	Northland	MIDDLETON WIS REFUND		596782-T6-7	300,000.00		0.00		300,000.00
190220B	11/1/2023	Northland	HAWAII ST GO BONDS		214471-PA-6	200,000.00		0.00		200,000.00
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00		300,000.00
130412	2/1/2024	Northland	BECKER MN TAX		075671LJ4	50,000.00		50,000.00		0.00
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00		100,000.00
120214B	9/1/2025	Northland	MIDDLETON WIS REFUND		596782-TJ-1	315,000.00		0.00		315,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00		500,000.00
190404	9/1/2026	Northland	TUSCOLA COUNTY MISC TAX		900764RL7	395,000.00		0.00		395,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00		385,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00		225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00		150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00		285,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00		465,000.00
										10,628,000.00
190123	1/25/2021	UBS	CD-ALLEGIANCE BA	58629	01748DBM7	245,000.00		245,000.00		0.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2		1,000,000.00	0.00		1,000,000.00
210803		UBS	UBS PRIME FUND				571,015.95	0.00		571,015.95
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8		245,000.00	0.00		245,000.00

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7		550,000.00	0.00		550,000.00
210824A	8/15/2023	UBS	US TREASURY NOTE		91282CAF8		2,500,000.00	0.00		2,500,000.00
210824B	10/15/2023	UBS	US TREASURY NOTE		91282CAP6		2,500,000.00	0.00		2,500,000.00
210824C	9/15/2023	UBS	US TREASURY NOTE		91282CAK7		2,500,000.00	0.00		2,500,000.00
210826		UBS	UBS PRIME FUND				869,904.78	0.00		869,904.78
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3		325,000.00	0.00		325,000.00
210716	4/12/2022	UBS	CP-FIRST BOST NY		2254EBDC2		5,000,000.00	0.00		5,000,000.00
210731		UBS	UBS PRIME FUND				573,348.40	0.00		573,348.40
210604	7/1/1930	UBS	FLORIDA STATE BOARD TAX		341271AF1		1,000,000.00	0.00		1,000,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7		500,000.00	0.00		500,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7		1,000,000.00	0.00		1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8		110,000.00	0.00		110,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3		500,000.00	0.00		500,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44		500,000.00	0.00		500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9		590,000.00	0.00		590,000.00
210427		UBS	UBS PRIME FUND				310,569.60	310,569.60		0.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4		500,000.00	0.00		500,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2		320,000.00	0.00		320,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2		1,000,000.00	0.00		1,000,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6		1,000,000.00	0.00		1,000,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91		750,000.00	0.00		750,000.00
210129		UBS	UBS PRIME FUND				500,000.00	500,000.00		0.00
210222		UBS	UBS PRIME FUND				8,544,716.80	8,544,716.80		0.00
210217	6/1/2021	UBS	CP-SANTANDER UK				2,900,000.00	2,900,000.00		0.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG				500,000.00	0.00		500,000.00
210224A	8/23/2021	UBS	CP-BANK OF CHINA				10,000,000.00	10,000,000.00		0.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7		2,500,000.00	0.00		2,500,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30		1,000,000.00	0.00		1,000,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45		1,050,000.00	0.00		1,050,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2		500,000.00	0.00		500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6		580,000.00	0.00		580,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8		300,000.00	0.00		300,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0		500,000.00	0.00		500,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4		615,000.00	0.00		615,000.00
210506		UBS	UBS Select FUND				451,921.15	451,921.15		0.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8		500,000.00	0.00		500,000.00
200128	1/27/2021	UBS	CD-FIRST NATIONAI	5452	33213SJA1	245,000.00		245,000.00		0.00
200204A	2/3/2021	UBS	CD-TRUST BANK CE	9846	89788HAH6	245,000.00		245,000.00		0.00
200817	2/16/2021	UBS	BANK OF CHINA COMM PAPER		06119QPG6	10,000,000.00		10,000,000.00		0.00
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL DISTR		987864NY7	405,000.00		405,000.00		0.00
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX		91412GFS9	500,000.00		500,000.00		0.00
180629A	6/29/2021	UBS	CD-WELLS FARGO	3511	949763RX6	245,000.00		245,000.00		0.00
180907	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271ABO	400,000.00		400,000.00		0.00
171211	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271AB0	235,000.00		235,000.00		0.00
180815A	8/16/2021	UBS	CD-DISCOVER BANI	5649	254673SV9	145,000.00		145,000.00		0.00
180926A	9/27/2021	UBS	CD-TOWNEBANK PORTSMOUTH VA		89214PCA5	200,000.00		0.00		200,000.00
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		0.00		300,000.00
201119A	12/1/2021	UBS	WARREN HEIGHTS OH BUILDING		936121JTO	150,000.00		0.00		150,000.00
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCHOOL		537292KY9	345,000.00		0.00		345,000.00
181214	12/14/2021	UBS	CD-BMW BANK		05580AQA5	95,000.00		0.00		95,000.00
181228G	12/28/2021	UBS	CD-ALLY BANK		02007GGT4	100,000.00		0.00		100,000.00
160601	2/15/2022	UBS	MCALLEN TAX'		582018Ff5	200,000.00		0.00		200,000.00
151104	3/1/2022	UBS	NEW YORK TAXALBE		64966KQC0	500,000.00		0.00		500,000.00
190322	3/22/2022	UBS	CD-MEDALLION BA	57449	58404DDP3	245,000.00		0.00		245,000.00
160727	5/1/2022	UBS	NORTH BRANCH SCHOOL TAX		657740F50	500,000.00		0.00		500,000.00
190710	5/15/2022	UBS	CONVENTION CENTER AUTHORITY		32115AAG7	175,000.00		0.00		175,000.00
001127	7/25/2022	UBS	FNR G92-35		31358PHV2C	80.06		56.25		23.81
160830C	8/1/2022	UBS	NEW YORK CITY TAXABLE		64966MED7	300,000.00		0.00		300,000.00
021004	8/25/2022	UBS	FNR 1992-125L		31358PS40C	177.74		111.57		66.17
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE		696560LD1	450,000.00		0.00		450,000.00
020826	10/15/2022	UBS	FHR 1391D		312912LUO	126.70		74.12		52.58
201119B	12/1/2022	UBS	WARREN HEIGHTS OH BUILDING		936121JU7	165,000.00		0.00		165,000.00
191213	12/13/2022	UBS	CD-WELLS FARGO N	27389	949495AA3	245,000.00		0.00		245,000.00
161216B	12/16/2022	UBS	CD-MERCANTIL CO!	22953	58733ADQ9	245,000.00		0.00		245,000.00
200116	1/17/2023	UBS	CD-MORGAN STANI	32992	6169OURY8	245,000.00		0.00		245,000.00
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00		250,000.00
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00		300,000.00
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00		2,000.00
180628	6/28/2023	UBS	CD-COMENITY BAN	27499	981996UP3	200,000.00		0.00		200,000.00
191230B	6/30/2023	UBS	CD-RAYMOND JAMI	33893	75472RAR2	245,000.00		0.00		245,000.00
201119C	12/1/2023	UBS	WARREN HEIGHTS OH BUILDING		936121JV5	165,000.00		0.00		165,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		0.00		245,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U!	33954	14042TAP2	245,000.00		0.00		245,000.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		0.00		245,000.00
190325	3/25/2024	UBS	CD-BANK HAPOALII	33686	06251AW48	245,000.00		0.00		245,000.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		0.00		500,000.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00		500,000.00
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTURE		645791CAO	270,000.00		0.00		270,000.00
190918	9/18/2024	UBS	CD-FIRST NATIONAI	4779	334342CF7	245,000.00		245,000.00		0.00
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00		300,000.00
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00		640,000.00
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00		250,000.00
191127	11/27/2024	UBS	CD-STATE BANK IN	33682	856285RS2	245,000.00		0.00		245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00		165,000.00

2021 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2021	PURCH 2021	SOLD/ MATURE 2021	Adjust to Market Value	BV PRIN BAL 12/31/2021
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		0.00		400,000.00
190418	12/5/2024	UBS	CD-DELTA NATIONA	26633	2477RBD6	200,000.00		0.00		200,000.00
180629C	6/1/2025	UBS	MARYLAND STATE TAX		57420PGR1	300,000.00		0.00		300,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00		300,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00		400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00		175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		0.00		500,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00		320,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00		500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00		300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00		750,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00		470,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00		500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00		400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00		500,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00		500,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00		360,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00		500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00		400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00		630,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00		1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00		405,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00		425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00		400,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00		400,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00		430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00		400,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00		500,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00		500,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00		500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00		720,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00		220,000.00
201221	10/01/26	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00		1,675,000.00
201218	12-18-24	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		0.00		248,000.00
200612		UBS	UBS PRIME FUND			1,445,483.93		1,445,483.93		0.00
200623		UBS	UBS PRIME FUND			1,741,251.98		1,741,251.98		0.00
200714		UBS	UBS PRIME FUND			531,198.11		531,198.11		0.00
200717		UBS	UBS PRIME FUND			8,002,863.63		8,002,863.63		0.00
200728		UBS	UBS PRIME FUND			1,405,590.52		1,405,590.52		0.00
200731A		UBS	UBS PRIME FUND			259,035.81		259,035.81		0.00
200731B		UBS	UBS Select FUND			247,506.71		247,506.71		0.00
200630B		UBS	UBS PRIME FUND			601,602.80		601,602.80		0.00
200531		UBS	PRIME MM			667,488.28		667,488.28		0.00
200430		UBS	SELECT MM			1,440,813.95		1,440,813.95		0.00
										58,149,411.69
TOTAL INVESTMENTS						73,628,220.22	56,036,476.68	57,756,285.21		**71,908,411.69**
			Unamortized Premiums			1,578,603.54	165,624.25			1,744,227.79
			Unamortized Discounts			(3,900,908.40)	(352,896.40)			(4,253,804.80)
			PW Debt-Ameritrade			8,895,641.10	1,574.48	407.74		8,896,807.84
			BOW			4,018,693.38	86,813,793.63	88,377,157.19		2,455,329.82
			Money Market Accounts			10,896,525.53	3,501,840.97	6,000,000.00		8,398,366.50
			Net Cash and Investments			95,116,775.37	146,166,413.61	152,133,850.14		89,149,338.84

CC Regular Session **5. 3.**

Meeting Date: 09/14/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 8/24/2021
2. City Council Regular Session dated 8/24/2021

Note: Special Work Session minutes from 8-23-21, 8-25-21 and 8-26-21 will be presented for approval at the next regular City Council meeting.

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 8/24/2021
2. City Council Regular Session dated 8/24/2021

Attachments

8-24-2021 CCWS

08-24-21

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	09/09/2021 02:02 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 02:23 PM
Form Started By: Katie Schmidt		Started On: 09/09/2021 01:07 PM
Final Approval Date: 09/09/2021		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, August 24, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Administrative Services Director Colleen Lasher
Interim Community Development Director Bruce Westby
Senior Planner Chloe McGuire Brigl
Zoning Code Enforcement Officer Bria Raines – attended remotely
IT Manager Jason Fredrickson – attended remotely

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:38 p.m.

2. TOPICS FOR DISCUSSION

2.01: Continued Discussion on 2022 Budget/Levies

Finance Director Diana Lund stated the preliminary budget document provides three options, including a proposal regarding road funding from Councilmember Heineman.

Councilmember Heineman stated he reviewed the proposed increase in taxes and the current proposed budget, as well as what the budget would have looked like since 2014 if there had been a 15% increase dedicated specifically to roads. He added that averaged the increase of 7.5% in taxes that occurred from 2014-2021, and what that would have looked like if there had been a 5% increase in the general tax levy and an extra 15% to pay for roads.

Councilmember Heineman stated, based on the general levy, the City can easily fund roads, and be in a healthy position by 2030 for road funding, without the franchise fee. He added franchise fees from 2022-2029 would create a deficit every year with the exception of 2025 and 2030 and reduce the surplus of $425,000 to -$276,000. He noted, alternatively, a 5% annual increase and 15% dedicated to roads would create a surplus of $1.4 million.

Councilmember Heineman stated residents with a home value of $336,000, or 81% of Ramsey homeowners, will see no real difference in taxes.

Councilmember Heineman stressed the importance of having an honest conversation about this issue. He requested feedback and comment from Finance Director Lund. He added it will be important for residents to understand the implications of having a franchise fee, as opposed to raising taxes by 15%.

Mayor Kuzma asked whether there would be assessments.

Councilmember Heineman stated there would be no assessments, as the burden of road funding will be on the general levy, and not on the franchise fee.

Finance Director Lund reviewed the 2022 preliminary budget levy, with a general fund levy increase of 5.45%, including roads, EDA and debt service. She added the 5% increase as proposed by Councilmember Heineman would represent a further reduction in the general fund of $53,000. She noted the road levy, or 15% of the general levy, would provide $1,673,227 for roads.

Councilmember Woestehoff stated the 15% road levy was in the CIP for next year's roads projects.

Finance Director Lund stated next year's CIP is approximately $1.947 million, with $74,000 reimbursed later for special assessments franchise fees.

Finance Director Lund reviewed three options for the general levy:

1. 5.45% general fund levy increase with no other funding, for an overall levy of 5.29%, including debt service and EDA budget.
2. 5.45% general fund increase and an additional $1.637 million for roads funding, for a total increase of 18%
3. Councilmember Heineman's proposal for a 5% general fund levy increase and $1.637 for roads, for an increase of $2,311,471.

Finance Director Lund stated the difference between options 2 and 3 is $53,000.

Finance Director Lund stated the County provided a taxable value for 2022 of $30,936,000, including $350,000 from de-certification of TIF District #8. She added this is a good estimate at 9.6%.

Finance Director Lund reviewed the pavement management fund, with an estimate of $1.5 million by October if road projects are to be completed. She added the estimated $1.9 million in roads projects leaves a balance of $300,000, for a total of $1,206,298. She added the roads levy for 2024 is $1,846.170 with a 5% levy increase.

Councilmember Heineman stated the balance appears to decrease every year except 2024-2025.

Finance Director Lund confirmed that the fund begins to increase in 2024 or 2025, but roads projects will be held constant at 1.9%.

Councilmember Riley asked why there is a beginning balance of $1.5 million.

Finance Director Lund stated the pavement management fund had a beginning balance that was calculated to complete roads reconstruction over 9 years, which was estimated at 1.9%. She added, after the franchise fee was instituted, approximately $95,300 was transferred for the business park.

Councilmember Heineman asked whether the balance at the beginning of the year will be enough to fund projects in 6-month increments.

Finance Director Lund stated that is an estimate as the City has not finished paying off the project and collecting franchise fees. She added she is estimating $1.5 million.

Councilmember Heineman stated if the balance is estimated to increase to 15%, there will be enough funding to continue road projects and increase the balance starting in 2029.

Councilmember Heineman asked whether Finance Director Lund can confirm that the balance with franchise fees after 2029 would be $276,000 as he indicated in his model.

Finance Director Lund stated she did not focus on tax rates.

Councilmember Musgrove stated MSA funding is also used for budgeting for roads projects. She asked whether MSA funds are available to the City, which were recently reviewed, would mean more or less funding for roads.

Finance Director Lund stated the estimated $1.9 million was strictly for road projects that were not eligible for MSA funding. She added MSA roads are noted in the CIP.

Mayor Kuzma requested clarification regarding MSA funding.

City Administrator Kurt Ulrich stated MSA funding varies from year to year, and every year more cities are eligible. He added MSA funding that is available for Ramsey roads has been decreasing slowly over the years.

Councilmember Riley asked whether the City Council is comfortable with rejecting option #1, so the focus can be on the 2nd and 3rd options.

The City Council agreed to consider only Options 2 and 3.

Councilmember Riley stated City Staff presented a preliminary budget with a 12% increase 2 months ago. He asked why the 5.45% increase is now possible, and what has changed.

Finance Director Lund stated items in the budget highlighted in red have been removed from the budget, including the citizen survey; the Laserfiche upgrade for $55,000; body worn cameras for $117,000, which were moved to the American Recovery Fund; $300,000 related to the transfer; and employee health insurance that was recalculated, for a total of approximately $900,000 in reductions.

Councilmember Riley stated 15% for roads funding of $1, 670,000, which is not fully funded now but will be when tax increases are built in. He stressed the importance of understanding that the City is already contemplating a tax increase for future years.

Councilmember Heineman stated the budget would freeze fluctuating tax increases at 5% and will be reduced by 2.5% for previous years.

Finance Director Lund stated the general fund levy increase was proposed at 5%, and the debt service will increase.

Councilmember Woestehoff requested clarification regarding cuts from the proposed EDT budget. He asked whether City Staff will be less efficient due to the Laserfiche upgrade cuts of $55,000.

IT Manager Fredrickson stated the current system is grandfathered in. He added the proposal of $10,200 includes the first year of maintenance, which would be an increased cost, but there would likely be increased process efficiencies.

Councilmember Woestehoff asked whether the current maintenance agreement is still eligible, and whether it will sunset.

Mayor Kuzma asked whether the tax increase could be used for funding for police cameras.

Finance Director Lund stated 50% of the total amount has already been received.

Councilmember Woestehoff stated he had some general concerns when he saw that body worn cameras were cut, but it appears they are being funded outside of the levy.

Finance Director Lund confirmed this.

Councilmember Heineman stated he would not want the rejection of franchise fees to be construed as putting officers in jeopardy due to a lack of funding. He added the City Council would find the funds if necessary.

Councilmember Musgrove asked whether laserfiche would qualify for CARES Act funding, due to upgraded technology. She asked whether pay for employees who are viewing body worn camera footage could be covered under CARES Act funding.

Finance Director Lund stated, for tracking purposes, it is preferable to calculate review of body worn camera footage in the general budget. She added she can look into whether laserfiche would be covered.

Mayor Kuzma stated removal of seal coating at $500,000 will make a big difference.

Finance Director Lund stated the amount is $300,000, with an additional $200,000 included for rejuvenation.

Councilmember Riley stated, if seal coating is no longer funded, that would be a reduction of $300,000.

Councilmember Heineman asked why seal coating is being removed.

Councilmember Riley stated seal coating has been done for many years and has historically been considered a good method of standard maintenance. He added it has recently been discovered that seal coating causes damage to roads by removing the top cover. He added $500,000 is currently budgeted annually for seal coating.

Councilmember Woestehoff asked whether levy funding for roads will be transferred to the pavement management fund.

Finance Director Lund confirmed this, adding the general levy will be broken into percentages, to determine the total amount of each item. She added the pavement management fund was intended to be the dedicated fund for the franchise fee and not used for budgetary shortfalls, unless the City Council wanted to change that by Resolution.

Councilmember Musgrove asked whether there were some roads that were moved up in the CIP due to deterioration, and some bonds that were available for that. She asked whether a current listing of CIP projects is available on the City website.

City Engineer Bruce Westby stated those projects were scheduled for 2022. He added City Staff are working on getting the CIP projects on the City website.

Councilmember Musgrove asked how 13% for roads in the levy will help with LGA funding.

City Administrator Ulrich stated LGA funding will probably not figure into road funding other than the levy and will be based on factors such as aging housing stock and the drop in tax capacity. He noted the current formula does not have much of an impact.

Mayor Kuzma asked whether Laserfiche could be added back in.

Finance Director Lund stated the budget would have to be reduced by $53,000. She added it would add approximately .5% in the tax rate.

Councilmember Heineman asked whether surplus CARES Act funding has been assigned to projects.

Finance Director Lund stated CARES Act funding was used up last year. She added, were it not for CARES Act funding, the general fund would have been in deficit.

Finance Director Lund stated there will be $15,000 remaining in the equipment fund at the end of 2022. She added there will be $60,000 in the capital maintenance fund that goes to parks and

trails, and there will be $630,000 in that fund at the end of 2030. She noted the facility fund will have $450,000 left in the fund at the end of 2022, and the PIR will have $375,000.

Councilmember Heineman asked whether there is consideration in terms of bond ratings for a 5% increase as opposed to a 12% increase.

Finance Director Lund stated the bond rating takes into account population growth, the economy, employment, average income, and debt. She added the bond rating report includes all of these factors.

Councilmember Musgrove asked what the revenue source is for the equipment fund.

Finance Director Lund stated the equipment fund is funded by excess revenue and interest in the year end transfer.

Councilmember Musgrove thanked Finance Director Lund for her hard work.

Finance Director Lund asked for a consensus on a 5% general levy and 15% for roads.

Councilmember Heineman agreed.

Councilmember Musgrove stated she thinks it is a good idea if 5% helps City Staff with planning every year. She added the debt levy will be different.

Finance Director Lund asked whether the laserfiche should be added back in, which was cut from the original budget document.

Councilmember Specht asked whether the laserfiche could come out of CARES Act funding or any other funds. He added he does not think it is a top priority.

Mayor Kuzma stated the contracts are not in yet, and there is potential for that to change. He added he does not want to lock in to 5% at this point until the City knows where it sits with its contracts.

Councilmember Heineman stated, if a 5% increase is agreed upon and a contract comes back very one-sided, there can be further discussion. He added he supports a consensus to move forward with 5%

Mayor Kuzma stated he would suggest a higher increase to provide the ability to bring it back down, so the City is not locked into negotiations.

Councilmember Heineman stated he would rather start at 5% and negotiate up.

Mayor Kuzma stated the preliminary levy cannot be increased.

Finance Director Lund stated the preliminary levy can only be decreased after it is adopted on September 28.

Councilmember Heineman stated there will be more opportunities to discuss this before that date.

Mayor Kuzma stated, in the past, the City Council has started at 5% and worked down from there. He added he thinks it should start a little higher.

Councilmember Howell stated she supports starting at 5% and working down from there.

City Administrator Ulrich stated two non-union contracts have not been settled yet, and potential settlements for other unions. He added the Police Patrol is a big one. He stressed the importance of making the City Council aware of these issues and their impacts. He noted there is some flexibility within the budget that is proposed.

Councilmember Musgrove asked whether the CARES Act funding can be used for wages and revenue.

City Administrator Ulrich stated the plan this year is the American Rescue Plan, the purpose of which was to replace lost revenue, which the City has very little of, as there has been no lost tax base or revenue. He added the American Rescue Plan is more limited than CARES funding, but it can be used for things like water projects and body worn cameras.

Finance Director Lund stated wages relief is focused on front-line workers dealing with Covid-related issues.

Councilmember Woestehoff stated he is comfortable with the budget as written here, excluding the laserfiche upgrade and body worn cameras, at 5.45% increase. He added it would be great to get to 5%. He noted he would like to understand more about the laserfiche upgrades, and how that will increase efficiencies.

Councilmember Heineman stated there is an increase in salt prices. He asked whether there are any stored from last year.

City Engineer Westby confirmed this, adding there is approximately 1200 ton left from last year.

Councilmember Musgrove asked whether it will be possible to make adjustments to keep the equipment fund with more of a balance over the next few years.

Finance Director Lund stated the police have pushed out two vehicles into 2023, and the scrubber was removed from the building to be used as part of the larger Public Works campus. She added Public Works uses a point system rather than going by years.

Mayor Kuzma stated his recommendation is to go with 5.45% right now but not lock in until contracts are settled.

Councilmember Riley stated he is supportive of the equipment and the 5.45% increase, with the idea of getting it to 5%.

Councilmember Howell asked whether capital outlay items will be reviewed item by item.

Mayor Kuzma stated the major concern right now is getting contracts settled. He added he was not going through it line by line.

Councilmember Howell asked whether there would be free maintenance service with a new printer.

Councilmember Woestehoff stated there can be some advantages to leasing printers at $300-400 a month.

Councilmember Heineman stated, in my experience, renting a printer is a bad idea.

Councilmember Howell stated, with regard to printers, if one is in bad shape, it could be replaced but hold off on the other two for now. She added that would eliminate $30,000 from that expenditure.

IT Manager Fredrickson stated the existing copiers are approximately 8 years old, and the City typically purchases new copiers through the CIP at around 10-12 years. He added the idea was to add a second copier and move the existing copier for better placement and use by other departments.

Councilmember Woestehoff stated, to follow along from Councilmember Howell's point, two copiers could be replaced this year and two copiers next year, to get on a plan for replacement but not incur $40,000 all at once.

Councilmember Musgrove agreed that sounds very reasonable.

Councilmember Heineman stated a copier could be replaced every year for the next four years.

City Administrator Ulrich stated this issue can be reviewed further by City Staff. He added the CIP would be a good subject for a future work session.

The consensus of the City Council was to support a levy of 5%.

Mayor Kuzma stated he believes it is a mistake to decide now, but the City Council is not locking in a decision.

Councilmember Heineman stated there was a lot of doomsday feeling about getting rid of the franchise fee, and how roads will get repaired. He added, based on a 5% levy, it is safe to say the City is on a good track to get road repairs funded, and start going in the direction of a surplus after a few years.

Mayor Kuzma stated he would be careful about predicting surpluses, because it is impossible to predict what will happen with the roads.

Councilmember Heineman stated the bigger issue is that the money is there. He added the City Council took the responsible route, as there has been a lot of fear mongering about getting rid of franchise fee. He added Finance Director Lund's hard work has shown that some of that was premature.

City Administrator Ulrich stated there is one more work session agenda item. He proposed reconvening the work session after the regular session. He added an alternative would be to hold a special work session on September 7 or August 31 or add it to the regular agenda this evening.

The consensus of the City Council was to reconvene the work session after the Regular Session.

Councilmember Musgrove asked whether the minutes issue can be discussed as it will affect the budget.

City Administrator Ulrich stated that can be continued as part of the budget discussion.

RECESS TO REGULAR MEETING

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to move the work session into recess at 6:54 p.m.

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

RECONVENE THE WORK SESSION

Mayor Kuzma reconvened the City Council Work Session at 8:26 p.m.

Mayor Kuzma stated, before the regular session, the City Council was discussing concessions for levy targets. He added Councilmember Musgrove requested a discussion regarding minutes and minute-taking.

Minutes and Minute Taking

Councilmember Musgrove stated she reviewed City Code related to procedures for minute taking, under Section 2-51, which states that minutes are to be reduced to typewritten form and signed by the City Clerk, and copies delivered to each Councilmember as soon as practicable, before approval by the City Council at a Regular Meeting, calling for any additions or corrections.

Councilmember Musgrove stated she believes City Staff are getting the minutes ahead of time from TOSS to review and edit during staff time. She added other department heads have the ability to review the minutes. She noted she would like the City Council to receive the draft minutes as well.

Councilmember Musgrove stated, in other committees with which she is involved, the minutes are submitted to the committee, reviewed and returned to TOSS. She added she is not requesting that

City Staff should be checking attendance and other details, but rather that the City Council should get the minutes sooner, to have time to review them while the meeting is still fresh in their minds.

Councilmember Musgrove requested feedback from the City Council regarding the potential for getting verbatim minutes. She added Administrative Services Director Colleen Lasher has indicated that this would be an increase in the professional services budget.

City Administrator Ulrich stated City Staff can provide information for the City Council regarding the difference in cost between verbatim minutes and staff time spent reading minutes.

Administrative Services Director Lasher stated City Staff can forward draft minutes out to the City Council immediately upon receiving them from TOSS, without reviewing them first. She added comments and corrections could be directed to her or City Administrator Ulrich.

Councilmember Musgrove agreed, adding it is part of the Ordinance and City Staff should not have to do all the detail work. She added it is helpful to go through the minutes sooner rather than later.

City Administrator Ulrich stated we can start that process immediately.

City Administrator Ulrich stated there would be a budget impact related to moving to verbatim minutes. He added a full set of verbatim minutes would still need to be reviewed by the City Council and City Staff.

Administrative Services Director Lasher stated she has estimated that verbatim minutes would cost approximately 25-30% more, and true verbatim minutes require an on-site stenographer, which is not a service that is offered by TOSS anymore. She added City Staff can rely on City Council comments regarding minor corrections. She noted, in addition, TOSS may not have a recording secretary available at this time to provide that service.

Mayor Kuzma stated he does not support verbatim minutes for an extra 25-30%.

Councilmember Howell stated it is worth exploring what the actual costs would be. She added the City Council had discussed the importance of ensuring that all recorded meetings are available for the public, potentially on QCTV, and City Staff was going to provide more information on that issue.

Councilmember Howell stated she has done some research on available video services and there would not be any charge to the City to have work sessions recorded. She added she wishes this would have been brought to the City Council's attention by City Staff. She noted that would provide a cleaner recording for the transcriptionist, although maybe not completely verbatim. She stressed the importance of increased transparency, with the potential for additional expenditure.

Mayor Kuzma stated he does not have a problem with putting the meetings online. He added, however, he does not want to spend any more money on minutes.

Councilmember Heineman stated Google Meets has a record function that sends you a transcribed summary. He added it works best when people are in front of their computers, but it is an option. He noted he agreed recording the meetings is the easiest way to go about it.

Administrative Services Director Lasher stated she would spend some time figuring out pricing. She added she agrees that having more detailed minutes would be a good way to avoid inefficiency. She noted there are different types of software for recording meetings. She agreed to look into it further. She apologized for not having this information ready, as it was not her intent to drop the ball, and she will put her efforts into this.

Councilmember Riley asked whether additional detail is necessary if City Staff and Councilmembers can make corrections and additions when they receive the minutes.

Councilmember Musgrove stated it would improve efficiency because there would not need to be as many adjustments.

Councilmember Musgrove stated this can be done in stages, but she would like to get minutes earlier. She added she agrees more price checking should be done to see how this will affect the budget. She noted these adjustments would not be made right now.

Councilmember Specht stated he loves the idea of making work sessions available to the public. He added anything we can do to get these published is good. He noted he is not as big on the verbatim minutes but having them ahead of time is good.

Councilmember Woestehoff stated City Staff can figure out if it costs more and go from there.

City Administrator Ulrich stated City Staff will distribute copies of the minutes to the City Council when they are submitted by TOSS. He added City Staff will look into audio or Zoom recording of work session minutes to be archived for reference.

Councilmember Howell asked whether the QCTV option is being pursued, to broadcast the meetings to the general public. She added there is no cost, and it will create transparency. She noted she does not know why the City would not do that.

Mayor Kuzma stated the meetings would not necessarily have to be broadcast live.

Administrative Services Director Colleen Lasher stated she did a survey of local City Clerks regarding this issue and received 12 responses. She added she has not had a chance to summarize the results. She noted, if this is of interest to the City Council, she can provide a brief update on what other cities are doing.

2.02: Discuss Code Enforcement Process

Interim Community Development Director Bruce Westby provided a review of City Staff's current Code Enforcement process and requested feedback and comment from the City Council on any improvements that should be made. He added there may be parts of the process that City Staff

should review and potentially change or follow differently. He noted this is a collaborative process between the Police Department and Planning Department, depending upon the type of violation.

Interim Community Development Director Westby stated Police Chief Jeff Katers is in attendance tonight, as well as Senior Planner Chloe McGuire Brigl and Zoning Code Enforcement Officer Bria Raines.

Interim Community Development Director Westby stated the City Code is enforced to take reasonable measures to prevent activities that degrade residents and businesses; prevent enjoyment of the city; endanger the health and safety of others; and disturb the public peace. He added it is a complaint-based system, and Community Service Officers generally work on nuisance violations while Planning handles zoning violations. He noted City Staff reviews complaints and sends out a first notice of violation within 2 days, allowing the property owner 14 days to address the violation. Repeat offenders receive a $250 citation, followed by an appeal process.

Interim Community Development Director Westby stated, after reinspection, a second notice is sent with a $75 citation and a request to contact City Staff. He added, if the property owner does not respond, they will receive a $250 citation following another reinspection.

Councilmember Woestehoff stated the first notice of violation does not notify the property owner that the process is complaint-based. He asked whether that is intentional, as it prevents resident disputes. He added the structure seems very reasonable. He noted he would not want to change that process.

Councilmember Heineman agreed, adding the complaint-based format protects the City from liability.

Councilmember Musgrove stated she agrees with the comments that have been made. She asked whether the person who is making the complaint is informed that it could take up to a month to resolve the situation.

Senior Planner McGuire Brigl stated the $250 citation is for repeat offenses, which have been cleared and then occur again. She added if someone complains multiple times, they are informed that City Staff can contact them to follow-up. She added often people do not want to give out their personal information.

Councilmember Musgrove asked whether the complaint follows the property or the person.

Senior Planner McGuire Brigl stated the complaint follows the property until one year after the closing of property purchase.

Police Chief Katers stated the cases that are reviewed by the Police Department are tracked by person. He added nuisance call Code violations are handled and resolved immediately, but criminal and civil processes are more complex. He noted he wants the officers to enforce criminal law, and not civil law.

Police Chief Katers stated property complaints are confidential by Statute and names of complainants cannot be released. He added no City is the same and it is generally based on the input of the City Council.

Councilmember Specht asked whether information can be compiled from other neighboring cities to find out some of the things they do. He added he knows City Staff are very busy right now.

Mayor Kuzma stated the system in place right now is working well. He added there is always someone who will have a problem.

Councilmember Howell asked whether a business owner would get a $75 fee with a first citation because the business might have been owned by another person who had other complaints. She asked why a first notice would have a $75 fine.

Interim Community Development Director Bruce Westby stated there may have been other contact with the property owner, and that might not have been the first citation. He added the violation letter is actually the 2nd citation. He stressed the importance of following the process as closely as possible.

Senior Planner McGuire Brigl stated Zoning Code Enforcement Officer Raines was hired approximately 5 months ago. She added, in terms of process, an informational letter was sent to property owners that was not considered a first notice of violation, which was generally ignored. She noted the process was changed so that the educational letter is officially the first notice of violation.

Zoning Code Enforcement Officer Raines stated the 2nd letter was sent with a $75 citation, and the 3rd notice would be a $250 citation.

City Administrator Ulrich, stated, in the case in question, the issue could have occurred when the property was between property owners.

Senior Planner McGuire Brigl stated Zoning Code Enforcement Officer Raines looked into that question, and the citation had the individual property owner's name on it. She added a record is kept of every violation ever sent to a property.

Councilmember Heineman stated his recommendation would be to ensure that the process is followed consistently in every case. He referred to a recent case when a property owner threatened legal action because there were a few steps that were skipped.

Senior Planner McGuire Brigl requested City Council feedback and comment on whether the process should be 2 notices or 3 notices of violation before coming to the City Council.

Councilmember Heineman stated he likes the process as it is, without skipping any steps.

Councilmember Musgrove stated it depends upon the situation, and there is a little room for judgement. She added, from City Staff, there should definitely be a 3rd citation, but if the property

owners want to talk to the City Council, that should happen after the first citation, so there can be a discussion about it. She noted a possible solution would be to have a City Council work session.

Councilmember Heineman stated he would support bringing the issue to the City Council after steps 2 and 3 have been attempted.

Councilmember Howell stated property owners and residents are customers, and when they are upset and angry, they should all be treated the same. She added it is important to inform them and help them a little bit. She noted that would be better public relations.

Senior Planner McGuire Brigl stated property owners are customers of City Staff, and they can sometimes be difficult, but complainants are also customers. She added she does not want her staff to be yelled at and threatened, and no department wants its staff to be subject to that kind of language. She added Zoning Code Enforcement Officer Raines is great at her job and should not have to quit because she is mistreated every day by property owners and residents. She noted the City Council has provided feedback on this issue in the past. She stressed the importance of ensuring a safe workplace that is free from verbal abuse.

Councilmember Heineman stated City Staff do not need to take verbal abuse, but they cannot skip steps in the process that are being afforded to other people. He stressed the importance of following the process.

Councilmember Howell stated a letter could be sent, with helpful information, and what they do with it is on them.

Councilmember Riley stated he agrees the system should work if City Staff and the City Council follow the process. He added the informational letter could include steps that people can take to resolve the citation.

Councilmember Howell agreed, stating property owners will have less to complain about if you give them options and work with them. She added it would help on both sides to move things forward but still be consistent.

Senior Planner McGuire Brigl stated City Staff are seeking support from the City Council so cases do not escalate. She added that has become the culture in Code Enforcement, that if you disagree with an officer, you will get your way. She noted some property owners are trying to do things the right way, and they are penalized, so they come into compliance.

Councilmember Specht stated there are 3 issues that have led to this discussion. He added the first issue is that the City Council has overridden City Staff's decision on numerous occasions. He noted Councilmembers are saying that City Staff should follow the process, but this issue needs to be resolved.

Councilmember Specht stated the second issue is that citation issues were moved to the Consent Agenda and are not specifically addressed at regular meetings. He added these types of issues should not be on the Consent Agenda.

City Administrator Ulrich stated the citations have been on the Consent Agenda because discussion is not necessary at the abatement point in the process. He added a work session is a better way to review these issues and solve problems.

Chief Katers stated the Police Department follows an administrative process for resolving these issues. He added, historically, the City Council did not want to hear these issues at their regular meetings because they can be lengthy and involve statutory requirements, so they were sent to an administrative hearing.

Councilmember Heineman expressed his appreciation for Senior Planner McGuire Brigl and Zoning Code Enforcement Officer Raines, for all the hard work they have done putting cases together. He added there are regulations at City Staff level, but the City Council can review complaints in a different way, which are not necessarily contradictory. He noted these are two jobs that need to co-exist.

Councilmember Musgrove stated it would be helpful if the Code violation was listed in the letter along with suggestions for ways to fix it. She added, when property owners bring the letter to the City Council, Councilmembers will have more information about what the barriers are and why the issue cannot be resolved. She noted it would be helpful to have a list of violations and what can be done to abate them.

Councilmember Howell stated City Staff has indicated they do not feel supported by the City Council. She added she finds it difficult from her perspective, because there is a lack of consistency in terms of how property owners are treated by City Staff for similar issues. She noted City Staff wants the City Council to support them, but it is difficult to understand why accommodations are made for some properties while others are singled out for violations.

City Administrator Ulrich stated it will be helpful to articulate in a letter the options that are available to the property owner and follow the process without skipping any steps. He added every case is different, and it is not the intention of City Staff to discriminate or do inequal enforcement. He noted it might be the nature of the Code.

City Administrator Ulrich stated one solution might be to change some of the Codes, if the City Council sees a pattern of objections to Code requirements and receives repeated complaints from property owners.

Zoning Code Enforcement Officer Raines stated the first notice includes abatement options for property owners. She added these options are usually not taken seriously until there is a citation. She noted City Staff does try to give them options.

Police Chief Katers stated the City Code was written in 1978 and City Staff does not regularly go through and make revisions without City Council direction. He added there is a significant investment associated with making changes to City Code, and some changes are necessary based on what is going on at the State and Federal legislature. He noted the City Code can be reviewed and revised upon City Council direction.

Councilmember Howell stated she would like to propose that the City reach out to Highway 10 business owners to get their opinions regarding Code enforcement along Highway 10. She stressed the importance of hearing from businesses on the Highway 10 corridor.

Councilmember Woestehoff stated that is a decent idea. He asked whether there are specific design standards for the Highway 10 business district.

City Administrator Ulrich stated there was a plan 20 years ago to eliminate businesses from the north side of Highway 10, and restrictive zoning was put in place. He added this caused low development patterns in the corridor, as the area was in limbo for nearly 2 decades. He noted the Highway 10 corridor is seeing a new era of development, and new planning standards are required.

Councilmember Riley stated the EDA Manager, Sean Sullivan, meets with business owners regularly throughout the year, and maybe this could be something he could work on. He added, with construction progress on Highway 10, the business owners are contacted frequently for a variety of reasons. He expressed concern that they may not pick up on this initiative, although he agrees it is a good idea.

Mayor Kuzma stated some business owners were forced to black top their vehicle parking areas. He added if standards are relaxed now, there could be liability issues. He noted he agrees the EDA would be the best option for coordinating this effort.

City Administrator Ulrich stated he believes that a review of current restrictions would be more of a planning function.

Councilmember Specht stated, with regard to the outdated nature of Code, a resident complaint about garbage containers in front of garages resulted in a review of that section of Code. He added the current Code indicates garbage containers should be covered and not seen. He noted this should be updated to be more in line with the type of garbage containers that are currently being used.

Councilmember Musgrove stated some HOA covenants have restrictions for where garbage containers can be located.

Police Chief Katers stated City Staff can move forward with consistency and flexibility, and work with property owners when there are difficulties. He added property owners can be made aware of their options to address the violation and follow the process. He asked whether the City Council would support bringing abatements to Council meetings for review.

Councilmember Heineman asked whether residents can be informed about who their City Council representative is. He added he would support moving toward abatement, and he does not mind being contacted by property owners. He noted abatements do not need to be brought to City Council meetings unless property owners request it.

Zoning Code Enforcement Officer Raines stated residents often disagree with the Ordinance, and she explains to them that it is not something she can change. She added she encourages residents to contact their Councilmember. She noted that information could be added to the letter.

Councilmember Musgrove stated the Ordinance does not require that cases must be brought before the City Council. She added abatements could be reviewed at a City Council work session, the same way road projects or development projects are reviewed. She noted there may be some privacy issues and residents may not want to be on the consent agenda.

City Administrator Ulrich stated it is optional for abatements to be reviewed by the City Council, as an extra measure for information sharing. He added a work session would suffice, and it is a really good solution.

Councilmember Woestehoff asked how many abatements the City usually gets. He added many issues could be handled via email, and potentially added to a work session agenda for further discussion. He added he wants to be respectful of the Councilmembers' time too. He noted he agrees that work session is the right environment, but some can still be handled by City Staff.

City Administrator Ulrich stated that is a reasonable solution.

2.03: Discuss Mississippi River Cities and Towns Initiative Membership

Mayor Kuzma stated he believes the City of Ramsey should be a part of the Mississippi River coalition. He added, if the infrastructure budget passes, there will be a lot of money for the City to go after for the bridge. He noted it would be worth it to be a part of this group, as there is an opportunity for potential funding.

Councilmember Musgrove stated the river crossing bridge project is scheduled for approximately 10 years out.

Mayor Kuzma stated there is no funding for the bridge project. He added there is funding that is earmarked for all the cities along the Mississippi through the coalition. He noted the City should take advantage of this opportunity.

Mayor Kuzma stated the participation fee is $3,000.

Councilmember Musgrove stated she participated in the river bridge study. She added she would prefer using the $3,000 participation fee for bridge crossing planning and development. She added Dayton does not even have the bridge crossing in their CIP. She noted it will be necessary to start with meetings and getting buy-in from other communities, for a project that might be planned 10-20 years from now.

Mayor Kuzma stated it is difficult to know what the plans are without being involved in the process. He added this would be a way to jump start the process, and he would like to be proactive about it.

Councilmember Heineman asked whether the City could look at this again next year, or whether that would mean lost opportunities.

Mayor Kuzma stated the City does not have to be involved in the process, but it is an opportunity to get in and learn about how to get the project started.

Councilmember Heineman stated he would support waiting. Councilmember Howell agreed.

Councilmember Specht asked whether staff has had interactions with the group.

Councilmember Riley confirmed that the City was part of the group at one time.

Mayor Kuzma stated the American Recovery Act provides opportunities for funding that could benefit Ramsey.

Councilmember Musgrove stated she is not opposed to it in the future, but right now there are other issues that are timelier.

City Administrator Ulrich stated, with regard to future topics, a final report on the bridge crossing is ready for review, and the consultants have offered to present that to the City Council. He added they are tentatively looking at the first part of October.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

None.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 9:50 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.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
2.01: Presentation Highlighting the 2021 Happy Days Festival 2
3. CITIZEN INPUT 3
4. APPROVE AGENDA 3
5. CONSENT AGENDA 3
6. PUBLIC HEARING 4
6.01: Adopt Resolution #21-241 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 18: Oppidan Industrial Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; and Authorizing an Interfund Loan and Resolution #21-242 Authorizing Execution of a Tax Increment Financing (TIF) Agreement: Oppidan Incorporated, Case of Ramsey Industrial Owner LLC and Oppidan Incorporated 4
7. COUNCIL BUSINESS 7
7.01: Adopt Ordinance #21-17 Amending Rental Licensing Requirement to Include Short-Term Rentals 7
7.02: Adopt Resolution #21-244 Providing for the Sale of $10,700,000 General Obligation Capital Improvement Plan Refunding Bonds, Series 2021A 8
7.03: Consider Resolution #21-229, 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 8
7.04: Revised Quote on Used Sweeper/Scrubber for the new Public Works Facility 11
7.05: Adopt Ordinance #21-13 Amending City Code Section 105-142 to add 2021 International Property Maintenance Code 12
7.06: Adopt Ordinance #21-14 Amending Chapters 105 and 117 Regarding Swimming Pool and Related Building Code Standards 13
8. MAYOR, COUNCIL AND STAFF INPUT 13
9. ADJOURNMENT 14

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, August 24, 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
Public Works Superintendent Grant Riemer
Senior Planner Chloe McGuire Brigl
Finance Director Diana Lund
Communications and Events Coordinator Megan Thorstad
Zoning Code Enforcement Officer Bria Raines (attended remotely)

1. CALL TO ORDER

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

2. PRESENTATION

2.01: Presentation Highlighting the 2021 Happy Days Festival

Communications and Events Coordinator Megan Thorstad gave a presentation on the upcoming 23rd Annual City of Ramsey Happy Days Festival, to be held September 10-12, 2021. She stated the schedule of events includes a Movie in the Park at Elmcrest Park on Friday, September 10, 2021, at 8:15 p.m. She added a variety of events are planned for Saturday, September 11, 2021, including a 5k and youth fun run; pancake breakfast at the Kitchen Table; family bike tour; car show; Lions Beer Tent; food vendors; and many activities for the kids. She noted the bean bag tournament, chili cook-off and community talent show will be held again this year, and the dog show is returning for its second year. She noted the chili cook-off is sponsored by Youth First Community of Promise.

Communications and Events Coordinator Thorstad stated the parade will be held on Saturday from 3:00 - 4:30 p.m., and magician Jerry Fraser will be performing. She added G.B. Leighton will perform on the main stage that night, followed by fireworks.

Communications and Events Coordinator Thorstad stated the Fire Relief Association will be hosting a 9/11 Memorial Golf Tournament on Sunday, September 12, 2021 from 1:00 – 7:00 p.m. She noted a new event this year will be a petting zoo from 4:30 – 7:30 p.m.

Communications and Events Coordinator Thorstad stated the planning timeline, budget and sponsorship are on track, and City Staff have had many inquiries from residents. She added this is the last week to pre-register for events but registration is still available on event day for a slightly higher cost. She thanked events intern Nicole for her help and support.

Communications and Events Coordinator Thorstad stated the Happy Days Committee meets once a month, and the next meeting is this Thursday, August 27, 2021. She added there are many opportunities to get involved, and volunteers are needed. She noted volunteers will receive a staff t-shirt and a meal. She noted additional details and information can be found on the City website.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Receive Cash & Investments for Period Ending July 31, 2021
5.02: Note the Following Boards, Commissions, and Committee Meeting Minutes:
Economic Development Authority Meeting Minutes Dated July 8, 2021
Park and Recreation Commission Meeting Minutes Dated July 8, 2021
Environmental Policy Board Meeting Minutes Dated July 19, 2021
5.03: Review Updated Fees for Architectural Design of New Salt Shed
5.04: Approve the following Meeting Minutes:

- City Council Special Work Session dated 7/20/2021
- City Council Work Session dated 8/10/2021
- City Council Regular Session dated 8/10/2021
- City Council Work Session dated 08/10/2021

5.05: Approve Business Licenses
5.06: Approve Rental Licenses
5.07: Approve Request to Declare Surplus Property
5.08: Adopt Resolution #21-249 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 5, 2021 through August 18, 2021
5.09: Adopt Resolution #21-231 Authorizing Partial Payment No. 4 to Kuechle Underground, Inc. of Kimball, MN for Improvement Project #21-00, Riverdale Drive Improvements from Feldspar Street to Sunfish Lake Boulevard
5.10: Adopt Resolution #21-233 Authorizing Partial Payment No. 1 to North Valley, Inc. for Improvement Project #21-03, for Business Park 95 Street Reconstruction
5.11: Adopt Resolution #21-234 Approving Change Order #1 for Business Park 95 Street Reconstructions, Improvement Project #21-03
5.12: Adopt Resolution #21-235 Authorizing Final Payment to Douglas Ker Underground LLC for Improvement Project #20-04, Puma Street Improvements
5.13: Adopt Resolution #21-236 Authorizing Partial Payment No. 2 to North Valley, Inc. for Improvement Project #21-05, 2021 MSA Pavement Overlay Improvements.
5.14: Adopt Resolution $21-237 Authorizing Partial Payment #2 to North Valley Inc. for Improvement Project #21-04, 2021 Neighborhood Pavement Overlay Improvements
5.15: Adopt Resolution #21-240 Accepting Municipal Utility Testing Proposals for 2022 Pavement Management Program Projects.
5.16: Adopt Resolution #21-243 Granting an Easement Encroachment Agreement for 8897 151st Lane NW, Case of Preserve at Northfork, LLC
5.17: Adopt Resolution #21-245 Authorizing Partial Payment #11 to RJM Construction for Improvement Project 20-07 New Public works Facility
5.18: Adopt Resolution #21-246 Authorizing Change Order No. 1 for Tiger Street Reconstruction, Improvement Project #21-02
5.19: Adopt Resolution #21-250 Releasing Agreements for Lot 2, Block 1 Amsterdam Extension, case of Oppidan, LLC
5.20: Adopt Resolution #21-251 to Hire a Public Works Parks Worker Backfilling a Vacant Position

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

6. PUBLIC HEARING

6.01: Adopt Resolution #21-241 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 18: Oppidan Industrial Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; and Authorizing an Interfund Loan and Resolution #21-242 Authorizing Execution of a Tax Increment Financing (TIF) Agreement: Oppidan Incorporated, Case of Ramsey Industrial Owner LLC and Oppidan Incorporated

Jason Aarsvold, Ehlers, reviewed the proposed creation of TIF District #18 for Oppidan for an industrial project on Bunker Lake Boulevard. He added, after a public hearing is held, the City

Council will consider a resolution establishing an interfund loan as well as a separate resolution approving a TIF agreement with Oppidan. He noted the proposed TIF district would be located north of Bunker Lake Boulevard and west of Armstrong Boulevard.

Mr. Aarsvold stated a TIF plan sets forth policy objectives of the district, its geographical location, and establishes maximum budgeting authority. He added this planning document allows for creation of the district but does not provide assistance to any developer.

Mr. Aarsvold stated the proposed TIF district would have a budget of approximately $3 million, and would project at $36 million, assuming inflation and providing flexibility. He added the actual amount of developer assistance is $1,172,000. He noted the TIF plan anticipates pay as you go payments to the developer from the TIF district.

Mr. Aarsvold stated the TIF plan includes a 10% allowance for City administrative costs, and the retention of 40% of increment for administrative costs and future improvements.

Mr. Aarsvold stated the proposed interfund loan resolution, a requirement of State statute, would allow the City to advance funds now to cover costs for the creation of the proposed TIF district.

Mr. Aarsvold stated the proposed TIF agreement between the City and the developer would allow TIF funding to be directed to the developer, and the agreement controls how and when that would happen. He added the amount being provided will make it financially feasible but will not provide a return on investment for development that is outside the industry standard. He noted the proposed TIF agreement would require Oppidan to construct 3 buildings totaling 405,000 square feet, with a timeline beginning in 2021 and all work completed by September 2023. The City will provide up to $1,172,000 plus interest to offset acquisition costs.

Mr. Aarsvold stated the proposed TIF agreement would require that the buildings will provide at least 100 full-time jobs with an average wage of $17.50 per hour, excluding benefits. The developer will need to include TIF eligible tenants.

Councilmember Specht asked, with regard to the proposed TIF district, whether these funds would normally go to General Fund, but tax captured would have to stay in the district.

Mr. Aarsvold stated, after going through the analysis, a conclusion in the TIF plan is that this would not move forward but for the assistance that is being provided.

Mayor Kuzma requested clarification regarding the timeline for the TIF district.

Mr. Aarsvold stated the first increment would be collected in 2023, followed by 9 years of collection. He added this TIF district is shorter than usual due to green field issues and minimal development issues.

Councilmember Musgrove asked, with regard to the 40% increase for the City, whether the current general tax being generated is property taxes.

Mr. Aarsvold confirmed that will continue to be paid. He added increases will be collected in the TIF district and received by the City.

Councilmember Musgrove asked whether the City can use the 40% however they want. She asked where the budget comes from.

Mr. Aarsvold stated the 40% can be used for qualified purposes in or adjacent to the TIF district, after the 9th year of the district. He added, if there is no use for the funds, they will be returned to the County and redistributed to taxing jurisdictions. He noted this decision is made by the State Auditor.

Councilmember Musgrove asked whether a building can be removed from a TIF district.

Mr. Aarsvold stated removal of a building from a TIF district can be done by a Resolution of the City Council.

Councilmember Musgrove stated the City would not turn away a developer. She added she understood that part of this is already stipulated in TIF districts, including Bunker Lake Boulevard.

City Administrator Ulrich stated there is a TIF district located south of Bunker Lake Boulevard that includes industrial buildings developed by PSD. He added the COR is also in a TIF district.

Councilmember Musgrove asked whether this would be at TIF district within a TIF district.

City Administrator Ulrich stated a TIF district can be created within a development district, and the City can spend TIF revenue in the development district.

Councilmember Riley stated this is an agreement with a developer to build 3 buildings, and the City will not turn the developer away. He added this is a good deal for the City, as it will create development and 100 jobs on a pay as you go system.

Public Hearing

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to open the public hearing.

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

Citizen Input

There was none.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to close the public hearing.

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

Councilmember Riley stated another benefit to the City is that all of this money comes back into the tax system in 9 years, and the City will get its portion.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Specht, to adopt Resolution #21-241 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 18: Oppidan Industrial Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; and Authorizing An Interfund Loan and Resolution #21-242 Authorizing Execution of a Tax Increment Financing (TIF) Agreement: Oppidan Incorporated, Case of Ramsey Industrial Owner LLC and Oppidan Incorporated.

Further discussion: Councilmember Musgrove asked whether the City wants to establish this district and loan plan because it cannot be done within the larger development. Mr. Aarsvold stated the development district is a planning area that does not collect tax increments. He added TIF districts can be created within the development district, where the pooling funds can be spent. He noted there are no overlapping TIF districts on this proposal. Councilmember Musgrove asked whether the 10% administrative fee comes out of the 40% increase. Mr. Aarsvold confirmed that the 10% comes out of what the City keeps. He added State statute allows cities to spend up to 10% for administrative costs.

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

7. COUNCIL BUSINESS

7.01: Adopt Ordinance #21-17 Amending Rental Licensing Requirement to Include Short-Term Rentals

Senior Planner Chloe McGuire Brigl reviewed a proposed Ordinance clarifying existing regulations for short-term residential rentals, which currently require a $25.00 3-year license fee. She added City Staff is supportive of the change to clarify these regulations.

Motion by Councilmember Riley, seconded by Councilmember Specht, to Adopt Ordinance #21-17 Amending Rental Licensing Requirement to Include Short-Term Rentals.

A roll call vote was performed:

Councilmember Heineman aye
Councilmember Woestehoff aye
Councilmember Specht aye
Councilmember Musgrove aye
Councilmember Howell aye

Councilmember Riley aye
Mayor Kuzma aye

Motion carried.

7.02: Adopt Resolution #21-244 Providing for the Sale of $10,700,000 General Obligation Capital Improvement Plan Refunding Bonds, Series 2021A

Finance Director Diana Lund reviewed a proposed Resolution authorizing early call-in of bonds by December 2021. She added City Staff recommends that the City take advantage of this early call feature and current low interest rates, refund this issue and re-issue a new debt proposed in $10.7 million to cover issuance cost and underwriter's discount. She noted the current interest rate is 1.26% compared to 3% of current debt, for a total savings of $105,000 per year over the next 10 years.

Finance Director Lund stated Ehlers will be handling the sale of the bond to occur by September 28, 2021, and the results will be presented to the City Council at their September 28, 2021 meeting.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Resolution #21-244 Providing for the Sale of $10,700,000 General Obligation Capital Improvement Plan Refunding Bonds, Series 2021A.

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

7.03: Consider Resolution #21-229, 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

Senior Planner McGuire Brigl reviewed a proposed Resolution to rezone a 35-acre site around the Fire Station from R1 and R3 to medium density residential. She added City Staff were directed by the City Council to find an additional 28 acres in the City that could be guided as high density residential, to maintain eligibility in the Metropolitan Council's LCA Program. She noted the three potential sites are privately zoned.

Senior Planner McGuire Brigl stated the first site is a 7.2-acre site adjacent to Suite Living and commercial uses. She added the Planning Commission have identified this site as a high-quality commercial site. She noted the City Council can change the vision for this site.

Senior Planner McGuire Brigl stated the second site is a privately-owned 14.5-acre site with some ponding located south of Highway 10 and south of Riverdale Drive. She added this property is adjacent to a large regional park and could be a good opportunity for high-density residential. She noted City Staff have received inquiries about this site, which is guided for commercial but could be changed to residential.

Senior Planner McGuire Brigl stated the third site is located on the City's border and is split with Elk River. She added the site is currently guided for low density residential. She noted these three sites together would total a little over 28 acres and seemed to be the most eligible based on City Staff research.

Senior Planner McGuire Brigl stated, with regard to City Council questions, the COR cannot receive more density to count toward the Comprehensive Plan, unless areas guided for retail or office are removed, which has not been desirable in the past. She added City Staff wrote a Resolution approving the Comprehensive Plan amendment contingent upon successful re-guidance and based on direction from the City Council. She noted that contingency can be removed. She noted the applicant is on the line to answer questions.

Council Member Riley stated the City Council had discussed keeping 80-foot lots in the northern part of the development.

Senior Planner McGuire Brigl stated that was included as a contingency to keep low density lots on the north and west shared lots. She added this can be added to the Planning Case for their review.

Council Member Riley expressed concern that a high-density area would be replaced. He asked whether the City can still move forward if the City Council does not want to replace it.

Senior Planner McGuire Brigl stated the last three contingencies will stay.

Councilmember Musgrove asked why 27.5 acres is required.

Senior Planner McGuire Brigl stated the site's 35 acres is guided high density residential, but 7 acres of the site is unbuildable wetland. She added 28 acres of high-density residential space is needed to make up 28 acres of high density elsewhere.

Councilmember Musgrove asked whether that low density includes the 80-foot-wide lots.

Senior Planner McGuire Brigl confirmed the lots are guided for high density but will be reduced to medium density.

Councilmember Musgrove stated she would support approval of the Resolution without the first contingency.

Councilmember Heineman asked whether the 80-foot-wide lots on the northwest corner of the development are still attached to this case.

Senior Planner McGuire Brigl stated the current request is for 65-foot-wide lots, to be reviewed by the Planning Commission this week. She added City Staff supports the 80-foot width, based on City Council feedback. She invited the developer to provide additional clarification.

The developer stated the 65-foot-wide lots are a result of working with a challenging and difficult site. He added the property is guided for high density residential, which is a more intense use. He noted the rest of the site could be apartments or condos, and potentially a few more residential properties along the north and west, since the density will not be as high as it is currently zoned for.

The developer stated transition and buffer areas along the home sites is designed to meet the intent of the density transitioning Ordinance, including berms and landscaping. He added this is an important aspect of the development of this parcel, as it will be difficult to sell competitively priced single-family homes on larger lots in an area surrounded by townhomes. He noted the most logical solution would be units on 60-foot-wide lots with density that is similar to the surrounding townhomes.

The developer noted that the single-family homes will be built near the fire station, which is not typically as desirable for single family buyers, especially for 80-foot lots. He added the plan is to have transitional townhomes to the north with a significant buffer and screening from detached single-family homes.

The developer stated the homeowner to the west provided feedback at the Planning Commission meeting, and he was okay with 65-foot-wide sites. He added Tom Dean to the north is also amenable to 65-foot widths. He noted this type of development is very popular in the real estate market right now, and hopefully the details can be worked through, so it meets other aspects of the Ordinance.

Councilmember Musgrove asked whether any lots would be 80-feet wide.

The developer stated the intention is to have 65-feet wide lots on the north and west, and the rest would be attached townhomes. He added lots 1-18 are 65-foot-wide home sites, with townhomes and attached single family homes further south. He added the density transitioning Ordinance would be taken into consideration with 45 feet of buffering zone.

Councilmember Musgrove asked whether all the lots could be 65-foot-wide single-family lots.

The developer stated a need for townhomes has been identified in today's market in Ramsey. He added townhomes are very popular as they are maintained by an association but still have home ownership value and are more affordable than a detached home. He noted attached townhomes fulfill the City's Comprehensive Plan guidance for providing a range of housing for a variety of ages and incomes.

The developer stated the single-family units to the north are included because they are cognizant that there are larger existing homes to the north and west.

Councilmember Woestehoff asked whether the developer would do 80-foot-wide lots on the north and west boundaries. He asked whether there is a secondary entrance from Armstrong Boulevard.

The developer stated there is a proposed secondary entrance to Armstrong Boulevard that was added due to the City's concerns about all the traffic accessing the area from one point. He added a right in/right out with median design is being proposed to provide secondary access.

The developer stated, with regard to all 80-foot-wide lots, that issue can be reviewed. He added, however, that will cause a reduction in the size of single-family lots with no opportunity to make it up. He added their preference would be to stay with 65-foot-wide residential lots, because they accommodate the smaller family home that is proposed.

Councilmember Riley stated he supports removal of the contingency for 28 acres in the Resolution.

Motion by Councilmember Riley, seconded by Councilmember Heineman, to adopt Resolution #21-229, 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; removing Contingency 1C from the Resolution but retaining Contingencies 1A, 1B and 1D.

Further discussion: Councilmember Woestehoff stated he will not be supporting this Resolution as he would prefer to keep 28 acres of high density. He added he does not agree with the 3 lots that were chosen, especially the lot by Suite Living, which should stay commercial. He noted he hopes there are other suitable lots out there. Councilmember Woestehoff stated he supports continuing to search for 28 acres that would be more suitable, because the LCA funding that comes with it has been helpful in the past and would be nice to continue to have that option in the future.

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

Senior Planner McGuire Brigl stated City Staff can continue to look for 27.5 acres to be re-guided as high density, to maintain eligibility in the LCA program. She added that is an option that is separate from this development.

Councilmember Musgrove stated the City Council can direct City Staff to review that issue and provide additional details at a future meeting.

7.04: Revised Quote on Used Sweeper/Scrubber for the new Public Works Facility

Public Works Superintendent Grant Riemer stated City Staff are seeking City Council authorization to purchase a used sweeper/scrubber for the new public works facility. He added the City Council directed City Staff to look at used equipment at a price not to exceed $43,000. He noted City Staff found several units under $43,000, but most were out of state and sold as is with no warranty.

Public Works Superintendent Riemer stated he contacted a Tenant Sales representative, and they have a 2014 machine that is currently being refurbished and comes with a 9-month warranty and 90-days labor, for an asking price of $44,550, which is slightly higher than what was authorized

by the City Council. He added City Staff feels this is the best sweeper that will be found in this price range and recommends purchase of the 2014 Tenant sweeper/scrubber.

Commissioner Howell asked Public Works Superintendent Riemer if he is comfortable with purchase of the proposed machine.

Public Works Superintendent Riemer confirmed this.

Councilmember Musgrove thanked Public Works Superintendent Riemer and City Staff or their work and extra time in looking into this issue.

Councilmember Riley stated, in his opinion, the $44,550 is an increased price over what the City Council authorized, and 7 years seems to be the average trade-in time for this type of machine. He added he would support buying a new machine that the City will keep for a long time.

Councilmember Heineman asked whether the unit will be marked "factory recertified or refurbished", and whether the seller will specify what that means.

Public Works Superintendent Riemer stated repairing this type of equipment usually involves changing the parts that get normal wear, including wires, scrubber parts, vacuums and pumps.

Councilmember Heineman stated he supports purchasing the used machine, as the warranty brings it to a "like new" status.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to Purchase a Used Tennant M20 Sweeper for $44,550.

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

7.05: Adopt Ordinance #21-13 Amending City Code Section 105-142 to add 2021 International Property Maintenance Code

Zoning Code Enforcement Officer Bria Raines reviewed an Ordinance updating City Code to include the International Property Maintenance Code.

City Administrator Ulrich stated, if the motion is to approve, City Staff is requesting an additional motion to waive the requirement to read the Ordinance aloud.

Councilmember Musgrove asked what the benefit is in updating the International Property Maintenance Code.

Zoning Code Enforcement Officer Raines stated the International Code is a set of terms that is more widespread and goes hand in hand with City, State and federal regulations.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to Adopt Ordinance #21-13 Amending City Code Section 105-142 to add 2021 International Property Maintenance Code; and waive the Charter requirement to read Ordinance aloud.

A roll call vote was performed:

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

Motion carried.

7.06: Adopt Ordinance #21-14 Amending Chapters 105 and 117 Regarding Swimming Pool and Related Building Code Standards

Zoning Code Enforcement Officer Raines reviewed the proposed amendment of the Ordinance related to swimming pools and spas. She added this would be an update to standards in both Chapters 105 and 117.

City Administrator Ulrich stated a motion to waive reading of the Ordinance is also requested.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to Adopt Ordinance #21-14 Amending Chapters 105 and 117 Regarding Swimming Pool and Related Building Code Standards; and to waive the Charter requirement to read the Ordinance aloud.

A roll call vote was performed:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich stated the City Council work session held before this meeting will reconvene immediately following this meeting to complete the published agenda.

City Administrator Ulrich stated he received official Census data that day, and population of the City of Ramsey is 27,646 as of April 1, 2020, with 9,591 households, and per household population of 2.88 persons.

City Administrator Ulrich stated the City Council's next regular meeting is scheduled for Tuesday, September 14, 2021.

Councilmember Musgrove stated the County is continuing to work on road improvements at the intersection of Highway 47 and Bunker Lake Boulevard, and they have closed the bridge on Highway 47. She added she hopes that is a short-term situation.

City Administrator Ulrich stated the Trott Brook Benefit Bash will be held Thursday, August 26, 2021 at 6:30 p.m. He added there will be food trucks.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:15 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.

CC Regular Session **5. 4.**

Meeting Date: 09/14/2021

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	09/09/2021 11:51 AM
Form Started By: JoAnn Shaw		Started On: 08/25/2021 03:53 PM
Final Approval Date: 09/09/2021		

Report Name: License Report - License Types
Council Dates: 9/14/2021 to 9/14/2021
Status: Active, Inactive
License Type(s): Multi-Family Rental, Rental

City of Ramsey
License Report - License Types

Printed: 9/8/2021

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
SSSK Properties LLC	Senthil Kumaran	7075 139th Ave NW		8/15/2023	9/14/2021	A
HP Minnesota LLC	Gary Vanderbush	5040 143rd La NW		9/25/2024	9/14/2021	A
Hannah Fioravanti	Hannah Fioravanti	6640 153rd Ct NW		9/25/2024	9/14/2021	A
HP Minnesota LLC	Gary Vanderbush	5591 154th La NW		9/25/2024	9/14/2021	A
Brett Davis		7344 168th Cir NW		9/11/2024	9/14/2021	A
HP Minnesota LLC	Gary Vanderbush	6917 170th Ave NW		9/25/2024	9/14/2021	A
Rebeccah Leindecker		15161 Oneida St NW		9/25/2024	9/14/2021	A

Rental License Count: 7

Total Licenses: 7

CC Regular Session **5. 5.**

Meeting Date: 09/14/2021

Submitted For: Jeff Katers, Police **By:** Kyle Hemmerich, Police

Information

Title

Authorization to participate in the Minnesota Law Enforcement Support Office (LESO) 1033 program.

Purpose/Background:

For many years the police department has been participating in the Minnesota Law Enforcement Support Office (LESO) 1033 program. The LESO program is administered by MN Homeland Security and Emergency Management (HSEM) and was established by the U.S. Department of Defense (DoD). The program allows law enforcement agencies to obtain surplus military equipment at no cost. All transferred surplus items must have a direct application to the law enforcement agency's arrest and apprehension mission.

The Ramsey Police Department has already received equipment from this program, for example: night vision goggles, backpacks, gear bags, an LRAD speaker system, and an MRAP. The Ramsey Police Department conducts an annual inventory of the items acquired through this program which is a requirement.

In order to continue the police department's participation in the program and follow all requirements, the governing body over the police department (city council) must authorize the Ramsey Police Department's participation.

Funding Source:

There is no cost to participate in this program. When an item is acquired from the program, the police department must only pay to ship the item to the police department. There is no cost to continue to possess the items.

Recommendation:

Staff recommends the city council authorize the police department's participation in the LESO 1033 program. This authorization allows the police department to meet all requirements of the program.

Action:

Motion to adopt Resolution #21-263 authorizing continued participation in the Minnesota Law Enforcement Support Office (LESO) 1033 program.

Attachments

Resolution #21-263

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	09/07/2021 12:24 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:42 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:42 AM
Form Started By: Kyle Hemmerich		Started On: 08/23/2021 02:01 AM
Final Approval Date: 09/09/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-263

RESOLUTION AUTHORIZING THE CONTINUED PARTICIPATION IN THE LESO 1033 PROGRAM FOR SURPLUS FEDERAL EQUIPMENT.

WHEREAS, the city of Ramsey and its police department have been participating in the Law Enforcement Support Office (LESO) 1033 program for years.

WHEREAS, the city of Ramsey has been previously awarded surplus federal equipment from the LESO program that directly supports the arrest and apprehension mission of the Ramsey Police Department.

WHEREAS, the safety and security of Ramsey residents are improved by the equipment made available to Ramsey Police Officers from the LESO 1033 program.

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

1. The city council adopt resolution #21-263, authorizing The Ramsey Police Department to continue participation in the LESO 1033 program administered by the MN Department of Homeland Security.

2. The Chief of Police is hereby authorized to execute necessary agreements related to continued participation in this program on behalf of the City of Ramsey and its Police Department.

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 14th day of September, 2021.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 6.**

Meeting Date: 09/14/2021

By: Colleen Lasher, Administrative Services

Information

Title

Authorize Hiring Paid-on-call Firefighters

Purpose/Background:

The purpose of this case is to request authorization to hire Paid-on-call Firefighters in order to bring both Fire Department stations to within acceptable staffing levels.

A firefighter recruitment was conducted, followed by interviews, background checks, reference checks, physical agility tests, work-style assessments, pre-employment physicals, and drug screens. At this time, several candidates have successfully passed the requirements to become city of Ramsey Paid-on-call Firefighters. All eligible candidates will be subject to a 1-year probationary period.

Funding Source:

The funding to hire the above mentioned firefighters is included in the 2021 budget.

Recommendation:

Staff recommends hiring Chris Howard, Derek Hughes, Todd Langner, and Paul Olson as Paid-on-call Firefighters at $12.88 per hour effective September 15, 2021.

Action:

Motion to approve hiring Chris Howard, Derek Hughes, Todd Langner, and Paul Olson as Paid-on-call Firefighters at $12.88 per hour effective September 15, 2021.

Attachments

POC FF JD

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 12:00 PM
Form Started By: Colleen Lasher		Started On: 08/30/2021 12:24 PM
Final Approval Date: 09/09/2021		

Paid On-call Firefighter

Class Code: 14009

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Sep 19, 2018
Revision Date: Jun 29, 2021

SALARY RANGE

$12.88 Hourly

PRIMARY OBJECTIVE OF POSITION:

Paid On-call Firefighters respond to a variety of emergency and non-emergency events under the general supervision of an officer. These events include fires, hazardous materials, first aid, rescue, confined space rescue, water rescue, medical and other emergency incidents. Paid On-call Firefighters also participate in training and maintenance activities and provide fire safety education training and community relations to the public.

The City of Ramsey is recruiting for Station #1 (15050 Armstrong Boulevard in Ramsey) and Station #2 (5650 Alpine Drive NW in Ramsey). Paid On-call Firefighters must meet response time requirements from the station that they are assigned.

All formal (required) training will be provided and paid for by the City. No previous experience is necessary. New Firefighters will begin working on or near Wednesday, September, 15, 2021 and will attend the Anoka County Fire Academy when dates are established.

****All interested candidates MUST attend the mandatory informational meeting on Wednesday, July 14, 2021, at 7:00 pm. This meeting will be held at Fire Station #1 -- 15050 Armstrong Boulevard NW. Only those candidates that attend the meeting will have their application reviewed.****

MINIMUM QUALIFICATIONS:

The successful applicant must possess the following minimum qualifications:

- Must be 18 years of age or older
- Must possess a High School Diploma or equivalent
- Must possess a valid Minnesota Drivers License, with a good driving record
- Must be able to show proof of valid automobile insurance

- Must have attended the mandatory information meeting on Wednesday, July 14, 2021, at 7:00 pm
- Must pass the 8 Station Physical Agility Test (see test information below) that is scheduled for Saturday, August 7, 2021 at 9:00 am
- Must pass a pre-employment work style assessment that is tentatively scheduled for August 24, 2021 to August 26, 2021
- Must pass a pre-employment physical and drug screen

The 8 Station Physical Agility Test must be completed in seven (7) minutes or less and will consist of the following items:

- Fire hydrant operations and connections
- Lifting, carrying and climbing a ladder
- Crawling 12 feet under a low structure
- Lifting and carrying a five gallon bucket weighting approximately 45 pounds
- Raising and lowering a 2-fly extension ladder in a controlled hand-over-hand method
- Carrying a modified high rise hose bundle up two flights of stairs
- Swinging a 10 pound sledge hammer onto a wooden simulator
- Dragging a 185 pound mannequin 50 feet

ESSENTIAL JOB FUNCTIONS:

Essential duties include, but are not limited to the following:

- Respond to emergency incidents within assigned station, meeting the minimum participation requirements
- Perform firefighting activities in accordance with N.F.P.A. Standards, including driving fire apparatus, operating pumps and related equipment, laying hose, performing suppression, ventilation and overhaul tasks
- Perform activities related to technical rescue, emergency medical services, and hazardous materials response
- Participates in required weekly training drills, department meetings, committee and community activities, and other required training activities and meets minimum participation and competency verification requirements
- Participates in the general maintenance of department facilities and equipment in accordance with department procedures, such as clean and wash station facilities and equipment; care for grounds around station; wash, hang, and dry hoses; wash, clean, inspect and maintain apparatus and equipment
- Participate in public presentations of department programs and activities, related to safety, medical and fire prevention topics
- Provide a wide range of tasks at the verbal or written direction of the Fire Chief or their designee

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of the operations, services and activities of the Ramsey Fire Department
- Ability to learn, understand and carry out the rules, regulations, principles, practices, and methods of comprehensive fire suppression, prevention, and other emergency services

- Ability to demonstrate a high level of mechanical aptitude and operate equipment, which includes, but is not limited to: hand tools, power tools, light and heavy equipment, fire pumps, aerial ladders and boats. Operate all Fire Department vehicles, including cars, trucks, and fire apparatus
- Ability to read and understand written materials such as operating manuals, text books, and safety instructions
- Ability to interpret instructions and use logic to solve problems
- Ability to perform all physical duties normally expected of a firefighter
- Ability to meet medical requirements as established by the Fire Department and N.F.P.A. Standard 1582, for medical and physical fitness standards
- Shall comply with OSHA respirator requirements on an annual basis
- Ability to communicate effectively verbally and in writing. Must clearly speak the English language, as well as have full comprehension of the English language
- Ability to work effectively as a member of a team under stress caused by emergencies, danger, or criticism, including following instructions, as well as thinking and acting quickly under pressure.
- Make reasonable decisions regarding the safety of team members and his/her own self.
- Work under limited supervision or make independent judgment in stressful situations, which may have considerable impact to the organization
- Ability to present a positive and professional image of the City of Ramsey and the Ramsey Fire Department. Establish positive working relationships with the public, City staff, fire personnel and other agencies

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Standing
- Walking
- Lifting
- Pushing / Pulling
- Carrying
- Climbing
- Kneeling
- Crawling
- Crouching
- Bending at waist
- Reaching
- Handling Objects
- Use of Arm Muscles over Extended Periods
- Use of Leg Muscles over Extended Periods
- Stationary desk or bench work

This job requires employees to be able to lift and carry up to 75 pounds without assistance.

The following are the working conditions of the position:

- Working Outdoors
- Working Indoors
- Operating dangerous equipment
- Operating motor vehicles
- Working with chemicals
- Working near fumes and vapors
- Driving a City vehicle or personal vehicle
- Driving is an essential function of this job

CC Regular Session **5. 7.**

Meeting Date: 09/14/2021

By: Colleen Lasher, Administrative Services

Information

Title:

Authorize Hiring a Planning Intern

Purpose/Background:

The purpose of this case is to request authorization to hire one Planning Intern. Annually the City employs interns to work in Administrative Services, Community Development, and Engineering. The 2021 budget includes funding for the Planning Intern. The recruitment for this internship was delayed due to numerous reasons, including the Community Development Director leaving the City, allowing prioritization of other recruitments, and ensuring that there is adequate workload and staff time available to support the Intern.

The Planning Intern assists staff with multiple ongoing City functions, projects and events including a variety of land use planning and zoning administration activities, processing applications for conditional use permits and enforcement of sign regulations, along with attending the monthly Planning Commission meetings, selected Environmental Policy Board meetings and various public workshops.

The process to fill this internship includes an open competitive recruitment, interviews, background checks, pre-employment testing, City Council approval to hire and on-boarding. At this time, staff selected one Planning Intern. The candidate has passed the pre-employment screenings and staff recommends hiring the candidate listed below.

Notification:

Intern pay: The intern pay scale ranges from $13.00 per hour to $18.00 per hour, depending on qualifications.

Funding Source:

The funding required to fill this position is included within the approved 2021 budget.

Recommendation:

Staff recommends hiring Grady Timmerman, effective on or near September 15, 2021 at $14.00 per hour.

Outcome/Action:

Motion to authorize hiring Grady Timmerman, affective on or near September 15, 2021 at $14.00 per hour.

Attachments

Job Desc.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 02:26 PM
Colleen Lasher (Originator)	Colleen Lasher	09/09/2021 02:45 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 03:13 PM
Form Started By: Colleen Lasher		Started On: 09/08/2021 11:52 AM

Final Approval Date: 09/09/2021

Planning Intern

Class Code: 11008

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Jan 29, 2018
Revision Date: Aug 11, 2021

SALARY RANGE

$13.00 - $18.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

The City of Ramsey is seeking a Planning Intern to assist staff with multiple ongoing City functions, projects and events including a variety of land use planning and zoning administration activities, processing applications for conditional use permits and enforcement of sign regulations, along with attending the monthly Planning Commission meetings, selected Environmental Policy Board meetings and various public workshops.

This is a temporary internship working 40 hours per week, Monday - Friday / 8:00 a.m. to 4:30 p.m. beginning in mid September and running through approximately the end of the year depending on availability, workload and rules of Minnesota Public Employment Labor Relations Act (PELRA). Work hours may vary depending on assigned projects or if the candidate is still attending school.

MINIMUM QUALIFICATIONS:

- Must be at least 18 years of age or older
- Must have a valid state driver's license with good driving record
- Must be a current college student pursing a Bachelor's degree in planning, housing, geography, urban studies or a related field; or recent graduate looking to gain experience
- Must have intermediate Microsoft Office knowledge and skills
- Must have excellent written and verbal communication skills
- Must be able to work independently with minimal supervision

Desired Qualifications include:

- Previous experience working at a municipality or county office
- Previous experience in project management
- Previous experience in comprehensive planning
- Previous experience in building codes and zoning codes

- Previous experience with recycling programs
- Currently working on, or recently completed Master's Degree in planning, housing, geography, urban studies or related field

ESSENTIAL JOB FUNCTIONS:

- Assist with administering and enforcing certain city code regulations (zoning, building or nuisance)
- Process sign permit applications and enforce sign regulations
- Assist with administering local land use controls and zoning regulations
- Process applications for conditional use permits, interim use permits, home occupation permits, variances, easement vacations, and administrative subdivisions
- Assist with the coordination of recordkeeping for the Community Development Department
- Assist with the administration of the City's Recycling Program
- Attend monthly Planning Commission Meetings and selected Environmental Policy Board Meetings, public workshops and City Council Meetings. May be asked to attend certain Economic Development Authority Meetings
- Attend additional public workshops related to the Comprehensive Plan
- Perform other duties as assigned

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of land use principles and trends
- Knowledge of county, state and federal regulations related to community development in a municipal setting
- Knowledge of urban land use planning principles and trends
- Knowledge of how to develop, interpret and apply the City Code
- Ability to gather data and develop clear concise reports
- Ability to follow verbal and written directions, and work with supervision to ensure that projects are completed thoroughly, accurately and on time
- Ability to establish effective working relationships with City staff, elected officials and the general public
- Knowledge of English - spelling, grammar, punctuation and vocabulary
- Ability to use computers including Microsoft Word and Excel
- Ability to communicate effectively, both orally and in writing
- Ability to maintain clear, accurate records of activities
- Ability to handle stressful situations and deal effectively with angry or difficult people
- Ability to work with minimum supervision

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Sitting
- Standing
- Walking
- Carrying
- Handling Objects
- Repetitive Hand Motion

This position requires employees to be able to lift and carry up to 25 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating motor vehicles
- Driving a City vehicle or personal vehicle
- Driving is an essential function of this job

CC Regular Session **5. 8.**

Meeting Date: 09/14/2021

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution 21-256 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 19, 2021 through September 8, 2021.

Purpose/Background:

Adopt Resolution 21-256 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 19, 2021 through September 8, 2021.

Recommendation:

Staff Recommends to Adopt Resolution 21-256 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 19, 2021 through September 8, 2021.

Action:

Motion to Adopt Resolution 21-256 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 19, 2021 through September 8, 2021.

Attachments

Bills List 9/14/2021

Resolution 21-256

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/09/2021 11:35 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 12:07 PM
Form Started By: Jackie Lipski		Started On: 09/09/2021 10:44 AM
Final Approval Date: 09/09/2021		

RAMSEY CITY COUNCIL MEETING

9/14/2021

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 8/19/2021-9/8/2021	675,260.52
Accounts Payable 8/19/2021-9/8/2021	295,452.91
Payroll 8/20/2021	209,271.40

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal) **$ 1,179,984.83**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2021 Y.T.D.
NET PAYROLL TOTAL	$ 196,063.02	$ 3,200,095.59
- CORRECTION TO PAYROLL		
PREPAIDS	757,617.36	7,628,429.86
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	68,407.50	412,455.64
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	648,634.53	5,167,801.82
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	2,352,618.93	12,024,923.63
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 4,023,341.34**	**$ 28,433,706.54**

This page

intentionally left blank

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100058	ANOKA RAMSEY FARM AND GARDEN		PV	108728	001	00999	8/17/2021	081721	59.99
	ANOKA RAMSEY FARM AND GARDEN			Summary Total					59.99
	7435 HIGHWAY 10		PV	108917	001	00999	8/26/2021	082621	249.99
	RAMSEY MN 55303			Summary Total					249.99
				Payment Amount					309.98
100063	ASPEN MILLS	CUST 55303RPD	PV	108718	001	00999	8/18/2021	278975	29.50
	ASPEN MILLS			Summary Total					29.50
	8201 C CENTRAL AVE NE	CUST 55303RPD	PV	108736	001	00999	8/23/2021	279192	191.23
	SPRING LAKE PARK MN 55432			Summary Total					191.23
			PV	108932	001	00999	8/25/2021	279346	8.50
				Summary Total					8.50
				Payment Amount					229.23
116586	BLUE FIN POOL AND SPA INC	REF EROS ESCR 7212 160TH LA NW	PV	108780	001	00999	8/27/2021	082721	500.00
	BLUE FIN POOL AND SPA INC 13779 IBIS STREET NW ANDOVER MN 55304			Summary Total					500.00
				Payment Amount					500.00
100167	CORNERSTONE FORD		PV	108910	001	00999	8/18/2021	15343865	2.55
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					2.55
				Payment Amount					2.55
114117	CRAWFORD'S EQUIPMENT INC		PV	108765	001	00999	8/23/2021	01-54137	163.18
	CRAWFORD'S EQUIPMENT INC			Summary Total					163.18
	4898 HIGHWAY 95 NW		PD	108769	001	00999	9/1/2021	1-54175	48.12-
	CAMBRIDGE MN 55008			Summary Total					48.12-
				Payment Amount					115.06
106624	EHLERS AND ASSOCIATES, INC	TIF 18 Oppidan - Escrow	PV	108760	001	00999	8/12/2021	87833	1,215.00

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					1,215.00
				Payment Amount					1,215.00
106790	ESRI, INC	ORDER 4021746/CUST 212813	PV	108654	001	00999	8/17/2021	94091023	4,343.00
	ESRI, INC PO BOX 741076 LOS ANGELES CA 90074-1076			Summary Total					4,343.00
				Payment Amount					4,343.00
100143	FERGUSON WATERWORKS # 2516	CUST 24741	PV	108890	001	00999	8/11/2021	475798-1	4,705.32
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817	CUST #24740		Summary Total					4,705.32
			PV	108922	001	00999	8/26/2021	481388	2,421.12
				Summary Total					2,421.12
				Payment Amount					7,126.44
118775	GRAMS ELECTRIC INC	REFUND: #48588 PULLED IN ERROR	PV	108664	001	00999	8/10/2021	081021	166.00
	GRAMS ELECTRIC INC 8296 261ST AVENUE NW ZIMMERMAN MN 55398			Summary Total					166.00
				Payment Amount					166.00
100209	HAKANSON ANDERSON ASSOC INC		PV	108895	001	00999	8/17/2021	46554	1,800.00
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063			Summary Total					1,800.00
				Payment Amount					1,800.00
115760	HENRY SCHEIN INC	#3541218	PV	108901	001	00999	8/10/2021	97188739	70.16
	HENRY SCHEIN INC DEPT CH 10241			Summary Total					70.16
			PV	108904	001	00999	8/6/2021	97044660	46.18
	PALATINE IL 60055-0241			Summary Total					46.18
			PV	108905	001	00999	8/6/2021	97048879	68.64
				Summary Total					68.64

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
			PV	108906	001	00999	8/10/2021	97048880	64.06
						Summary Total			64.06
						Payment Amount			249.04
117857	HOUSE OF GOD	REF EROS ESCR 5909 167TH AVE	PV	108778	001	00999	8/27/2021	082721	1,500.00
	HOUSE OF GOD 9277 187TH AVENUE NW ELK RIVER MN 55330						Summary Total		1,500.00
							Payment Amount		1,500.00
114164	INITIAL DEFENSE PROTECTION SERVICES LLC	5 officers	PV	108896	001	00999	8/22/2021	21-27	1,975.00
	INITIAL DEFENSE PROTECTION SERVICES LLC 13055 RIVERDALE DRIVE NW SUITE 500 COON RAPIDS MN 55448						Summary Total		1,975.00
							Payment Amount		1,975.00
118813	JACOBSON, AARON OR KERRI	REF EROS ESCR 15231 SALISH ST	PV	108783	001	00999	8/27/2021	082721	500.00
	AARON OR KERRI JACOBSON 15231 SALISH STREET NW RAMSEY MN 55303						Summary Total		500.00
							Payment Amount		500.00
107121	KAAS, FRANCIS	REF EROS ESCR 7155 160TH LA NW	PV	108779	001	00999	8/27/2021	082721	500.00
	FRANCIS KAAS 7155 160TH LANE NW RAMSEY MN 55303						Summary Total		500.00
							Payment Amount		500.00
118811	KRIVOV, VLADIMIR	REF EROS ESCR 16736 ST FRANCIS	PV	108761	001	00999	8/18/2021	081821	1,500.00
	VLADIMIR KRIVOV 16736 ST FRANCIS BLVD NW RAMSEY MN 55303						Summary Total		1,500.00
							Payment Amount		1,500.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100256	LANO EQUIPMENT INC	contract 157308	PV	108773	001	00999	8/20/2021	02-855276	1,180.00
	LANO EQUIPMENT INC			Summary Total					1,180.00
	6140 HIGHWAY 10 NW		PV	108774	001	00999	8/20/2021	02-855172	55.47
	ANOKA MN 55303			Summary Total					55.47
		Contract 157309	PV	108775	001	00999	8/20/2021	02-855281	2,477.85
				Summary Total					2,477.85
				Payment Amount					3,713.32
100259	LEAGUE OF MN CITIES INS TRUST	Claim 00459142/Agmrt 1001389	PV	108791	001	00999	8/2/2021	17747	163.14
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					163.14
				Payment Amount					163.14
115328	LENNAR	REF EROS ESCR 15951 PERIDOT ST	PV	108661	001	00999	8/19/2021	081921	1,500.00
	LENNAR			Summary Total					1,500.00
	16305 36TH AVENUE NORTH SUITE 600	REF EROS ESCR 16053 SAPPHIRE	PV	108684	001	00999	8/23/2021	082321A	1,500.00
	PLYMOUTH MN 55446			Summary Total					1,500.00
		LNSCP ESCR 16053 SAPPHIRE ST	PV	108685	001	00999	8/23/2021	082321B	5,000.00
				Summary Total					5,000.00
		REF EROS ESCR 15985 SAPPHIRE	PV	108687	001	00999	8/23/2021	082321C	1,500.00
				Summary Total					1,500.00
		REF LNSCP ESCR 15985 SAPPHIRE	PV	108688	001	00999	8/23/2021	082321D	5,000.00
				Summary Total					5,000.00
		REF LNSCP ESCR 16031 SAPPHIRE	PV	108689	001	00999	8/23/2021	082321F	5,000.00
				Summary Total					5,000.00
		REF EROS ESCR 16039 SAPPHIRE	PV	108690	001	00999	8/23/2021	082321G	1,500.00
				Summary Total					1,500.00
		REF EROS ESCR 16031 SAPPHIRE	PV	108691	001	00999	8/23/2021	082321E	1,500.00
				Summary Total					1,500.00

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
		REF LNSCP ESCR 16039 SAPPHIRE	PV	108692	001	00999	8/23/2021	082321H	5,000.00
				Summary Total					5,000.00
				Payment Amount					27,500.00
116677	LEVEL CONTRACTING LLC	REF EROS ESCR 5702 152ND LN NW	PV	108657	001	00999	8/18/2021	081821A	1,500.00
	LEVEL CONTRACTING LLC			Summary Total					1,500.00
	20891 145TH STREET NW	REF LNSCP/GRDG 5702 152ND LANE	PV	108658	001	00999	8/18/2021	081821B	6,500.00
	ELK RIVER MN 55330			Summary Total					6,500.00
		REF SWPANEL ESCR 15106 HELIUM	PV	108660	001	00999	8/19/2021	081921	1,500.00
				Summary Total					1,500.00
				Payment Amount					9,500.00
102954	LITTLE FALLS MACHINE INC		PV	108900	001	00999	8/11/2021	361647	387.02
	LITTLE FALLS MACHINE INC			Summary Total					387.02
	300 LINDBERGH DRIVE SOUTH								
	LITTLE FALLS MN 56345-1598								
				Payment Amount					387.02
117918	MACQUEEN EMERGENCY	ACCT RAMSE009	PV	108921	001	00999	8/31/2021	P00918	535.09
	MACQUEEN EMERGENCY			Summary Total					535.09
	1125 7TH STREET E								
	ST PAUL MN 55106								
				Payment Amount					535.09
117425	MAUER MAIN CHEVROLET		PV	108727	001	00999	8/11/2021	5006796	5.88
	MAUER MAIN CHEVROLET			Summary Total					5.88
	435 WEST MAIN STREET		PV	108911	001	00999	8/19/2021	5006924	70.14
	ANOKA MN 55303			Summary Total					70.14
				Payment Amount					76.02
100288	METRO NORTH CHAMBER OF COMMERCE		PV	108937	001	00999	8/30/2021	24627	415.50
	METRO NORTH CHAMBER OF COMMERCE			Summary Total					415.50
	9380 CENTRAL AVE NE SUITE 320								

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
	BLAINE MN 55434								
				Payment Amount					415.50
108208	METRO PRODUCTS INC		PV	108704	001	00999	8/5/2021	161116	273.60
	METRO PRODUCTS INC			Summary Total					273.60
	7401 CENTRAL AVENUE NE		PV	108768	001	00999	8/19/2021	161400	133.64
	FRIDLEY MN 55432			Summary Total					133.64
				Payment Amount					407.24
100293	MIDC ENTERPRISES		PV	108907	001	00999	8/13/2021	I0047788	1,261.63
	MIDC ENTERPRISES			Summary Total					1,261.63
	1450 WEST COUNTY ROAD C	CUST ID RAMSY2	PV	108914	001	00999	8/19/2021	I0047831	143.57
	ROSEVILLE MN 55113			Summary Total					143.57
		CUST ID RAMSY2	PV	108915	001	00999	8/19/2021	I0047832	884.34
				Summary Total					884.34
				Payment Amount					2,289.54
104920	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR		PV	108933	001	00999	8/24/2021	629430-8792	910.00
	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR			Summary Total					910.00
	720 FOURTH AVENUE SOUTH								
	ST CLOUD MN 56301-4498								
				Payment Amount					910.00
100345	NAPA AUTO PARTS ELK RIVER		PV	108897	001	00999	8/19/2021	125995	28.85
	NAPA AUTO PARTS ELK RIVER			Summary Total					28.85
	17137 YALE STREET NW								
	P O BOX 1041								
	ELK RIVER MN 55330								
				Payment Amount					28.85
118514	PHOENIX CHALLENGE COINS		PV	108738	001	00999	8/17/2021	21081201	300.00
	PHOENIX CHALLENGE COINS			Summary Total					300.00
	13 RAVINE DRIVE								
	AUBURN MA 01501								
				Payment Amount					300.00

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
100393	PRAIRIE RESTORATIONS INC		PV	108766	001	00999	8/20/2021	30489	1,185.21
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					1,185.21
			PV	108767	001	00999	8/20/2021	30530	1,879.76
				Summary Total					1,879.76
				Payment Amount					3,064.97
118785	PREMIER CUSTOM HOMES INC	REF EROS ESCR 5437 149TH LN NW	PV	108697	001	00999	8/23/2021	082321A	1,500.00
	PREMIER CUSTOM HOMES INC 1893 STATION PARKWAY NW ANDOVER MN 55304			Summary Total					1,500.00
				Payment Amount					1,500.00
107870	RECYCLING ASSOCIATION OF MINNESOTA		PV	108898	001	00999	8/16/2021	511099	300.00
	RECYCLING ASSOCIATION OF MINNESOTA 2250 WABASH AVENUE ST PAUL MN 55114			Summary Total					300.00
				Payment Amount					300.00
100421	REGAL AWARDS AND TROPHIES		PV	108709	001	00999	8/5/2021	210212	340.00
	REGAL AWARDS AND TROPHIES 15454 HEMATITE STREET NW ANOKA MN 55303			Summary Total					340.00
				Payment Amount					340.00
118814	REIMANN, MATTHEW OR JAMIE	REF EROS ESCR 17025 RABBIT ST	PV	108784	001	00999	8/27/2021	082721	500.00
	MATTHEW OR JAMIE REIMANN 17025 RABBIT STREET NW RAMSEY MN 55303			Summary Total					500.00
				Payment Amount					500.00
100456	ST CROIX RECREATION FUN PLAYGROUNDS		PV	108717	001	00999	8/11/2021	20946	321.79

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3262		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ST CROIX RECREATION FUN PLAYGROUNDS INC 1826 TOWER DRIVE W STILLWATER MN 55082			Summary Total					321.79
				Payment Amount					321.79
100474	SUPERIOR STRIPING INC		PV	108653	001	00999	8/12/2021	49779	1,685.00
	SUPERIOR STRIPING INC 14021 BASALT STREET NW RAMSEY MN 55303			Summary Total					1,685.00
				Payment Amount					1,685.00
112615	W S AND D PERMIT SERVICE	REFUND - PERMIT CANCELLED	PV	108777	001	00999	8/19/2021	8/19/2021	51.00
	W S AND D PERMIT SERVICE P O BOX 250 SCANDIA MN 55073-0250			Summary Total					51.00
				Payment Amount					51.00
118812	YESIPCHUK, ANDREY	REF LNSCP ESCR 5437 149TH LANE	PV	108762	001	00999	8/23/2021	082321	5,000.00
	ANDREY YESIPCHUK 5437 149TH LANE NW RAMSEY MN 55303			Summary Total					5,000.00
				Payment Amount					5,000.00
				Total Amount to be Processed					81,019.78
				Total Number of Payments to be Processed					38

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
117343	AMAZON CAPITAL SERVICES INC	ACT A3VYUQ4FSATYMN	PV	108758	001	00999	8/23/2021	1CJ9-VPND-KKK4	450.00
	AMAZON CAPITAL SERVICES INC			Summary Total					450.00
	410 TERRY AVENUE NORTH	Acct A3VYUQ4FSATYMN	PV	108776	001	00999	8/23/2021	1Y3R-FQDW-KQ1N	149.99
	SEATTLE WA 98109			Summary Total					149.99
				Payment Amount					599.99
107587	ANOKA COUNTY TREASURY DEPARTMENT	CUST 130878	PV	108725	001	00999	8/18/2021	HWYSQ122021	5,179.04
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					5,179.04
	2100 THIRD AVENUE	CUST 130878	PV	108889	001	00999	8/11/2021	B210810M	492.00
	ANOKA MN 55303			Summary Total					492.00
				Payment Amount					5,671.04
107141	APPLIED CONCEPTS INC		PV	108744	001	00999	8/19/2021	389291	160.00
	APPLIED CONCEPTS INC STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943			Summary Total					160.00
				Payment Amount					160.00
113871	APPLIED MAINTENANCE SUPPLIES AND SOL.		PV	108923	001	00999	8/27/2021	7022338817	85.74
	APPLIED MAINTENANCE SUPPLIES AND SOL. 22510 NETWORK PLACE CHICAGO IL 60673-1225			Summary Total					85.74
				Payment Amount					85.74
103641	BOYER TRUCKS ROGERS	CUST #7645	PV	108720	001	00999	8/19/2021	3P8975	611.40
	BOYER TRUCKS P O BOX 18338 MINNEAPOLIS MN 55418			Summary Total					611.40
				Payment Amount					611.40
112663	CAPSTONE HOMES INC	REF EROS ESCR 8726 151ST AVE	PV	108655	001	00999	8/18/2021	081821A	1,500.00
	CAPSTONE HOMES INC			Summary Total					1,500.00
	14015 SUNFISH LAKE BLVD SUITE 400	REF EROS ESCR 8732 151ST AVE	PV	108656	001	00999	8/18/2021	081821B	1,500.00

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	RAMSEY MN 55303			Summary Total					1,500.00
		REF EROS ESCR 8744 151ST AVE	PV	108659	001	00999	8/19/2021	081921	1,500.00
				Summary Total					1,500.00
		LNSCP/DRIV ESCR 15019 QUINTANA	PV	108681	001	00999	8/23/2021	082321B	7,000.00
				Summary Total					7,000.00
		REF EROS ESCR 15024 QUINTANA	PV	108682	001	00999	8/23/2021	082321C	1,500.00
				Summary Total					1,500.00
		REF LNSCP ESCR 15024 QUINTANA	PV	108683	001	00999	8/23/2021	082321D	5,000.00
				Summary Total					5,000.00
		REF EROS ESCR 15019 QUINTANA	PV	108686	001	00999	8/23/2021	082321	1,500.00
				Summary Total					1,500.00
		REF EROS ESCR 15144 SNOWY OWL	PV	108693	001	00999	8/23/2021	082321E	1,500.00
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15144 SNOWY OWL	PV	108694	001	00999	8/23/2021	082321F	7,000.00
				Summary Total					7,000.00
		REF EROS ESCR 15158 SNOWY OWL	PV	108695	001	00999	8/23/2021	082321G	1,500.00
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15158 SNOWY OWL	PV	108696	001	00999	8/23/2021	082321H	7,000.00
				Summary Total					7,000.00
		REF LNSCP ESCR 15151 SNOWY OWL	PV	108698	001	00999	8/24/2021	082421A	5,000.00
				Summary Total					5,000.00
		REF EROS ESCR 15151 SNOWY OWL	PV	108699	001	00999	8/24/2021	082421B	1,500.00
				Summary Total					1,500.00
		REF EROS ESCR 15166 SNOWY OWL	PV	108700	001	00999	8/24/2021	082421C	1,500.00
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15166 SNOWY OWL	PV	108701	001	00999	8/24/2021	082421D	7,000.00
				Summary Total					7,000.00
		REF EROS ESCR 15186 SNOWY OWL	PV	108702	001	00999	8/24/2021	082421E	1,500.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15186 SNOWY OWL	PV	108703	001	00999	8/24/2021	082421F	7,000.00
				Summary Total					7,000.00
		REF EROS ESC 15152 QUINTANA CT	PV	108730	001	00999	8/24/2021	082421G	1,500.00
				Summary Total					1,500.00
		LNSCP ESCR 15152 QUINTANA CT	PV	108731	001	00999	8/24/2021	082421H	5,000.00
				Summary Total					5,000.00
		REF EROS ESC 15156 QUINTANA CT	PV	108732	001	00999	8/24/2021	082421I	1,500.00
				Summary Total					1,500.00
		LNSCP ESCR 15156 QUINTANA CT	PV	108733	001	00999	8/24/2021	082421J	5,000.00
				Summary Total					5,000.00
		REF EROS ESC 15189 QUINTANA CT	PV	108734	001	00999	8/24/2021	082421K	1,500.00
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15189 QUINTANA	PV	108735	001	00999	8/24/2021	082421L	7,000.00
				Summary Total					7,000.00
		REF EROS ESC 15174 QUINTANA CT	PV	108747	001	00999	8/24/2021	082421M	1,500.00
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15182 QUINTANA	PV	108748	001	00999	8/24/2021	082421N	7,000.00
				Summary Total					7,000.00
		REF EROS ESC 15182 QUINTANA CT	PV	108749	001	00999	8/24/2021	082421O	1,500.00
				Summary Total					1,500.00
		REF EROS ESC 15196 QUINTANA CT	PV	108750	001	00999	8/24/2021	082421P	1,500.00
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15196 QUINTANA	PV	108751	001	00999	8/24/2021	082421Q	7,000.00
				Summary Total					7,000.00
		REF EROS ESCR 15197 SNOWY OWL	PV	108752	001	00999	8/25/2021	082521A	1,500.00
				Summary Total					1,500.00
		REF EROS ESC 15200 QUINTANA CT	PV	108753	001	00999	8/25/2021	082521B	1,500.00

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15200 QUINTANA	PV	108754	001	00999	8/25/2021	082521C	7,000.00
				Summary Total					7,000.00
		REF EROS ESC 15208 QUINTANA CT	PV	108755	001	00999	8/25/2021	082521D	1,500.00
				Summary Total					1,500.00
		LNSCP/DRV ESCR 15208 QUINTANA	PV	108759	001	00999	8/25/2021	082521E	7,000.00
				Summary Total					7,000.00
		REF EROS ESCR 8996 151ST LA NW	PV	108781	001	00999	8/27/2021	082721A	1,500.00
				Summary Total					1,500.00
		REF EROS ESCR 15208 SNOWY OWL	PV	108782	001	00999	8/27/2021	082721B	1,500.00
				Summary Total					1,500.00
		REF EROS ESCR 8937 151ST LA NW	PV	108785	001	00999	8/27/2021	082721E	1,500.00
				Summary Total					1,500.00
		REF EROS ESCR 8959 151ST LA NW	PV	108786	001	00999	8/27/2021	082721F	1,500.00
				Summary Total					1,500.00
		REF EROS ESCR 8976 151ST LA NW	PV	108787	001	00999	8/27/2021	082721G	1,500.00
				Summary Total					1,500.00
				Payment Amount					126,000.00
111496	CENTRAL TURF AND IRRIGATION SUPPLY	CUST #101287	PV	108716	001	00999	8/13/2021	6076987-00	49.50
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					49.50
				Payment Amount					49.50
114549	CHETS SHOES INC		PV	108710	001	00999	8/10/2021	50188	150.00
	CHETS SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014			Summary Total					150.00
				Payment Amount					150.00
116197	CINTAS CORPORATION	CUST 006-24545-01	PV	108721	001	00999	8/18/2021	4093279859	53.28

R04570

CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
	CINTAS CORPORATION			Summary Total					53.28
	CINTAS LOC #4K		PV	108928	001	00999	8/25/2021	4093954422	16.56
	P O BOX 650838			Summary Total					16.56
	DALLAS TX 75265-0838		PV	108929	001	00999	8/25/2021	4093954493	55.62
				Summary Total					55.62
				Payment Amount					125.46
111818	DEANO'S COLLISION SPECIALISTS INC		PV	108737	001	00999	8/23/2021	60998	522.00
	DEANO'S COLLISION SPECIALISTS INC			Summary Total					522.00
	11063 173RD AVENUE		PV	108745	001	00999	8/23/2021	60983	227.18
	ELK RIVER MN 55330			Summary Total					227.18
			PV	108927	001	00999	8/26/2021	61039	130.03
				Summary Total					130.03
				Payment Amount					879.21
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	ACT #CO13	PV	108912	001	00999	8/22/2021	INV223298	345.60
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					345.60
				Payment Amount					345.60
100144	DEHN OIL COMPANY	acct 63040029	PV	108746	001	00999	8/20/2021	84800	1,998.50
	DEHN OIL COMPANY			Summary Total					1,998.50
	6735 141ST AVENUE NW		PV	108909	001	00999	8/24/2021	84823	546.48
	RAMSEY MN 55303			Summary Total					546.48
				Payment Amount					2,544.98
101185	DO ALL PRINTING COM INC	Biz Appreciation Day Banners	PV	108662	001	00999	8/12/2021	52490	119.50
	DO ALL PRINTING COM INC			Summary Total					119.50
	6360 HIGHWAY 10 NW		PV	108719	001	00999	8/16/2021	52515	382.50
	RAMSEY MN 55303			Summary Total					382.50
			PV	108899	001	00999	8/30/2021	52572	102.50
				Summary Total					102.50
				Payment Amount					604.50

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100158	ECM PUBLISHERS INC	Ad #1159886/ACCT 370702	PV	108789	001	00999	8/13/2021	848940	80.63
	ECM PUBLISHERS INC			Summary Total					80.63
	4095 COON RAPIDS BLVD	AD #1159892/ACCT 370702	PV	108790	001	00999	8/13/2021	848941	80.63
	COON RAPIDS MN 55433			Summary Total					80.63
		AD #1159903/ACCT 370702	PV	108891	001	00999	8/13/2021	848943	96.75
				Summary Total					96.75
		AD #1159901/ACCT 370702	PV	108892	001	00999	8/13/2021	848942	225.75
				Summary Total					225.75
		AD #1160973/ACCT 370702	PV	108893	001	00999	8/20/2021	849791	75.25
				Summary Total					75.25
		AD #1160916/ACCT 370702	PV	108894	001	00999	8/20/2021	849790	75.25
				Summary Total					75.25
				Payment Amount					634.26
114680	ELECTRICAL PRODUCTION SERVICES INC		PV	108935	001	00999	8/24/2021	19074	13,000.00
	ELECTRICAL PRODUCTION SERVICES INC			Summary Total					13,000.00
	4201 NOREX DRIVE SUITE 200		PV	108936	001	00999	8/24/2021	19073	26,000.00
	CHASKA MN 55318			Summary Total					26,000.00
				Payment Amount					39,000.00
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	108711	001	00999	8/12/2021	DL05252121M	325.96
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					325.96
	2755 GENEVA AVE N	Case # 21013814	PV	108740	001	00999	8/19/2021	DL05252121N	1,301.24
	OAKDALE MN 55128			Summary Total					1,301.24
		Case # 21120755	PV	108771	001	00999	8/19/2021	DL062421-20	1,025.45
				Summary Total					1,025.45
				Payment Amount					2,652.65
113321	FACTORY MOTOR PARTS CO	ACCT 13613	PV	108729	001	00999	8/13/2021	6-1599042	35.28

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	FACTORY MOTOR PARTS CO			Summary Total					35.28
	BIN 139107	ACCT 13613	PV	108908	001	00999	8/17/2021	6-1599300	29.88
	P O BOX 9107			Summary Total					29.88
	MINNEAPOLIS MN 55480-9107								
				Payment Amount					65.16
107099	FASTENAL		PV	108772	001	00999	8/19/2021	MNTC8196829	60.38
	FASTENAL COMPANY			Summary Total					60.38
	P O BOX 1286		PV	108924	001	00999	8/27/2021	MNTC8196986	11.07
	WINONA MN 55987			Summary Total					11.07
				Payment Amount					71.45
100186	FRANKENSIGNS INC	FS Job #124105	PV	108743	001	00999	8/19/2021	277723	32.00
	FRANKENSIGNS			Summary Total					32.00
	9991 GOODHUE STREET NE								
	P O BOX 490301								
	BLAINE MN 55449								
				Payment Amount					32.00
100204	GRAFIX SHOPPE		PV	108918	001	00999	8/23/2021	140523	1,291.00
	GRAFIX SHOPPE			Summary Total					1,291.00
	3240 MIKE COLLINS DRIVE	Case # 21013814	PV	108919	001	00999	8/23/2021	140522	1,243.00
	EAGAN MN 55121			Summary Total					1,243.00
				Payment Amount					2,534.00
100650	GRAINGER	ACT 806511127	PV	108742	001	00999	8/19/2021	9028014554	810.96
	GRAINGER INC			Summary Total					810.96
	DEPT. 806511127	ACT 806511127	PV	108757	001	00999	8/23/2021	9030827209	140.20
	PALATINE IL 60038-0001			Summary Total					140.20
		ACT 806511127	PV	108930	001	00999	8/25/2021	9033793911	22.02
				Summary Total					22.02
		ACT #806511127	PV	108931	001	00999	8/25/2021	9034209594	82.96
				Summary Total					82.96
				Payment Amount					1,056.14
100211	HAWKINS INC	Sales order 3596390	PV	108770	001	00999	8/23/2021	6006658	6,757.41

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					6,757.41
				Payment Amount					6,757.41
107763	JEFFERSON FIRE AND SAFETY INC	Cust ID 04194	PV	108763	001	00999	8/23/2021	IN132321	690.87
	JEFFERSON FIRE AND SAFETY INC 7620 DONNA DRIVE MIDDLETON WI 53562			Summary Total					690.87
				Payment Amount					690.87
100283	MENARDS COON RAPIDS	ACCOUNT 30280262	PV	108925	001	00999	8/25/2021	57763	45.53
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55433			Summary Total					45.53
				Payment Amount					45.53
100284	MENARDS ELK RIVER	ACCOUNT 31250289	PV	108707	001	00999	8/2/2021	36228	68.95
	MENARDS ELK RIVER			Summary Total					68.95
	19521 EVANS STREET NW	ACCOUNT 31250289	PV	108708	001	00999	8/1/2021	36221	31.14
	ELK RIVER MN 55330-1077			Summary Total					31.14
				Payment Amount					100.09
100341	MTI DISTRIBUTING INC		PV	108764	001	00999	8/19/2021	1319900-00	421.36
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					421.36
				Payment Amount					421.36
115375	MUTT MITT		PV	108712	001	00999	8/16/2021	429517	1,299.83
	MUTT MITT 12316 WORLD TRADE DRIVE SUITE 102 SAN DIEGO CA 92128			Summary Total					1,299.83
				Payment Amount					1,299.83
115167	NET TRANSCRIPTS INC		PV	108756	001	00999	8/15/2021	#NT5477	342.10
	NET TRANSCRIPTS INC			Summary Total					342.10

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
	3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014								
				Payment Amount					342.10
100363	NORTHERN SANITARY SUPPLY CO		PV	108926	001	00999	8/27/2021	202444	495.59
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					495.59
				Payment Amount					495.59
115232	NORTHERN TECHNOLOGIES LLC	PROJ 21.MSP12587.000	PV	108903	001	00999	8/14/2021	39765	1,507.50
	NORTHERN TECHNOLOGIES LLC 3522 4TH AVENUE S FARGO ND 58103			Summary Total					1,507.50
				Payment Amount					1,507.50
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	108706	001	00999	8/11/2021	11624	300.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212			Summary Total					300.00
			PV	108713	001	00999	8/16/2021	11665	50.00
	RAMSEY MN 55303			Summary Total					50.00
			PV	108714	001	00999	8/16/2021	11676	100.00
				Summary Total					100.00
			PV	108715	001	00999	8/16/2021	11671	150.00
				Summary Total					150.00
			PV	108726	001	00999	8/18/2021	11696	150.00
				Summary Total					150.00
				Payment Amount					750.00
110547	NORTHWEST LIGHTING SYSTEMS CO.	CUST CIT720	PV	108739	001	00999	8/20/2021	121980	81.00
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					81.00
				Payment Amount					81.00

R04570

CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
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
113444	PRECISE		PV	108920	001	00999	8/30/2021	200-1032382	900.00
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					900.00
				Payment Amount					900.00
113737	RATWIK ROSZAK AND MALONEY PA		PV	108723	001	00999	8/1/2021	69334	1,634.00
	RATWIK ROSZAK AND MALONEY PA 300 U.S. TRUST BUILDING 730 SECOND AVENUE SOUTH MINNEAPOLIS MN 55402			Summary Total					1,634.00
		STATEMENT 69335	PV	108724	001	00999	8/1/2021	69335	3,215.00
				Summary Total					3,215.00
				Payment Amount					4,849.00
112151	REINDERS		PV	108916	001	00999	8/13/2021	3082242-00	129.04
	REINDERS P O BOX 78955 MILWAUKEE WI 53278-0955			Summary Total					129.04
				Payment Amount					129.04
100431	SAFETY KLEEN CORPORATION	BILLING CI23667	PV	108902	001	00999	8/5/2021	CN13297988	110.97
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201			Summary Total					110.97
				Payment Amount					110.97
107711	SCHINDLER ELEVATOR	Billing ID 5000143702	PV	108788	001	00999	8/30/2021	8105721781	1,477.74
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					1,477.74
				Payment Amount					1,477.74
100469	STREICHER'S POLICE EQUIPMENT	SALES ORD #S1448464	PV	108741	001	00999	8/19/2021	I1519851	163.98
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					163.98
				Payment Amount					

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3263		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	TOAKES		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2021		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									163.98
110313	SUMMIT FIRE PROTECTION	WORK ORD #130032063	PV	108934	001	00999	8/31/2021	130025492	2,355.00
	SUMMIT FIRE PROTECTION P O BOX 6205 CAROL STREAM IL 60197-6205			Summary Total					2,355.00
				Payment Amount					2,355.00
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	108705	001	00999	8/13/2021	M26656	613.50
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					613.50
				Payment Amount					613.50
112688	TITAN MACHINERY		PV	108722	001	00999	8/17/2021	15923741	424.20
	TITAN MACHINERY			Summary Total					424.20
	14375 JAMES ROAD	CUST #6263021	PV	108913	001	00999	8/30/2021	15975788 GP	209.09
	ROGERS MN 55374			Summary Total					209.09
				Payment Amount					633.29
112079	TOKLE INSPECTIONS INC	JULY INSPECTIONS	PV	108663	001	00999	8/13/2021	08/13/2021	6,836.25
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448			Summary Total					6,836.25
				Payment Amount					6,836.25
				Total Amount to be Processed					214,433.13
				Total Number of Payments to be Processed					42

This page intentionally left blank

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued
113278	8/26/2021		118475 STERLING, MICK						
		~~3,438.07~~ 4,250.00	Draw Concert Bal Supplier ~~114790 GREAT WEST LIFE AND ANNUITY INS CO~~		~~99518~~	~~112719811549~~	~~9101.2176~~		~~LIFE/HEALTH-EMPLOYEE~~
		~~3,438.07~~ 4250.00							
113279	9/2/2021		113045 ANCONA TITLE AND ESCROW						
		8.83	UB REF 17921 VANADIUM ST NW		108792	09012021	9601.4651		WATER REVENUE
		8.83							
113280	9/2/2021		118821 ANDERSON, DAVID M.						
		29.26	UB REF 15928 JASPER ST NW		108794	09012021	9601.4651		WATER REVENUE
		29.26							
113281	9/2/2021		118823 BRANHAM, BRADLEY OR ANNA						
		190.26	UB REF 15271 SODIUM ST NW		108795	09012021	9601.4651		WATER REVENUE
		190.26							
113282	9/2/2021		100297 CENTERPOINT ENERGY						
		44.42	JULY GAS USAGE ACCT #6011580-5		108868	6011580-5 JULY 21	9410.6373	00041012	GAS
		1,216.20	C/H GAS BILL		108869	6702493-5 JULY 21	0194.6373		GAS
		54.72	NATURAL GAS AT PH#3		108870	8782239-1 JULY 21	9601.6373		GAS
		99.18	AUGUST GAS		108881	8000014064-2 JULY 21	0452.6373		GAS
		170.56	AUGUST GAS		108881	8000014064-2 JULY 21	0311.6373		GAS
		143.87	JULY GAS FOR STATION 2		108882	5961540-1 JULY 21	0220.6373		GAS
		1,728.95							
113283	9/2/2021		111696 CITY OF RAMSEY						
		~~3,438.07~~ 88.13	Petty Cash Replenish Supplier ~~114790 GREAT WEST LIFE AND ANNUITY INS CO~~		~~99518~~	~~112719811549~~	~~9101.2176~~		~~LIFE/HEALTH-EMPLOYEE~~
		~~3,438.07~~ 88.13							
113284	9/2/2021		111696 CITY OF RAMSEY						
		~~3,438.07~~ 100.00	HD Chili Cook off Petty Cash Supplier ~~114790 GREAT WEST LIFE AND ANNUITY INS CO~~		~~99518~~	~~112719811549~~	~~9101.2176~~		~~LIFE/HEALTH-EMPLOYEE~~
		~~3,438.07~~ 100.00							
113285	9/2/2021		111696 CITY OF RAMSEY						
		300.00	PETTY CASH FOR HAPPY DAYS		108876	083121A	0296.6249		MISCELLANEOUS OPER/
		300.00							
113286	9/2/2021		100116 CONNEXUS ENERGY						
		23,253.51	ELECTRIC FOR WATER UTILITY		108878	759126-303102 AUG 21	9601.6371		ELECTRIC UTILITIES
		1,174.10	ELECTRIC FOR SEWER UTILITY		108878	759126-303102 AUG 21	9602.6371		ELECTRIC UTILITIES
		966.03	JULY/AUG ELECTRIC		108879	759126-303106	0311.6371		ELECTRIC UTILITIES
		3,000.19	JULY/AUG ELECTRIC		108879	759126-303106	0452.6371		ELECTRIC UTILITIES
		322.01	JULY/AUG ELECTRIC		108879	759126-303106	9601.6371		ELECTRIC UTILITIES
		322.01	JULY/AUG ELECTRIC		108879	759126-303106	9602.6371		ELECTRIC UTILITIES
		322.01	JULY/AUG ELECTRIC		108879	759126-303106	9605.6371		ELECTRIC UTILITIES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113205	**8/19/2021**		**110734 CITY OF RAMSEY**						
		10.00	713463949		108631	081821	9601.4651		WATER REVENUE
		150.00	62855296		108631	081821	9601.4651		WATER REVENUE
		29.26	726019		108631	081821	9601.4651		WATER REVENUE
		189.26							
113206	**8/19/2021**		**118204 ELITE LIFT TRUCK**						
		16,950.00	FORKLIFT /PW CAMPUS		108635	66165	9438.6580		OTHER EQUIPMENT
		16,950.00							
113207	**8/19/2021**		**117918 MACQUEEN EMERGENCY**						
		372.57	FIREFIGHTER GLOVES		108633	P00756	0220.6231		UNIFORMS & TURN-OUT
		372.57							
113208	**8/19/2021**		**117745 STARLETTE'S WEB**						
		1,190.00	DRAW CONCERT BAL 8/19/21		108634	081821	9270.6315		MISCELLANEOUS PROFE
		1,190.00							
113270	**8/26/2021**		**110734 CITY OF RAMSEY**						
		30.00	36482665		108677	082621	9601.4651		WATER REVENUE
		150.00	718889		108677	082621	9601.4651		WATER REVENUE
		180.00	723039		108677	082621	9601.4651		WATER REVENUE
		158.00	729064		108677	082621	9601.4651		WATER REVENUE
		158.00	728522		108677	082621	9601.4651		WATER REVENUE
		676.00							
113271	**8/26/2021**		**100111 COMMERCIAL ASPHALT COMPANY**						
		70.18-	DISCOUNT		108674	210815	0311.6265		ASPHALT
		3,447.50	ASPHALT 8/2 THRU 8/13/21		108674	210815	0311.6265		ASPHALT
		3,377.32							
113272	**8/26/2021**		**115574 HEALTHPARTNERS**						
		71,594.50	SEPT 2021 PREMIUMS		108670	106729211	9101.2176		LIFE/HEALTH-EMPLOYEE
		71,594.50							
113273	**8/26/2021**		**106324 INSPECTRON INC**						
		7,750.00	JULY INSPECTIONS		108669	2021-122	0240.6315		MISCELLANEOUS PROFE
		7,750.00							
113274	**8/26/2021**		**100391 POSTMASTER**						
		1,875.67	POSTAGE FOR 2021 SEPT/OCT RR		108673	082421	0195.6322		POSTAGE
		1,875.67							
113275	**8/26/2021**		**115972 ROBINSON, SCOTT**						
		1,180.50	2021 SEPT/OCT RR AD SALES		108672	082421	9101.4609		OTHER MISCELLANEOUS
		1,180.50							
113276	**8/26/2021**		**118805 RUIZ-TIEMANN, CHRISTINE**						
		213.71	REF DLB UTILITY PYMT		108680	082321	9601.4651		WATER REVENUE
		213.71							
113277	**8/26/2021**		**100463 STATE OF MINNESOTA CPV PROGRAM**						
		250.00	EMMAH DATA TRAINING		108675	653403	0211.6335		TRAINING
		250.00	JEMMA DATA TRAINING		108676	653405	0211.6335		TRAINING
		500.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113286	9/2/2021		100116 CONNEXUS ENERGY						Continued
		1,002.64	AUGUST ELECTRIC		108880	759126-303100	0260.6371		ELECTRIC UTILITIES
		85.00	ELECTRICAL CHARGE FOR SIRENS		108883	759126-303095 AUG 21	0250.6371		ELECTRIC UTILITIES
		30,447.50							
113287	9/2/2021		100167 CORNERSTONE FORD						
		330.94	SQUAD 384 SOCKET		108860	15342143	0211.6257		OTHER VEHICLE PARTS
		21.80	SQUAD 372 PARTS		108864	15342099	0211.6257		OTHER VEHICLE PARTS
		352.74							
113288	9/2/2021		118824 DEHN, KEVIN OR SARA						
		37.08	UB REF 17211 TIGER ST NW		108796	09012021	9601.4651		WATER REVENUE
		37.08							
113289	9/2/2021		106583 DELTA DENTAL PLAN OF MINNESOTA						
		4,123.75	SEPT 2021 PREMIUMS		108857	CNS000076550O	9101.2170		DENTAL/DISABILITY/LIFE
		4,123.75							
113290	9/2/2021		118837 DODGE OF BURNSVILLE, INC						
		28,429.00	SQUAD 311		108884	N53692	0211.6550		MOTOR VEHICLES
		28,429.00							
113291	9/2/2021		118826 DORN, RACHAEL OR BRIAN						
		135.59	UB 15396 REF RADIUM ST NW		108797	09012021	9601.4651		WATER REVENUE
		135.59							
113292	9/2/2021		106565 DRYDEN EXCAVATING						
		2,752.63	RETAINAGE 9591 INVERNESS		108888	174	9605.6315		MISCELLANEOUS PROFE
		123.87	STATE STATUTE INTEREST LATE FE		108888	174	9605.6315		MISCELLANEOUS PROFE
		2,876.50							
113293	9/2/2021		118825 DUBOIS, ANDREW OR AMANDA						
		183.11	UB REF 15121 COBALT ST NW		108799	09012021	9601.4651		WATER REVENUE
		183.11							
113294	9/2/2021		100870 EDINA REALTY TITLE						
		10.58	UB REF 14700 COBALT ST NW UNIT		108800	09012021	9601.4651		WATER REVENUE
		10.58							
113295	9/2/2021		100870 EDINA REALTY TITLE						
		34.45	UB REF 14700 COBALT ST NW 44		108801	09012021A	9601.4651		WATER REVENUE
		34.45							
113296	9/2/2021		100870 EDINA REALTY TITLE						
		36.12	UB REF 16030 ANDRIE ST NW		108802	09012021B	9601.4651		WATER REVENUE
		36.12							
113297	9/2/2021		106624 EHLERS AND ASSOCIATES, INC						
		6,250.00	TIF 18 OPPIDAN - ESCROW		108872	88026	9804.6315	00118693	MISCELLANEOUS PROFE
		6,250.00							
113298	9/2/2021		118827 EMERSON,EDWARD OR AMY						
		151.02	UB REF 14725 XKIMO ST NW		108803	09012021	9601.4651		WATER REVENUE
		151.02							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113299	9/2/2021		118828 ENDRES, CHAD OR MARTY						Continued
		221.89	UB REF 7273 147TH TER NW		108804	09012021	9601.4651		WATER REVENUE
		221.89							
113300	9/2/2021		115678 EXECUTIVE TITLE						
		47.26	UB REF 7026 139TH AVE NW		108806	09012021	9601.4651		WATER REVENUE
		47.26							
113301	9/2/2021		111356 EXECUTIVE TITLE OF MN						
		147.72	UB RE 7344 146TH AVE NW		108805	09012021	9601.4651		WATER REVENUE
		147.72							
113302	9/2/2021		114874 FRASIER, JERRY						
		800.00	HD EVENT STAGE PERFORMANCE		108874	083121	0296.6249		MISCELLANEOUS OPER/
		800.00							
113303	9/2/2021		118829 KELLOGG, JADEN OR LEAH						
		127.06	UB REF 16786 MARBLE ST NW		108807	09012021	9601.4651		WATER REVENUE
		127.06							
113304	9/2/2021		118748 KNIGHT BARRY TITLE UNITED LLC						
		62.35	UB REF 14791 COBALT ST NW 15		108808	09012021	9601.4651		WATER REVENUE
		62.35							
113305	9/2/2021		113464 LAND TITLE						
		163.30	UB REF 5678 154TH CROSSING NW		108809	09012021	9601.4651		WATER REVENUE
		163.30							
113306	9/2/2021		113464 LAND TITLE						
		28.42	UB REF 5221 155TH LN NW		108810	09012021A	9601.4651		WATER REVENUE
		28.42							
113307	9/2/2021		116779 LEGACY TITLE						
		171.95	UB REF 7366 145TH PLACE NW		108812	09012021	9601.4651		WATER REVENUE
		171.95							
113308	9/2/2021		117357 LEGACY TITLE						
		119.52	UB REF 14538 WACO ST NW		108811	09012021	9601.4651		WATER REVENUE
		119.52							
113309	9/2/2021		116025 MINNESOTA TITLE						
		5.54	UB REF 8300 163RD AVE NW		108813	09012021	9601.4651		WATER REVENUE
		5.54							
113310	9/2/2021		116025 MINNESOTA TITLE						
		27.46	UB REF 15526 IODINE ST NW		108814	09012021A	9601.4651		WATER REVENUE
		27.46							
113311	9/2/2021		116025 MINNESOTA TITLE						
		127.47	UB REF 5222 147TH CIR NW		108815	09012021B	9601.4651		WATER REVENUE
		127.47							
113312	9/2/2021		118822 MLG TITLE LLC						
		184.07	UB REF 7635 147TH LN NW		108816	09012021	9601.4651		WATER REVENUE
		184.07							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113313	9/2/2021		115449 MODERN TITLE						Continued.
		33.23	UB REF 16918 SODIUM ST NW		108817	09012021	9601.4651		WATER REVENUE
		33.23							
113314	9/2/2021		118830 NOON, DARRELL OR ANNETTE						
		252.17	UB REF 6200.152ND AVE NW		108818	09012021	9601.4651		WATER REVENUE
		252.17							
113315	9/2/2021		115847 NORTH TITLE INC						
		152.47	UB REF 6640 153RD CT NW		108819	09012021	9601.4651		WATER REVENUE
		152.47							
113316	9/2/2021		118773 NORTHWEST ASSOCIATED CONSULTANTS						
		480.60	PROFESSIONAL PLANNING SERVICES		108871	25425	0191.6315		MISCELLANEOUS PROFE
		946.10	KNOLL PROPERTIES REVIEW		108871	25425	9804.6315	00118614	MISCELLANEOUS PROFE
		1,426.70							
113317	9/2/2021		112959 PREMIUM WATERS INC						
		49.29	JULY WATER FOR STATION 1		108858	318233026	0220.6489		OTHER CONTRACTED SI
		41.19	JULY WATER FOR STATION 2		108859	318279233	0220.6489		OTHER CONTRACTED SI
		90.48							
113318	9/2/2021		118831 QUADE, ROBERT OR ANN						
		89.38	UB REF 7130 148TH LN NW		108820	09012021	9601.4651		WATER REVENUE
		89.38							
113319	9/2/2021		117544 QUADIENT FINANCE USA INC						
		2,000.00	ACCT 7900044034448047 REFILL		108821	09012021	9101.1551		POSTAGE METER DEPOS
		2,000.00							
113320	9/2/2021		117595 QUADIENT LEASING USA INC						
		129.05	POSTAGE MACHINE INK		108862	16454048	0130.6208		MISCELLANEOUS OFFICI
		129.05							
113321	9/2/2021		117742 R G TITLE LLC						
		319.78	UB REF 15227 FLUORINE ST NW		108823	09012021	9601.4651		WATER REVENUE
		319.78							
113322	9/2/2021		118008 REALTECH TITLE LLC						
		115.56	UB REF 15230 UTE ST NW		108822	09012021	9601.4651		WATER REVENUE
		115.56							
113323	9/2/2021		118832 SADOWSKI, PATRICK OR KRISTINA						
		278.42	UB REF 15484 TUNGSTEN ST NW		108824	09012021	9601.4651		WATER REVENUE
		278.42							
113324	9/2/2021		118815 SALLYCAT MUSIC LLC						
		2,500.00	HD MAIN STAGE PERFORMER		108877	090221	0296.6249		MISCELLANEOUS OPER/
		2,500.00							
113325	9/2/2021		118833 SALVAGGIO, NICOLAS						
		189.27	UB REF 14604 PERIDOT ST NW		108825	09012021	9601.4651		WATER REVENUE
		189.27							
113326	9/2/2021		113898 SHERBURNE COUNTY ABSTRACT & TITLE CO						
		340.78	UB REF 14686 SODIUM ST NW		108826	09012021	9601.4651		WATER REVENUE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113326	9/2/2021		113898 SHERBURNE COUNTY ABSTRACT & TITLE CO						Continued.
		340.78							
113327	9/2/2021		114865 STEWART TITLE CO						
		320.43	UB REF 7225 E RAMSEY PKWY		108827	09012021	9601.4651		WATER REVENUE
		320.43							
113328	9/2/2021		118638 TENVOORDE FORD INC						
		39,088.23	POLICE INTERCEPTER #312		108828	INV20449	0211.6550		MOTOR VEHICLES
		39,088.23							
113329	9/2/2021		113038 THE TITLE GROUP						
		31.31	UB REF 16340 HEDGEHOG ST NW		108829	09012021	9601.4651		WATER REVENUE
		31.31							
113330	9/2/2021		114074 TITLE SPECIALIST INC						
		138.32	UB REF 5640 149TH LN NW		108830	09012021	9601.4651		WATER REVENUE
		138.32							
113331	9/2/2021		114606 TITLESMART INC						
		34.15	UB REF 15500 MARMOSET ST NW		108832	09012021	9601.4651		WATER REVENUE
		34.15							
113332	9/2/2021		114606 TITLESMART INC						
		202.00	UB REF 7289 E RAMSEY PKWY		108833	09012021A	9601.4651		WATER REVENUE
		202.00							
113333	9/2/2021		116944 TITLESMART INC						
		56.72	UB REF 15420 ELAND ST NW		108831	09012021	9601.4651		WATER REVENUE
		56.72							
113334	9/2/2021		116944 TITLESMART INC						
		33.88	UB REF 7700 181ST AVE NW		108887	09012021B	9601.4651		WATER REVENUE
		33.88							
113335	9/2/2021		116311 TRADEMARK TITLE SERVICES INC						
		152.04	UB REF 14284 WACO ST NW		108834	09012021	9601.4651		WATER REVENUE
		152.04							
113336	9/2/2021		118834 WANZONG, ROBERT OR MARY						
		153.67	UB REF 5333 140TH AVE NW		108835	09012021	9601.4651		WATER REVENUE
		153.67							
113337	9/2/2021		118835 WEGSCHEID, KELLY						
		28.42	UB REF 15862 DOLOMITE ST NW		108836	09012021	9601.4651		WATER REVENUE
		28.42							
113338	9/2/2021		118836 YANG, XE OR RYAN						
		158.39	UB REF 14720 ERKIUM ST NW		108841	09012021	9601.4651		WATER REVENUE
		158.39							
1002859	8/20/2021		116893 GRAF, MATT						
		53.76	ON CALL MILEAGE REIMBURSE.		108632	081521	0452.6334		MILEAGE REIMBURSEME
		53.76	ON CALL MILEAGE REIMBURSE.		108632	081521	0311.6334		MILEAGE REIMBURSEME
		89.60	ON CALL MILEAGE REIMBURSE.		108632	081521	9601.6334		MILEAGE REIMBURSEME
		17.92	ON CALL MILEAGE REIMBURSE.		108632	081521	9602.6334		MILEAGE REIMBURSEME

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1002859	8/20/2021		116893 GRAF, MATT						Continued.
		17.92	ON CALL MILEAGE REIMBURSE.		108632	081521	9605.6334		MILEAGE REIMBURSEME
		232.96							
1002860	8/20/2021		100291 MET COUNCIL SAC						
		1,217.65-	JULY SAC REMIT DISCOUNT		108636	081821	9602.4356		SEWER AVAILABILITY CH
		121,765.00	JULY SAC REMITTANCE		108636	081821	9602.2083		SAC CHARGES
		120,547.35							
1002861	8/20/2021		100510 VERIZON WIRELESS						
		45.08	MONTHLY M2M CHARGES		108637	9885283729	9601.6323		CELLULAR PHONES
		45.08							
1002906	8/26/2021		100257 LAW ENFORCEMENT LABOR SRV INC						
		889.00			108417	080521831362	9101.2177		UNION DUES
		889.00			108645	081921938082	9101.2177		UNION DUES
		1,778.00							
1002907	8/26/2021		100298 MN AFSCME COUNCIL 5						
		524.80			108418	080521831363	9101.2177		UNION DUES
		472.13			108646	081921938083	9101.2177		UNION DUES
		996.93							
1002908	8/27/2021		100011 ACE SALES						
		3,199.50	BIZ APPRECIATION AUTOSAFE KIT		108666	2898	9230.6246	00923002	MARKETING & PROMOTI
		118.45	2021 BIZ OF THE YEAR AWARD		108667	2896	9230.6249	00923002	MISCELLANEOUS OPER/
		3,317.95							
1002909	8/27/2021		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		222.32	SEPT 2021 PREMIUMS		108671	2769728	9101.2170		DENTAL/DISABILITY/LIFE
		222.32							
1002910	8/27/2021		101185 DO ALL PRINTING COM INC						
		165.00	SEPTIC-PUMPING PERMITS		108668	52432	0240.6204		STATIONERY, ENVELOPE
		165.00							
1002911	8/27/2021		118806 RAINES, BRIA						
		100.00	REIMB FOR EXAM CERT PLANNER		108679	082621	0191.6335		TRAINING
		100.00							
1002912	9/3/2021		110402 ADVANCE AUTO PARTS						
		590.79	JULY 2021 PURCHASES		108865	073121	0311.6257		OTHER VEHICLE PARTS
		273.96	JULY 2021 PURCHASES		108865	073121	0211.6257		OTHER VEHICLE PARTS
		174.36	JULY 2021 PURCHASES		108865	073121	0220.6257		OTHER VEHICLE PARTS
		80.75	JULY 2021 PURCHASES		108865	073121	0311.6229		SHOP MATERIALS
		3.31	JULY 2021 PURCHASES		108865	073121	9601.6257		OTHER VEHICLE PARTS
		1,123.17							
1002913	9/3/2021		100647 BOLTON AND MENK INC						
		503.00	ROW PLAT PREPARATION ACHD		108873	0273953	9402.6530	00202005	IMPROVEMENTS OTHER
		503.00							
1002914	9/3/2021		112019 CENTRAL HYDRAULICS INC						
		68.56	HYDRAULIC FITTINGS		108867	71472	0311.6257		OTHER VEHICLE PARTS
		68.56							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1002915	9/3/2021		100158 ECM PUBLISHERS INC						Continued.
		18.75	JULY 21 UNION HEROLD		108863	21224	0130.6452		SUBSCRIPTIONS
		18.75							
1002916	9/3/2021		116027 ELLIOTT, BRANDON						
		44.66	REIMB FOR TRAINING MEALS		108886	08312021	0211.6331		TRAVEL & LODGING
		44.66							
1002917	9/3/2021		113321 FACTORY MOTOR PARTS CO						
		19.88	OIL FILTERS		108861	6-1598033	0311.6257		OTHER VEHICLE PARTS
		19.88							
1002918	9/3/2021		115841 PULLAR, ROBERT						
		15.00	REIMB FOR ALICE TRAINING		108885	08312021	0211.6331		TRAVEL & LODGING
		15.00	REIMB FOR ALICE TRAINING		108885	08312021	0211.6331		TRAVEL & LODGING
		30.00							
1002919	9/3/2021		100510 VERIZON WIRELESS						
		93.00	CRO'S CELL PHONES		108866	9885317031	0280.6323		CELLULAR PHONES
		463.13	SQUAD LAPTOPS		108866	9885317031	0211.6415		OTHER EQUIPMENT REN
		1,404.07	OFFICER CELL PHONES		108866	9885317031	0211.6323		CELLULAR PHONES
		1,960.20							
1002920	9/3/2021		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		22.95	7650 SUNWOOD DR NW		108837	150-1681-4280 AUG 27	9240.6315		MISCELLANEOUS PROFE
		27.95	6701 HWY 10 YOUTH FIRST		108838	150-1687-1105 AUG 27	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	5650 ALPINE DR FIRE STATION #2		108839	150-1691-2206 AUG 27	0220.6489		OTHER CONTRACTED SI
		35.90	7550 SUNWOOD DR		108840	150-1693-4968 AUG 27	0194.6489		OTHER CONTRACTED SI
		114.75							
90571808	8/20/2021		100601 MN DEPT OF REV WH						
		220.36			108562	0816211355061	9101.2172		STATE WITHHOLDING
		50.00			108568	0817211030043	9101.2172		STATE WITHHOLDING
		12,299.00			108649	081921938086	9101.2172		STATE WITHHOLDING
		12,569.36							
90617258	8/20/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		108.33			108566	0817211030041	9101.2174		PERA-EMPLOYEE
		108.33			108567	0817211030042	9101.2183		PERA-EMPLOYER
		24,441.74			108647	081921938084	9101.2174		PERA-EMPLOYEE
		32,937.78			108648	081921938085	9101.2183		PERA-EMPLOYER
		57,596.18							
90618959	9/3/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		25,010.70			108851	090221827094	9101.2174		PERA-EMPLOYEE
		33,816.97			108852	090221827095	9101.2183		PERA-EMPLOYER
		58,827.67							
93851150	9/3/2021		101306 IRS						
		26,137.80			108854	090221827097	9101.2171		FEDERAL WITHHOLDING
		14,843.37			108855	090221827098	9101.2173		FICA & MEDICARE-EMPL
		14,843.37			108856	090221827099	9101.2182		FICA & MEDICARE-EMPL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
93851150	9/3/2021		101306 IRS						Continued
		55,824.54							
95375520	9/3/2021		100601 MN DEPT OF REV WH						
		12,469.37			108853	090221827096	9101.2172		STATE WITHHOLDING
		12,469.37							
95613412	8/20/2021		101306 IRS						
		331.06			108563	0816211355062	9101.2171		FEDERAL WITHHOLDING
		1,265.21			108564	0816211355063	9101.2173		FICA & MEDICARE-EMPL
		1,265.21			108565	0816211355064	9101.2182		FICA & MEDICARE-EMPL
		398.09			108569	0817211030044	9101.2171		FEDERAL WITHHOLDING
		266.33			108570	0817211030045	9101.2173		FICA & MEDICARE-EMPL
		266.33			108571	0817211030046	9101.2182		FICA & MEDICARE-EMPL
		25,838.27			108650	081921938087	9101.2171		FEDERAL WITHHOLDING
		14,952.94			108651	081921938088	9101.2173		FICA & MEDICARE-EMPL
		14,952.94			108652	081921938089	9101.2182		FICA & MEDICARE-EMPL
		59,536.38							
97082021	8/20/2021		118579 ND CHILD SUPPORT DIVISION						
		287.08			108644	0819219380815	9101.2185		GARNISHMENTS/SUPPO
		287.08							
97090321	9/3/2021		118579 ND CHILD SUPPORT DIVISION						
		287.08			108848	0902218270915	9101.2185		GARNISHMENTS/SUPPO
		287.08							
98082021	8/20/2021		115568 ALERUS FINANCIAL NA						
		4,489.37			108643	0819219380814	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,489.37							
98090321	9/3/2021		115568 ALERUS FINANCIAL NA						
		4,424.38			108847	0902218270914	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,424.38							
99082021	8/20/2021		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,951.10			108639	0819219380810	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,951.10							
99090321	9/3/2021		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,691.11			108843	0902218270910	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,691.11							
99183090	9/3/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		10,487.48			108845	0902218270912	9101.2175		DEFERRED COMPENSAT
		10,487.48							
99183833	9/3/2021		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		6,647.78			108846	0902218270913	9101.2176		LIFE/HEALTH-EMPLOYEE
		6,647.78							
99593373	8/20/2021		100223 ICMA RETIREMENT TRUST 457						
		1,920.85			108638	081921938081	9101.2175		DEFERRED COMPENSAT
		1,920.85							
99601605	9/3/2021		100223 ICMA RETIREMENT TRUST 457						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99601605	**9/3/2021**		**100223 ICMA RETIREMENT TRUST 457**						**Continued**
		1,920.85			108842	090221827091	9101.2175		DEFERRED COMPENSAT
		1,920.85							
99724821	**8/20/2021**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						
		957.47			108412	0805218313611	9101.2176		LIFE/HEALTH-EMPLOYEE
		914.73			108640	0819219380811	9101.2176		LIFE/HEALTH-EMPLOYEE
		788.91	LTD Premiums		108640	0819219380811	9101.2170		DENTAL/DISABILITY/LIFE
		2,661.11							
99855828	**8/20/2021**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		10,387.48			108641	0819219380812	9101.2175		DEFERRED COMPENSAT
		10,387.48							
99856698	**8/20/2021**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		3,811.53			108642	0819219380813	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,811.53							
		681,136.60	Grand Total						

Payment Instrument Totals

Checks	~~242,057.34~~ 236,181.26
EFT Payments	307,790.70
A/P ACH Payment	131,288.56
Total Payments	~~681,136.60~~ 675,260.52

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-256

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF AUGUST 19, 2021 THROUGH SEPTEMBER 8, 2021

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of August 19, 2021, through September 8, 2021, in the amount of $1,179,984.83 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 August 19, 2021, through September 8, 2021, in the amount of $1,179,984.83.

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 14th day of September, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 9.**

Meeting Date: 09/14/2021

By: Bria Raines, Community Development

Information

Title:

Adopt Resolution #21-232 Approving G-Will Liquors Site Plan and Final Plat (Project 21-127)

Purpose/Background:

The purpose of this case is to review the site plan from Rademacher Companies, Inc. (the "Applicant") for a new commercial building South of Ken's Repair and Sales on State Highway 47 (St. Francis Blvd) and North of Alpine Drive NW. The Subject Property is owned by Wendy Becker and is approximately 21 acres, of which only a portion will be purchased by the Applicant and platted. The Subject Property is known as PID 24-32-25-23-0002. The site is zoned B-1 Business District and is accessed off Alpine Drive.

Notification:

The City attempted to notify property owners within 700 feet of the Subject Property, as noted in the Anoka County Property Records. The notice was also published in the City's official newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Staff has received the concept plan for the following items and found it to be generally consistent with the guidance for this area.

Streets/Access

The proposed plat is located at the corner of Alpine Drive and St. Francis Boulevard (Highway 47). Any plat abutting a State highway is subject to the review and comment by the MnDOT. Responding to MnDOT Review comments is a condition of plat approval.

Sidewalk/Trails

Trail currently exists along Alpine Drive. No other public sidewalks and/or trail or trails are planned for this area.

Waste Storage

Elevations provided show the trash enclosure in the parking lot near the North East corner of the property. Applicant must clarify trash handling equipment with regard to equipment size and type of screening.

Lighting

The plan set shows twenty-two (22) lighting fixtures, along the storefront and the parking lot. City Code requires that lighting used to illuminate an off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that no illumination will spread beyond the bounds of the site which is in compliance with City Code.

Utilities

The plat has access to city sewer and water in Alpine Drive. Site and Building plans have been submitted illustrating the extension of Utility services onto this property. The City Engineer will comment on the utility plan for the site.

Parking/Site Access:

Per the city code, one parking stall is required for every 250 square feet of convenience store space. The site plan shows a 12,059 square foot building with 54 parking stalls, two (2) of which are shown as disability parking stalls. 48 stalls are required for the 12,059 square feet of office use, two (2) of which must be disability parking stalls.

Assuming the applicant would like to plan for 54 parking stalls, a third disability parking stall is required.

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 building is designed with one loading area. The loading area is located at the side of the building away from the public street. The side yard pavement, provides maneuvering area between the parking lot island and the loading docks retaining walls. The loading areas is dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading dock effectively.

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. This area will require the restoration of ground cover and landscaping. The paving and restoration plan show the establishment of sod and plants in the area disturbed by grading.

Architectural Review
The B-1 General business District is to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale. The building façade is consistent with City Code approved exterior wall finishes; face brick, stucco, glass, natural stone, and pre-cast concrete units. The glass has been limited to a small percentage of the front façade with no windows on the building sides. A majority of the lighting will be artificial, with little natural light. There is no requirement in the B-1 Business District for minimum window coverage percent of façade.

Funding Source:
The Applicant is responsible for all costs associated with project review.

The case does include a land transaction with the current Property Owner - the Applicant has a purchase agreement with the Property Owner to purchase the property.

Recommendation:
The Planning Commission recommended approval of the site plan as drafted in the attached resolution.

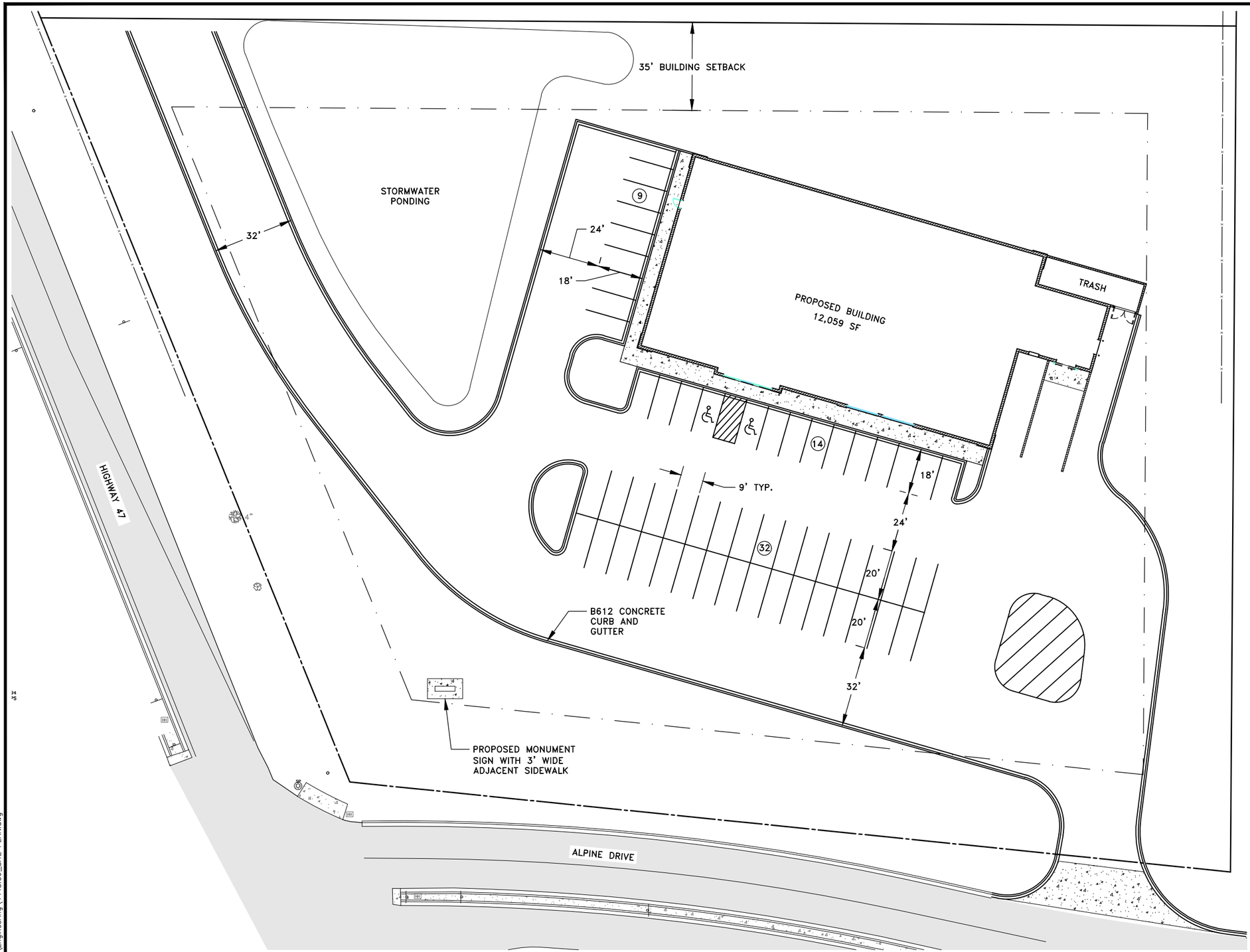
Action:
Motion to adopt Resolution #21-232 approving the site plan and final plat for G-Will Liquors.

Attachments

Site Plan
Site Location Map
Landscaping Plan
Proposed Final Plat
Color Renderings
Staff Site Plan Review
Planning Commission Minutes
Resolution #21-232

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 01:54 PM
Form Started By: Bria Raines		Started On: 09/02/2021 01:30 PM
Final Approval Date: 09/09/2021		



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN/WATER SERVICE
- EXISTING STORM SEWER
- EXISTING SILT FENCE
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- SIGN
- DECIDUOUS TREE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
- PROPOSED APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- (9) NUMBER OF PARKING SPACES
- (X/X) DETAIL NUMBER / SHEET NUMBER
- PROPOSED CONCRETE PAVEMENT

PROPERTY INFORMATION
ZONING: B-1 BUSINESS DISTRICT
ADJACENT ZONING (EAST): B-1 BUSINESS DISTRICT
ADJACENT ZONING (NORTH): R-2 MEDIUM DENSITY
SITE AREA: 3.006 ACRES
IMPERVIOUS AREA: 1.433 ACRES
IMPERVIOUS COVERAGE: 47.67%

N

20 0 20 40
SCALE IN FEET

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.

SHANE M. NELSON, P.E., P.E.
Date 7/20/21 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

G-WILLS LIQUORS STORE
RAMSEY, MN

SITE PLAN

RAMSEY, MINNESOTA

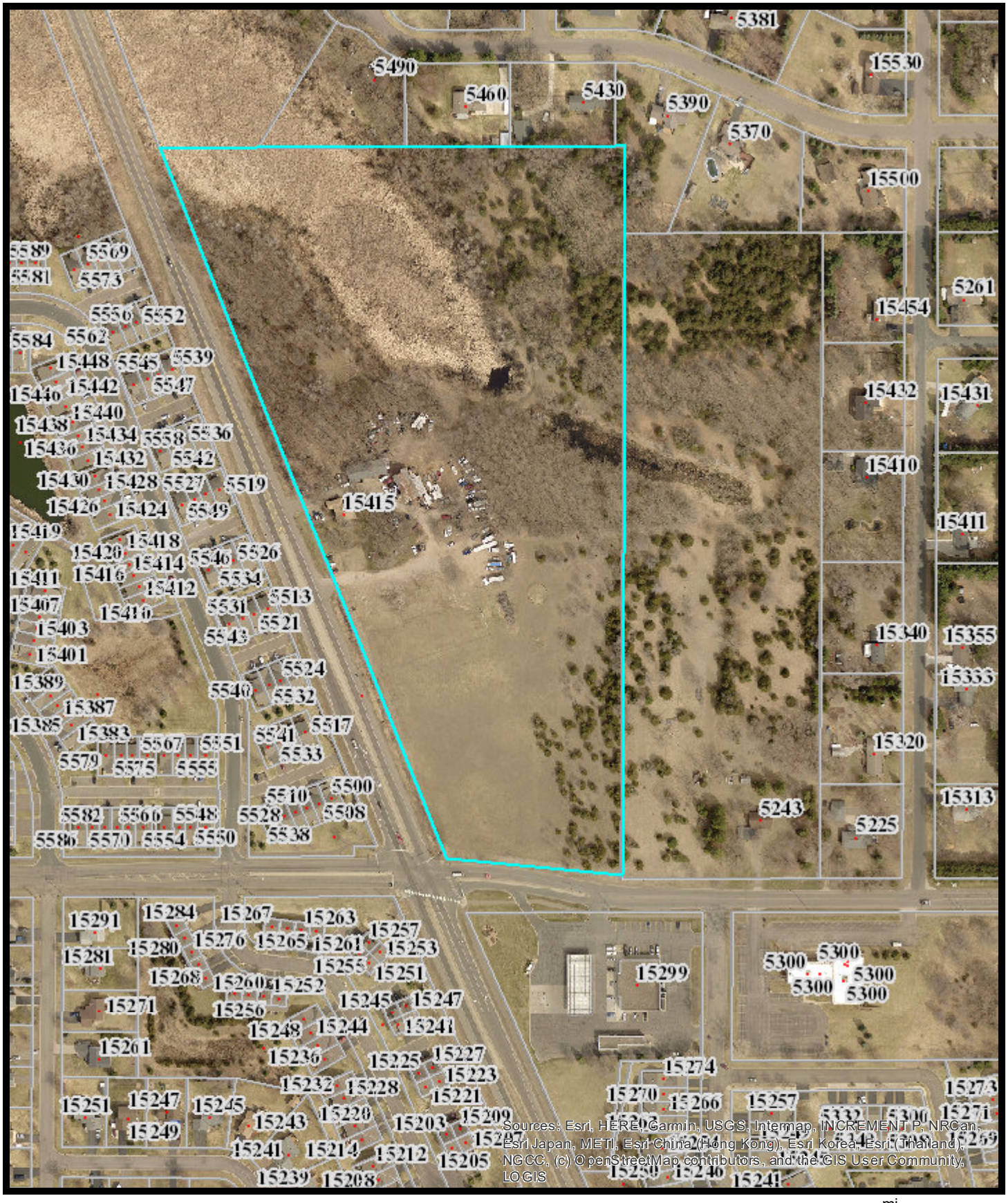
SHEET C7 OF C12 SHEETS

4443.06

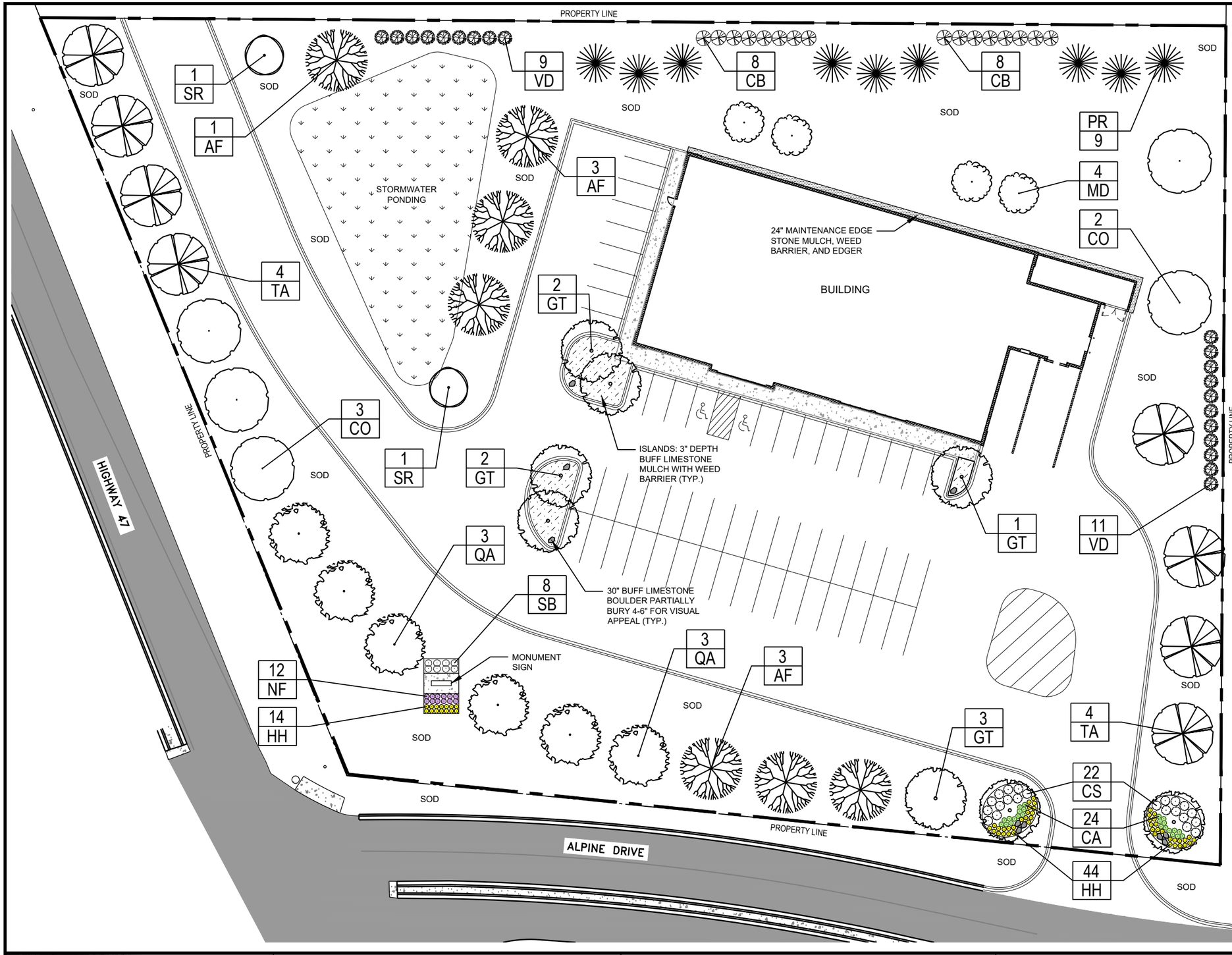
Jul 22, 2021 - 5:04pm
K:\PRIVATE\4443.06\Engineering\4443.06_SITE PLAN.dwg

Site Location Map

St. Francis And Alpine Drive



8/5/2021 3:22:18 PM



PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
		OVERSTORY TREES			
7	AF	**Acer x freemanii 'Jeffersred'**	2.5" cal.	BB	space 30'-35' o.c.
		Autumn Blaze maple			straight trunk, single leader
5	CO	**Celtis occidentalis**	2.5" cal.	BB	space 30'-35' o.c.
		Hackberry			straight trunk, single leader
8	GT	**Gleditsia triacanthos inermis 'Impcole'**	2.5" cal.	BB	see plan for spacing
		Imperial honeylocust			straight trunk, single leader
8	TA	**Tilia americana 'McKSentry'**	2.5" cal.	BB	space 30'-35' o.c.
		American Sentry linden			straight trunk, single leader
6	QA	**Quercus alba**	2.5" cal.	BB	space 30' o.c.
		White oak			straight trunk, single leader
		ORNAMENTAL TREES			
4	MD	**Malus 'Donald Wyman'**	2" cal.	BB	space 20' o.c.
		Donald Wyman crabapple			straight trunk, single leader
2	SR	**Syringa reticulata**	2" cal.	BB	space 20' o.c.
		Japanese tree lilac			straight trunk, single leader
		EVERGREEN TREES			
9	PR	**Pinus resinosa**	6' ht.	BB	space 18' o.c.
		Red pine			straight trunk, single leader
		SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)			
22	CS	**Cornus sericea 'Bailadeline'**	#5	cont.	space 4' o.c.
		Firedance redtwig dogwood			
16	CB	**Cornus sericea 'Baileyi'**	#5	cont.	space 6' o.c.
		Redtwig dogwood			
8	SB	**Spirea betulifolia 'Tor'**	#5	cont.	space 3.5' o.c.
		Tor spirea			
20	VD	**Viburnum dentatum 'Christom'**	#5	cont.	space 6' o.c.
		Blue Muffin viburnum			
		PERENNIALS			
24	CA	**Calamagrostis acutiflora 'Karl Foerster**	#1	cont.	space 2' o.c.
		Karl Foerster feather reed grass			
12	NF	**Nepeta fassenii 'Walker's Low'**	#1	cont.	space 2.5' o.c.
		Walker's Low catmint			
58	HH	**Hemerocallis 'Happy Returns'**	#1	cont.	space 2' o.c.
		Happy Returns daylily			

NOTES:
1. SEE SHEET L2 & L3 FOR PLANTING DETAILS & LANDSCAPE NOTES.
2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
3. RESTORE ALL DISTURBED AREAS WITH SOD UNLESS OTHERWISE NOTED. EXTEND SOD TO BACK OF CURB ON ALPINE DRIVE AND TO PROPERTY LINE ON ALL OTHER SIDES.

LEGEND

MNDOT NATIVE SEED MIX 33-262 POND AREA

LANDSCAPE REQUIREMENTS

DETERMINING NUMBER OF PLANTS

LOT PERIMETER: 1491 LF/50 LF = 30 TREES

BUILDING FOOTPRINT: 13,125 SF/1,000 SF = 13 TREES

B-1 BUSINESS DISTRICT

PLANTS BASED ON 1491 LF LOT PERIMETER	**REQUIRED**	**ON THIS PLAN**
DECIDUOUS/CONIFEROUS TREES PER 50 LF	30	49
SHRUBS PER 30 LF	50	66
TREE DISTRIBUTION	**REQUIRED**	
OVERSTORY TREES ≥ 25%	≥ 8	35
CONIFER TREES ≥ 25%	≥ 8	9
ORNAMENTAL TREES ≤ 25%	≤ 8	6
OVERSTORY TREES ADJACENT TO PUBLIC R.O.W.	**REQUIRED**	
PUBLIC R.O.W. 645LF/ 35 LF	19	19
PARKING LOT LANDSCAPING - 55 STALLS	**REQUIRED**	
1 TREE PER 10 STALLS	6	5
BUFFERYARDS FOR ADJACENT R-2 RESIDENTIAL	**REQUIRED**	
ADDITIONAL PLANTS FOR 2 SIDES (20% OF REQUIRED SITE LANDSCAPING PER SIDE = 16 EACH)	32	32

N

20 0 20 40
SCALE IN FEET

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 07.22.2021

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

G-WILLS LIQUORS STORES
RAMSEY, MN

LANDSCAPE PLAN

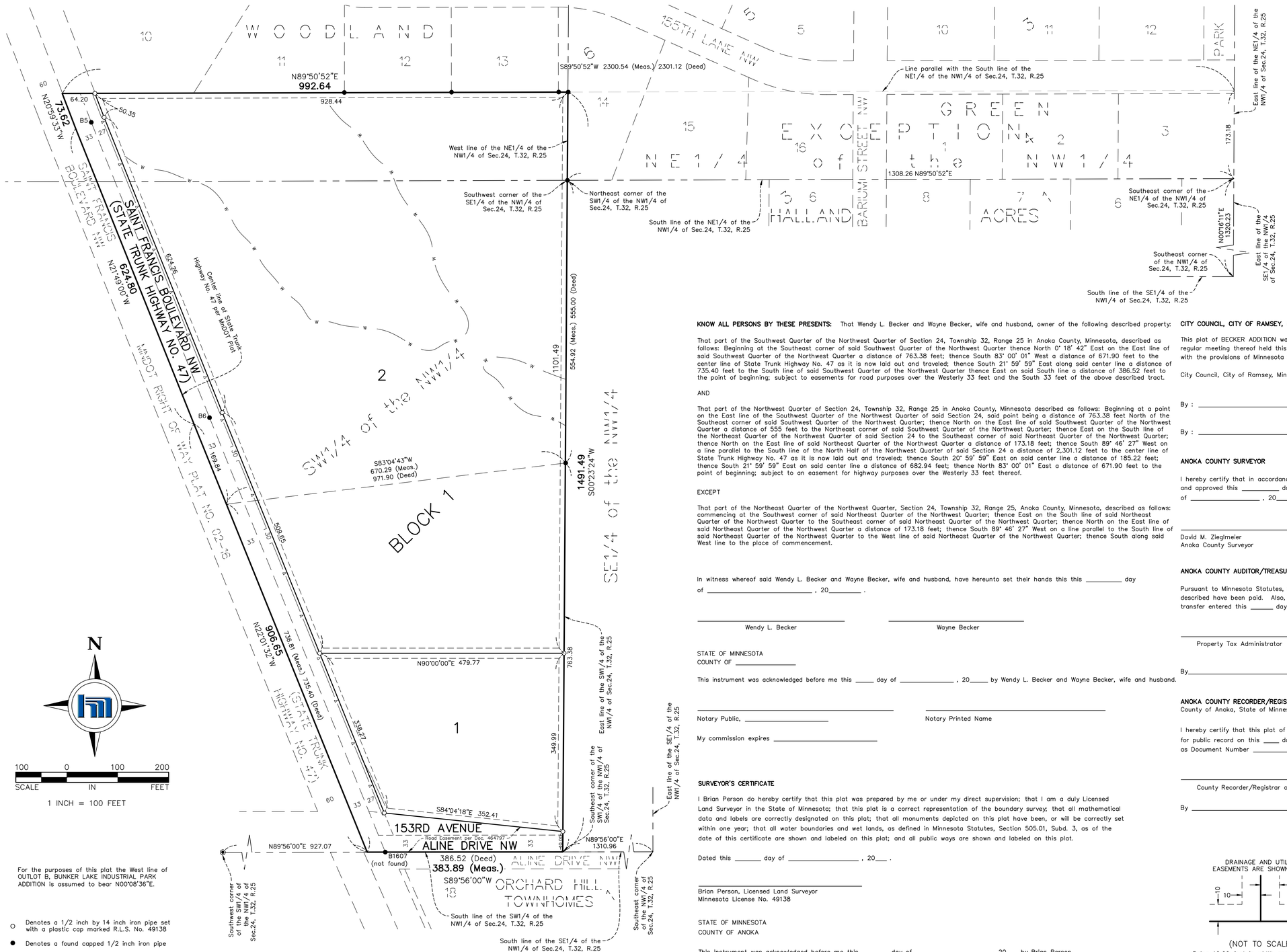
CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L2 SHEETS

4443.06

BECKER ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 24, T. 32, R. 25



N

100 0 100 200
SCALE IN FEET

1 INCH = 100 FEET

For the purposes of this plat the West line of OUTLOT B, BUNKER LAKE INDUSTRIAL PARK ADDITION is assumed to bear N00°08'36"E.

- ○ Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138
- ● Denotes a found capped 1/2 inch iron pipe
- —▵— Denotes "right of access" dedicated to State of Minnesota

KNOW ALL PERSONS BY THESE PRESENTS: That Wendy L. Becker and Wayne Becker, wife and husband, owner of the following described property:

That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 32, Range 25 in Anoka County, Minnesota, described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northwest Quarter thence North 0° 18' 42" East on the East line of said Southwest Quarter of the Northwest Quarter a distance of 763.38 feet; thence South 83° 00' 01" West a distance of 671.90 feet to the center line of State Trunk Highway No. 47 as it is now laid out and traveled; thence South 21° 59' 59" East along said center line a distance of 735.40 feet to the South line of said Southwest Quarter of the Northwest Quarter thence East on said South line a distance of 386.52 feet to the point of beginning; subject to easements for road purposes over the Westerly 33 feet and the South 33 feet of the above described tract.

AND

That part of the Northwest Quarter of Section 24, Township 32, Range 25 in Anoka County, Minnesota described as follows: Beginning at a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 24, said point being a distance of 763.38 feet North of the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence North on the East line of said Southwest Quarter of the Northwest Quarter a distance of 555 feet to the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence East on the South line of the Northeast Quarter of the Northwest Quarter of said Section 24 to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence North on the East line of said Northeast Quarter of the Northwest Quarter a distance of 173.18 feet; thence South 89° 46' 27" West on a line parallel to the South line of the North Half of the Northwest Quarter of said Section 24 a distance of 2,301.12 feet to the center line of State Trunk Highway No. 47 as it is now laid out and traveled; thence South 20° 59' 59" East on said center line a distance of 185.22 feet; thence South 21° 59' 59" East on said center line a distance of 682.94 feet; thence North 83° 00' 01" East a distance of 671.90 feet to the point of beginning; subject to an easement for highway purposes over the Westerly 33 feet thereof.

EXCEPT

That part of the Northeast Quarter of the Northwest Quarter, Section 24, Township 32, Range 25, Anoka County, Minnesota, described as follows: commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence East on the South line of said Northeast Quarter of the Northwest Quarter to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence North on the East line of said Northeast Quarter of the Northwest Quarter a distance of 173.18 feet; thence South 89° 46' 27" West on a line parallel to the South line of said Northeast Quarter of the Northwest Quarter to the West line of said Northeast Quarter of the Northwest Quarter; thence South along said West line to the place of commencement.

In witness whereof said Wendy L. Becker and Wayne Becker, wife and husband, have hereunto set their hands this this _____ day of _____, 20_____ .

_____ Wendy L. Becker

_____ Wayne Becker

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by Wendy L. Becker and Wayne Becker, wife and husband.

_____ 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 BECKER 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

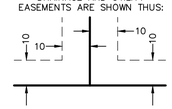
ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of BECKER 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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



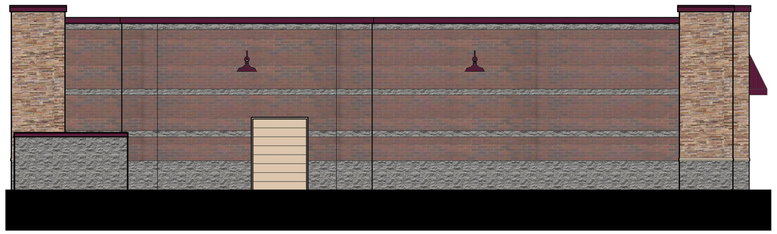
(NOT TO SCALE)

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.

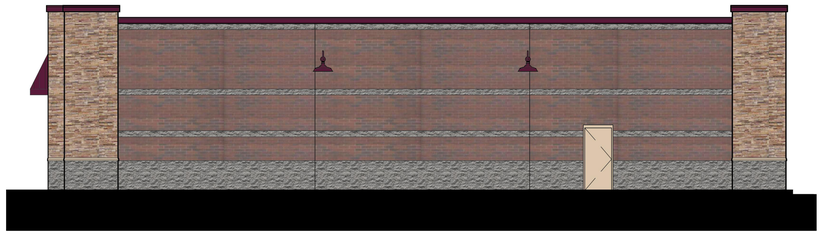
Hakanson Anderson



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



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

reprise DESIGN
Architecture, Inc.
12400 Portland Avenue South
Suite 100, Portland Corporate Center
Burnsville, MN 55337
Office: (952) 252-4042
Fax: (952) 252-4043

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the State of MINNESOTA

Signature
BRIAN R. JOHNSON
Date
XX-XX-XXXX
Registration Number
18050

G-WILL LIQUORS
PROPOSED NEW LIQUOR STORE
15415 ST FRANCIS BLVD NW
RAMSEY, MN 55303

EXTERIOR ELEVATIONS

DATE ISSUED
ISSUE FOR PERMIT XX-XX-XXXX
.
.
.
.

DRAWN BY	GD/ND
CHECKED BY	JN
JOB NO.	21168

A-201

Memorandum

To: Chloe McGuire, Senior Planner

From: Bria Raines, Zoning Code Enforcement Officer

Date: August 5, 2021

Re: G-Will Liquors Construction Plans
City Project Number 21-127

General
The purpose of this report is to review a Site Plan for G-Will Liquors, located east of St. Francis Blvd and north of Alpine Drive. The Developer, Rademacher Companies, Inc, has proposed a commercial business on a subdivision. The property is currently vacant.

Comprehensive Plan
The 2040 Comprehensive Plan guides the subject property for Commercial (C), and the proposed subdivision is consistent with the Commercial Comprehensive Plan guidance.

Zoning
The plat is zoned B-1: Business District. The proposed project is consistent with the B-1: Business zoning district.

Lot Area, Width and Setbacks.

B-1: Business District		
Standard	**Required**	**Proposed**
Minimum Lot Size	.5 acre	3.006 acres
Minimum Lot Width	100 feet	
Maximum Building Height	35 feet	16 feet
Maximum Structure Area	35% of lot area	~10% of lot area
Minimum Front Yard Setback	35 feet	~149 feet
Minimum Rear Yard Setback	35 feet	35 feet
Minimum Side Yard Setback	10 feet	35 feet

Off-street parking and pavement setback	20 feet	35 feet
Building Size	n/a	12,059 square feet

Landscaping

See landscape review in ProjectDox.

Development Fees
Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement
An executed Development Agreement for the site improvements will be required prior to releasing the plat for recording.

SITE PLAN REVIEW:

Streets/Access
The proposed plat is located at the corner of Alpine Drive and St. Francis Boulevard (highway 47). Any plat abutting a State highway is subject to the review and comment by the MnDOT. Responding to MnDOT Review comments is a condition of plat approval.

Sidewalk/Trails
Trail currently exists along Alpine Drive. No other public sidewalks and/or trail or trails are planned for this area.

Waste Storage
Elevations provided show the trash enclosure in the parking lot near the North East corner of the property. Applicant must clarify trash handling equipment with regard to equipment size and type of screening.

Lighting
The plan set shows twenty-two (22) lighting fixtures, along the storefront and the parking lot. City Code requires that lighting used to illuminate an off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that no illumination will spread beyond the bounds of the site which is in compliance with City Code.

Utilities
The plat has access to city sewer and water in Alpine Drive. Site and Building plans have been submitted illustrating the extension of Utility services onto this property.

The City Engineer will comment of the utility plan for the site.

Parking/Site Access:

Per the city code, one parking stall is required for every 250 square feet of convenience store space. The site plan shows a 12,059 square foot building with 54 parking stalls, two (2) of which are shown as disability parking stalls. 48 stalls are required for the 12,059 square feet of office use, two (2) of which must be disability parking stalls. Assuming the applicant would like to plan for 54 parking stalls, a third disability parking stall is required.

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 building is designed with one loading area. The loading area is located at the side of the building away from the public street. The side yard pavement, provides maneuvering area between the parking lot island and the loading docks retaining walls. The loading areas is dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading dock effectively.

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. This area will require the restoration of ground cover and landscaping. The paving and restoration plan show the establishment of sod and plants in the area disturbed by grading.

ARCHIECTUAL REVIEW:
The B-1 General business District is to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale. The building façade is consistent with City Code approved exterior wall finishes; face brick, stucco, glass, natural stone, and pre-cast concrete units. The glass has been limited to a small percentage of the front façade with no windows on the building sides. A majority of the lighting will be artificial, with little natural light. There is no requirement in the B-1 Business District for minimum window coverage percent of façade.

The Applicant provided building elevations for feedback from the City's Planning Commission. Staff recommended revisions are below.

We offer the following comments regarding the plans prepared by Hakanson Anderson, dated July 20, 2021. Please make the following revisions to the plan set.

- **Revise plan to include all easements**
- **Revise parking lot plan to include a third disability parking space.**
- **Use clear or lightly tinted glass for all windows and doors – reflective or highly tinted glass is not acceptable**
- **Revise plan to clarify frontage road/north access - dead end or meant for**

future frontage road? If a private access, need to discuss further.

- **Please detail product delivery route – how will deliveries work off Alpine Drive? Provide turning diagram for semis.**

Next Steps

The Site Plan Review will be discussed at the Community Development Department review on August 12, 2021. The application will then be reviewed by the Planning Commission on August 26, 2021 before review by the City Council on September 14, 2021.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 26, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer (virtual) Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	Commissioner Andrew Dunaway
Also Present:	Senior Planner Chloe McGuire Brigl City Planner Chris Anderson Zoning Code Enforcement Officer Bria Raines 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.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Commissioner Anderson aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the July 22, 2021 Planning Commission Meeting Minutes
5.02: Adopt Resolution #21-232 Approving G-Will Liquors Site Plan (Project 21-127)
5.03: Consider Setback Requirements for Accessory Structures

City Planner Anderson noted that the information provided from Commissioner VanScoy to staff prior to the meeting will be reflected in the minutes.

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Request for a Variance to Utilize an Alternative Tree Inventory Technique for Trott Brook North (Project No. 21-130); Case of Sotarra

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 the Environmental Policy Board supported the request to utilize the FRP technique within the planted areas due to the unique characteristics of these stands of trees (similar ages, sizes, species).

Commissioner Walker asked if the area shaded in green is the Peterson property and whether this is part of the Christmas tree farm.

City Planner Anderson confirmed that a portion is the Peterson property, and this portion is an active part of the Christmas tree farm. He stated that some of the trees would be removed as part of the Christmas tree farm operation.

Citizen Input

Tracey Rust, representing the applicant, clarified that the turquoise-colored area is the Peterson property and that is part of their Christmas tree farm. She noted that the Petersons hope to harvest most of that area as part of that operation this Christmas season.

Jeff Uker, 17121 Variolite Street, asked how it would be known that this method is accurate for counting. He stated that he would want to ensure that the counting method is accurate. He stated that when the project comes forward, he has a concern with density. He noted that he lives on ten acres and therefore transitioning to quarter acre lots would not be preferred, even with a 40-foot buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:15 p.m.

Commission Business

Commissioner VanScoy stated that the information in the packet seemed to indicate work has been done in the past to ensure the accuracy of this type of process. He asked if City staff believes this process would be fairly accurate.

City Planner Anderson confirmed that staff has reviewed this and the EPB has reviewed this, and staff is confident that this method would provide an accurate representation of what exists. He confirmed that the information would be available if a member of the public wished to view it.

Commissioner Walker commented that going back to May of 2020, when there was a public hearing on this project, the residents have not supported this project and therefore he will not support any action on this project.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #21-247 Granting a Variance to Utilize a Fixed Ratio Plot Sampling Technique within the Planted Woodlands on the Subject Property.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Consider Resolution #21-175 Denying a Home Occupation Permit for 8351 160th Ave NW (Project 21-119); Case of Jacob Johnson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

Zoning Code Enforcement Officer Raines presented the staff report stating staff recommends denying the application for a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW. This use will require additional maintenance of the neighborhood roadways at the cost of the public for public facilities and services. Additionally, staff has received complaints about the use and finds that the use is outside of what one would typically find in a residential setting. Staff finds that the use is more compatible with a commercial or industrial district.

Commissioner VanScoy asked what the issues are. He noted that there are standards for number of trips and outside storage.

Zoning Code Enforcement Officer Raines replied that there were two violations for the property related to the home occupation and trash.

Senior Planner McGuire Brigl stated that there are three different levels of home occupation permits and reviewed some of the related regulations for each level. She stated that this request falls into the third category of home occupation permits because of the number of people coming to the property. She stated that staff believes that this would be better suited for an industrial area and would be willing to work with the applicant to find a suitable location in Ramsey.

Citizen Input

Jacob Johnson, 8351 160th Avenue NW, stated that this has been going on since 2019 and did not believe he ever received a letter about this issue. He stated that he also reached out to staff to request a copy of the letter. He noted that he was provided a copy of a letter sent to the previous owners of the home related to a septic system. He stated that he is down to four employees, which reduces the number of trips. He stated that the business does not function at the same level in the winter, as they operate at a smaller capacity for plowing. He noted that there are no landscaping materials kept on site at this time. He stated that his application included the hours of 7 a.m. to 5 p.m. but stated that they are typically done for the day around 3 or 4 p.m. He noted that he has also cleaned up the outdoor trash items on the property.

Chairperson Bauer stated that even with four employees, that would equate to eight trips. He asked the number of vehicles going out each day.

Mr. Johnson replied that two vehicles go out each day.

Chairperson Bauer asked if the landscaping material was planned to be stored on the left of the trees and received confirmation. He referenced a building shown on the aerial photograph and asked the purpose of that building.

Mr. Johnson replied that is a personal shed.

Commissioner Walker asked the resident's long-range plans for the business.

Mr. Johnson stated that he would like to build another shop on the very west of the property, on the other side of the trees. He stated that if that meant he detached garage needed to be removed, he would. He stated that at that time, everything would be moved to the west side of the property.

Commissioner Walker asked if there are woods to the west of the property for a bit before another home is encountered.

Mr. Johnson confirmed that to be true.

Commissioner Walker commented that if that occurred, no one would even know this business was back there unless they went back and looked.

Commissioner VanScoy asked the purpose of the building.

Mr. Johnson replied that he would store equipment inside the building.

Chairperson Bauer asked the largest structure size that would be allowed.

Senior Planner McGuire Brigl commented that staff could look into that but would need the square footage of the existing accessory buildings to provide an accurate number.

Commissioner Gengler asked the number of work-related vehicles on the property.

Mr. Johnson replied that there are four pick-up trucks.

Senior Planner McGuire Brigl asked if the trucks pull trailers and if those exist on the property.

Mr. Johnson confirmed that there are two trailers. He also confirmed that employees drive to his property and leave their personal vehicles onsite and then two of the trucks with trailers leave for the day.

John Wagner, 16030 Kangaroo Street, stated that he has the closest adjoining property with a household. He stated that this activity does not bother him, and the employees are very pleasant and drive at slow speeds. He stated that when they come and go from the property with the equipment it is quiet. He stated that there are 50,000 people that attend Game Fair and the traffic they incur during that time is more than will ever occur in one year from this business. He stated that the employees come to the property and get into trucks in groups of two to leave and do their work for the day. He noted that on garbage/recycle days, ACE Solid Waste comes through with three different trucks, along with the other haulers. He commented that traffic is heavy on 161st with people dropping animals off at the kennel. He stated that Mr. Johnson is a small business that employs a few people and does not disrupt the neighborhood. He stated that there is a park in that area that is overgrown to the point where it provides a visual and sound barrier for that neighbor. He believed that Mr. Johnson should be allowed to continue his small business as it has created no problems. He provided photographs of the Game Fair traffic, overgrown park condition, and applicant's property. He stated that Mr. Johnson has been operating for a few hours and there have been no problems. He stated that typically the employees return to the property around 2 or 3 p.m. He believed that Mr. Johnson should be able to continue to operate his business.

Elijah __, 16001 Kangaroo Street, echoed the comments of the last speaker noting that he and his wife have no problems with the business. He believed that the initial complaints arose a few years ago in a similar manner as the complaints he received on his property. He believed that Mr. Johnson should be able to continue operating his business. He agreed that Game Fair creates a much larger problem and has people allowing hundreds of vehicles of park on lawns. He stated that they support the business.

Adam ___, 16041 Kangaroo Street, also echoed the comments of the previous speakers. He stated that Mr. Johnson is a good guy with a light crew and does not generate much traffic from his business. He stated that he does not believe this is a nuisance and commented that the property looks much better than it did when the previous owners had the property.

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

A roll call vote was performed:

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

Chairperson Bauer

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:41 p.m.

Commission Business

Commissioner Walker asked the traffic counts on 161st and Kangaroo Street. He stated that it seems that in the case of the City, the traffic from the trucks and employees is a big deal. He noted that he recently drove down 161st during Game Fair and found that to be a huge mistake. He was unsure how eight trips from the business cause a large impact on the road.

Senior Planner McGuire Brigl commented that staff does not have that information available. She agreed that Game Fair has a lot of traffic and noted that there is an overlay parking standard during the two-week duration of the fair. She stated that staff could not approve the permit administratively because of the number of trips and because of employees parking on the roadway.

Chairperson Bauer commented that the case did mention parking on the street. He asked if there could be a condition that employees and business vehicles do not park on the street.

Mr. Johnson replied that currently there are no business vehicles parked on the street. He stated that the employees have been parking on the street as he has not hauled in the class five material to create a parking area. He stated that he does have approval to create the parking area but wanted to wait to see if the Home Occupation Permit is approved before making that investment.

Commissioner VanScoy asked if the parking area would be near the second driveway in the back, which was confirmed by the applicant. He also asked and received confirmation that there is not landscaping material being stored outdoors at this time. He noted that the applicant has said that his long-term vision would be to construct a building that could house the equipment as well. He asked if there is an anticipated date for the structure.

Mr. Johnson replied that he would like to have that built within the next three years.

Commissioner VanScoy asked if the nuisance items have been cleaned up.

Zoning Code Enforcement Officer Raines confirmed that she has been to the site and the nuisance items have been cleaned up.

Motion by Commissioner Walker, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-175 Approving a Home Occupation Permit for a Landscaping Business at 8351 160th Avenue NW, conditional upon the addition of the second driveway and off-street parking area.

Further discussion

Commissioner Anderson stated that he is debating his decision on this request. He stated that he likes the idea that the business is growing but adding another building would seem to support moving the business to a commercial lot. He asked if the applicant has spoken with staff about available commercial spaces. Chairperson Bauer noted that whether there is a business or not, there is a maximum square footage pertaining to accessory buildings that would regulate that activity. Senior Planner McGuire Brigl confirmed that to be true. Mr. Johnson stated that the additional building would not be related to business growth, but the intention to move things to the end of the street and stored indoors. He noted that he would be willing to remove the existing detached garage in order to accomplish that goal. Commissioner Gengler stated that she is also conflicted. She asked the guarantee that the business would not continue to grow in this location. She stated that she could support this business for this location but would not want to see it continue to grow larger in this location. Mr. Johnson stated that if the business grows out of that space, he would move it to a different location. Commissioner Gengler asked if there could be limitations on the home occupation. Senior Planner McGuire Brigl confirmed that conditions could be put upon the permit. She reviewed the regulations that are placed within the Home Occupation Permit. Zoning Code Enforcement Officer Raines stated that the number of roundtrips would be included in the permit regulations, noting that the application requested 16 trips. Commissioner Walker asked if the action on the table would satisfy what the applicant needs. Mr. Johnson confirmed that 16 would be the maximum number of trips. He stated that in the winter there is no traffic in and out unless it snows.

A roll call vote was performed:

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

Motion Carried.

6.03: Public Hearing: Consider Preliminary Plat and Zoning Amendment for Lynwood Subdivision on PID #20-32-25-44-0003 (Project No. 21-122); Case of Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 7:59 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of the Zoning Amendment to rezone the R-3 Residential (High Density) portion of the subject property to R-2 Residential (Medium Density) but does not support rezoning the R-1 Residential (MUSA) – 80 area to R-1 Residential (MUSA) – 65. Approval of the Zoning Amendment needs to be

contingent upon approval of the CPA. Staff recommends approval of the Preliminary Plat with the following contingencies (which have been incorporated into the draft resolution):

- Approval of the Zoning Amendment to rezone R-3 Residential (High Density) to R-2 Residential (Medium Density)
- Approval of the CPA
- Approval of Anoka County for second access onto Armstrong Boulevard
- Full compliance with density transitioning requirements
- Modifications to ensure compliance with all bulk standards of the applicable zoning district(s).

Chairperson Bauer asked if these should be considered as two separate actions.

City Planner Anderson confirmed that he would recommend taking two separate actions.

Chairperson Bauer referenced the comment from the Metropolitan Council related to livable community eligibility and asked for clarification.

City Planner Anderson stated that the action of the Council did not include identification of other areas to guide as high density.

Chairperson Bauer asked if the City would risk eligibility for funds if this Comprehensive Plan amendment were approved without adding additional high-density housing.

Senior Planner McGuire Brigl noted that was already decided by the City Council. She stated that this conversation is related to the rezoning and preliminary plat as the Council has already acted on the Comprehensive Plan amendment and decided not to reguided additional land.

Commissioner Peters asked if there is guidance on whether trees last longer on flat land or berms. He stated that in his neighborhood trees were planted on a slope and half of them are now dead.

City Planner Anderson commented that there is a technique that can be used to place trees on a berm. He stated that it is not unusual for there to be some mortality with plantings, noting that regular watering is a factor when being established. He stated that it is feasible and practical to plant on a berm.

Commissioner Peters stated that if there are plantings on a berm would that reduce the ability for homeowners to put features on their property.

City Planner Anderson commented that backyards would terminate at the start of the transition corridor and therefore it would not have an impact on what can be done on private property. He stated that the density transitioning corridor would need to be placed in its own lot under separate ownership to avoid that situation.

Commissioner VanScoy asked who would own the transition corridor.

City Planner Anderson stated that in this instance it sounds like the HOA would maintain ownership of that area.

Commissioner VanScoy asked how it would work if there was not an HOA.

City Planner Anderson stated that another option would be for that land to be deeded to the City once installed and established. He stated that in this scenario it would be likely that the HOA would own that parcel.

Chairperson Bauer asked if the City Council provided input on the 80 foot lots versus the 65-foot lots.

City Planner Anderson stated that the Council would prefer to see the property remain as 80 foot lots as a transition into the existing developed neighborhoods.

Councilmember Woestehoff stated that it was an overwhelming consensus that the property remains at 80-foot lots. He asked the Commission to also support the 80-foot-wide lot requirement to avoid the situation where the Commission supports 65-foot lots only to get to the Council and have that denied.

Citizen Input

Paul Tabone, Lennar, thanked the Commission to listening to the request. He noted that he has been working closely with staff to propose different layouts for the property. He stated that at this time they are down to the lot sizes, noting that the Council was clear about the desire for 80-foot-wide lots. He stated that they are working with staff on the secondary access. He stated that the density transitioning is the biggest challenge. He noted that with the desire of the Council to have 80-foot lots, the depths of those home sites would be shortened if that transition area is put into its own parcel. He hoped that there could be some flexibility on that. He stated that he understands how important berming and density transitioning is in the City of Ramsey. He stated that this site is a challenge, surrounded by business, municipal, and rural residential uses. He asked if there could be flexibility in the density transitioning plan if the intent is still met. He stated that the draft landscape plan included as many trees as recommended by the landscaper per size at full maturity, which falls short of the requirement. He stated that if a berm is added, that would take space from the backyards of the residents. He commented that there are some fairly significant existing tree lines to the north and west of the site. He stated that an adjacent property owner previously made the comment that he would even support 65-foot lots, if properly screened. He noted that property has a row of evergreens and suggested that perhaps a row of evergreens be added on this site to increase the thickness of that screen. He stated that would meet the intent of screening without reducing the backyard sizes. He stated that if home sites cannot be platted to the lot line, as shown, it would create a challenge in having 80-foot lots. He commented that staff has been great to work with throughout this process.

Chairperson Bauer asked the concern with the size of the 80-foot lots.

Mr. Tabone reviewed the depth that is needed in order to meet the 10,000 square feet lot size for an 80-foot-wide lot. He noted that if the density transitioning corridor is required, that portion of the site would be rendered undevelopable at 80 feet wide.

Chairperson Bauer asked if a variance could be issued for that section of the property related to minimum lot size.

Senior Planner McGuire Brigl confirmed that a minimum lot size variance could be provided, noting that would need to occur through separate action at a future meeting.

Kyle Swenson, 15049 Iguana Street, stated that this project seems to be a moving target as he has had different layouts mailed to him. He stated that the original layout would have had four 65-foot lots and three ponds that would come near his property but with the design change there would be several more homes along the existing residential boundary. He stated that the solution would be to include the buffer and remove a lot in order to have the minimum lot size met against that existing residential property line. He stated that the existing residents want to see a transition as it will be quite a difference to have 140 homes compared to the cornfield that exists. He stated that he likes the 80-foot-wide lot requirement and would suggest the developer remove a few lots in order to support that buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:31 p.m.

Commission Business

Chairperson Bauer suggested the Commission begin with the requested rezoning.
Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #21-19 Approving a Zoning Amendment to Rezone Portions of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density).

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner VanScoy	aye

Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer noted that the second request is related to the preliminary plat and asked staff to display the list of contingencies that were included in the staff report.

Commissioner VanScoy stated that he is a little confused on how the transition can have common ownership and how it is configured with the lot. He stated that the applicant stated that the transition area is currently part of the lot.

City Planner Anderson stated that as the applicant proposed, the density transition corridor is part of the individual lots, but City Code states that corridor should be held common ownership, such as a separate entity like an HOA. He confirmed that changes would be needed in order to meet that requirement of the Code. He stated that each individual lot should meet the lot width and area requirements, separate from the density transition area.

Commissioner VanScoy commented that if the layout is configured in that manner, the density corridor should not impact the lot depth.

City Planner Anderson stated that if laid out in that manner from the start, there would not be an issue. He stated that originally, these lots were proposed at 65 feet and under that scenario the lots would have met the minimum lot size requirement and there was sufficient spacing for the density transitioning corridor to be held in separate parcel. He stated that the minimum lot size is larger for 80-foot-wide lots and therefore with the separate density transitioning corridor, 80 foot lots in that area could not meet the minimum lot size requirement.

Commissioner Anderson stated that this would mean yards would be smaller in that area and therefore a variance request would need to come back in the future to consider those smaller lots.

City Planner Anderson stated that the applicant could choose to revise the plan in order to show the required minimum lot size. He noted that a resident did suggest that a lot or two be removed in order to support meeting those requirements. He stated that if the applicant chose not to do that, they could come back to request a variance.

Mr. Tabone stated that he would like the ability to continue to work with staff on the density transitioning standards to determine if the intent can be met without dropping lots. He stated that this is not the first time they have dealt with a buffer, wetland, trees, or screening and therefore believed there were additional options outside of dropping home sites. He stated that they have already dropped a few townhomes and they want to ensure the project would be feasible in delivering a market need.

City Planner Anderson stated that within the density transitioning ordinance it states that alternatives can be used if agreed upon by the City and developer.

Chairperson Bauer asked if this type of issue has come before the Council during the tenure of Councilmember Woestehoff.

Councilmember Woestehoff replied that he cannot recall an instance of that nature in his time on the Council.

Commissioner Anderson asked if this should be tabled to allow the developer and staff to work this out.

City Planner Anderson stated that the Code does provide for some flexibility and that discussion as to whether the proposal would be reasonable could be discussed and decided upon by the City Council during its review.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-252 Approving the Preliminary Plat of Lynwood Subdivision with the contingencies outlined in the staff report.

A roll call vote was performed:

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

Motion Carried.

6.04: Public Hearing: Consider Resolution #21-248 Approving Preliminary Plat for North Brook Meadows, Case of Landform on Behalf of Platinum Land, LLC (Project 21-131 – Hunt Property)

Public Hearing

Chairperson Bauer called the public hearing to order at 8:42 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends approval of the project and recommends adoption of Resolution #21-248.

Citizen Input

Darrin Lazan, representing the applicant, commented that this is a fairly straightforward proposal. He acknowledged the work that has gone into the project throughout this time and thanked staff for their cooperation. He noted that they continue to work with the City and adjacent property in terms of developing roadways and infrastructure.

Carla Beaterman, 7050 175th Avenue NW, stated that there has been a lot of discussion on this property before today. She stated that they have been neighbors to the Hunt family for the past 43 years and wish that family the best, they still have strong concerns about the density of the development. She commented on the traffic on 175th and difficulty in attempting to get onto and off of Nowthen Boulevard. She asked if there has been a traffic study completed and whether this could move forward prior to attempting to solve the traffic problem. She asked if it is the plan of the City to retain rural residential property or continue to push until that does not exist. She noted that she has received two requests to develop her property in recent years. She stated that there are areas of Ramsey, in The COR and near Highway 10, where smaller lots have been developed and she would prefer to keep the rural area of Ramsey rural. She asked if the Commission and developer would consider less homes on increased acreage for those that desire the more rural atmosphere of Ramsey.

Chairperson Bauer stated that the zoning of the property is R-1, therefore the number of homes proposed meets the zoning of the property.

Senior Planner McGuire stated that under the R-1 80 standards the minimum lot size is .25 acres and therefore the 77 lots proposed falls under that requirement. She noted that the density falls lower than the maximum allowed. She stated that the proposal meets the density, lot size, and bulk standards. She noted that a traffic study is being completed for the property to the south and staff is working to coordinate those efforts and there will most likely be an additional turn lane recommended for 173rd.

Carl Beaterman commented that he is opposed to this as it appears to pack in too many homes into an area that does not show that population. He stated that the other properties in that area range from two to 50 acres in size. He did not believe this development is what the neighborhood deserves. He asked what would be included in the density buffer. He believed there should be five to ten acre lots on this property. He stated that the surrounding properties have livestock and did not believe this type of development fits in this area.

Chairperson Bauer commented that the property is zoned for 80-foot-wide lots, not two or ten acre lots.

Mr. Lazan commented that the buffer would be provided on the entire west side as required and on the east side as recommended by staff but not required. He stated that there is a landscaping plan detailing the buffer areas.

Mr. Beaterman commented that he believes that both the Hunt and Makowsky properties had a 400-signature petition against these developments. He noted that it sounds like the City will allow this to move forward even though the residents should have a voice in what happens.

Debra Musgrove, 15247 Fluorine Street NW, asked staff for clarification on whether the 80-foot lot size is the minimum and whether larger lots would be allowed.

Senior Planner McGuire Brigl commented that the minimum lot size would be 80 feet wide and .25 acres in size. She stated that any proposal that meets those minimums would have to be approved. She stated that the developer could choose to go with larger lots, but the City could not require that as the request meets the bulk standards. She stated that the buffer yard was added to benefit the existing residents and review the additional elements staff is recommending such as trails.

Chairperson Bauer asked how long the property has been zoned R-1.

Senior Planner McGuire Brigl stated that she is unsure but believes at least ten to 15 years.

Chairperson Bauer stated that the petition mentioned was against the smaller lot sizes.

Senior Planner McGuire Brigl confirmed that previous requests from this property and the Makowsky property included lot sizes of 55, 65, and 75 feet and that rezoning request was denied with very firm direction to continue with the 80-foot lots and no deviation from the bulk standards.

Chairperson Bauer stated that the City did listen to those property owners that signed the petition as that zoning request was denied and the zoning remained the same as it had been for years.

Senior Planner McGuire Brigl commented that residents can continue to reach out to staff to determine if there is something that could make the project more palatable for them, such as trees near the property line being saved or trails.

Ms. Beaterman referenced the Comprehensive Plan and asked if the City intends to maintain the rural community or whether it intends to have all the rural properties developed into small lots.

Senior Planner McGuire Brigl stated that there is a municipal urban service area (MUSA) and the properties within that area are meant to have City sewer and water services. She noted that the properties outside of that area are not guided for City utilities. She noted that the majority of acreage is not guided for City utilities.

John Weberg, 17512 Nowthen Boulevard, stated that he has concern with traffic and the road conditions. He stated that more vehicles would only increase the maintenance problems that already exist on the road. He asked if the Council has addressed how the road will be maintained. He asked if the developer has been on the property and whether there would be issues with the smell from adjacent livestock. He stated that it would not be fair to have new residents move to the area only to complain about the animals on adjacent properties.

Senior Planner McGuire Brigl stated that if the property is in compliance with the Code standards for keeping of animals (cows, chickens, etc.) there would be no issue, even if there is a complaint. She stated that she will follow up with the resident to address any concerns about his animals.

Lonnie Gray, 17530 Nowthen Boulevard, commented that there is currently semi and other vehicle traffic traveling at high speeds. He stated that the traffic problem needs to be addressed before adding more homes in this area.

Senior Planner McGuire Brigl confirmed that there is a traffic study currently being completed.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 9:14 p.m.

Commission Business

Commissioner Walker stated that in preparation for the meeting, he read 29 pages of minutes from the May 7, 2020 Planning Commission meeting. He stated that there was comment after comment about residents not being happy about these urban subdivisions coming into their rural area. He stated that Ramsey either needs to start protecting its rural areas or remove the mission statement from the Comprehensive Plan. He provided a letter from a resident on Variolite to be submitted for the public record. He commented that he was not a supporter of the Hunt or Makowski proposals during the first round. He noted that he has spoken with residents that have lived here for 30 or 40 years and not one of them can remember getting a letter about the rezoning of the Hunt or Makowski properties. He stated that Ramsey continues to say it will have a rural character, but it keeps shoving urban developments into the rural areas. He stated that he has sympathy for the residents that continue to voice their concerns only to be ignored by the Commissions, staff, and City Council. He stated that there is a flow chart within the budget documents that show that the staff and Council report to the residents of the community. He stated that over 400 people were ignored last year when they opposed this type of development. He hoped that everyone could come together to develop some sort of compromise. He stated that the residents that have lived in their property since 1978 do not want to wake up and see 77 homes sitting next to them. He stated that he cannot support a plat for this type of development if it is not supported by the residents. He stated that he will continue to be a voice for residents.

Chairperson Bauer stated that the petition that came forward before was in opposition for the smaller lots, which was not approved, therefore they have listened to the residents.

Commissioner Walker stated that all of the residents stated that they did not want smaller lots, but the Commission voted to allow the smaller lots to remain when it made its recommendation to the Council. He stated that the City Council was the voice that did not allow that change.

Chairperson Bauer acknowledged that the Commission supported allowing smaller lots on the interior of the plat with 80 foot lots on the exterior. He noted that the current proposal meets the zoning and bulk zoning regulations.

Commissioner VanScoy asked the consequences of denying a request that meets bulk standards and fall into the existing zoning.

Senior Planner McGuire Brigl stated that she is not an attorney, but if an application meets all the bulk standards, the Commission would be obligated to approve the request. She stated that if the request is not approved, the City would open itself up to liability.

Commissioner VanScoy stated that the preliminary plat is based on the existing standards for this zoning area, which has been in place for well over ten years. He commented that he understands the concern about development next door to an area where residents have lived for many years. He stated that the statement within the Comprehensive Plan is an attempt to balance the rural character of the community with urban growth. He did not believe the Commission has an option to deny the request at this time.

Senior Planner McGuire Brigl commented that conditions of approval could be added, if desired.

Commissioner Walker stated that if Ramsey keeps having urban growth in the rural part of Ramsey, there will no longer be a rural part of Ramsey. He stated that the City continues to shove urban developments into existing rural areas.

Commissioner VanScoy commented that when he was young, he lived on a farm in Coon Rapids. He stated that the urban sprawl continues to expand, and the City can attempt to control that the best it can.

Commissioner Walker stated that before he moved to Ramsey two years ago, he selected his home because of the statement in the Comprehensive Plan. He stated that if this development continues to happen in the rural areas, that statement is pointless.

Commissioner VanScoy commented that this decision on the zoning happened over a decade ago. He stated that if Commissioner Walker wishes to make those types of decisions, he should become a part of the development of the Comprehensive Plan.

Commissioner Walker noted that the Beatermans have lived in Ramsey since 1978 and asked if they were invited to be a part of the Comprehensive Plan and rezoning of the property.

Chairperson Bauer commented that the Comprehensive Plan identifies properties as urban and rural. He stated that this area is identified as R-1, while other areas are proposed to remain rural.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-248 Approving Preliminary Plat for North Brook Meadows.

Further discussion

Commissioner Peters commented that a lot of the debate that happened tonight is reserved for the City Council. He stated that the job of the Planning Commission is to review the criteria and if those criteria are met, the application must be approved. He explained that there is more leeway for this type of debate with the City Council.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Consider Allowing Accessory Dwelling Units on Single-Family Residential Properties

Presentation

Planning Technician McCann presented the Staff Report stating that staff recommends that the Commission direct City staff to draft an ordinance to be presented at the regular September 23, 2021 meeting with edits as discussed during the meeting.

Commission Business

Commissioner VanScoy commented that this would be a potential ordinance and noted that he believed this discussion was meant to determine if the Commission would like to consider an ordinance. He believed that a step was skipped.

Planning Technician McCann stated that there is not official ordinance drafting at this time.

Senior Planner McGuire Brigl commented that this was meant to be a discussion and determine if the Commission would like to move forward. She noted that the City Council is interested in looking at an ordinance. She stated that staff continues to receive at least one request per month of this nature. She noted that the cost of senior housing is high, and the housing market also has high pricing, which is making more people think about living with a family member, or on the same property. She welcomed input from the Commission on whether they are interested in exploring this further and any other input they may have.

Commissioner Gengler asked why a basement conversion would not be allowed.

Planning Technician McCann stated that if someone wanted to convert a basement there would not be a way for the City to monitor that.

Senior Planner McGuire Brigl stated that some people are doing that already. She noted that if there is access to that basement area from the front door, a kitchenette could be added and a secondary living space for a family member could be created.

Commissioner VanScoy stated that he called some other communities to gather information. He stated that he spoke with Andover city staff and that city stated that they receive inquiries while they do not see many of those requests move forward. He noted that Nowthen and Anoka do not allow this type of activity and asked how many other communities actually allow this activity.

Senior Planner McGuire Brigl provided information on the cities that were selected, noting that most were chosen because there was a connection to the city staff and the ordinances were known to work well.

Commissioner VanScoy asked if there is a minimum lot size specified for other communities, noting that Andover requires 2.5 acres.

Commissioner Peters stated that if his neighbor were putting up a yurt or tiny home on his property, which is an 80-foot-wide lot, he would be opposed to that as he would believe the lot is too small. He stated that if the property is larger and meets the criteria, he would not be opposed.

Commissioner VanScoy asked what would be considered a reasonable sized lot.

Commissioner Gengler stated that she does not believe a lot would need to be huge to have an accessory building. She stated that sheds are already allowed and therefore she does not believe it would need to be a huge property. She stated that she would be comfortable allowing it on an 80-foot-wide lot in the R-1 zone.

Commissioner Walker stated that he would support a one-acre size, but also does not like excluding people from an opportunity to telling them to do on their own property.

Chairperson Bauer stated that perhaps more information could be gained on what is allowed by other communities, such as minimum lot size and any issues they have experienced.

Commissioner Walker commented that parking would be an issue on an 80-foot lot if there is an accessory dwelling structure. He stated that at least a half-acre or full acre lot would be needed in order to accommodate an accessory dwelling unit and parking.

Senior Planner McGuire Brigl commented that in order to maintain the character of a rural community, you would not want additional parking structures or driveways. She stated that staff believes that the property should still look like a single-family home. She noted that if there are

problems with a parking, the parking standards would be able to regulate that activity. She stated that if a family member were at your home, they would park in the driveway. She noted that the intent would be to have the property remain looking like one home or single-family home property.

Chairperson Bauer asked if the Commission would like to continue to study this issue and what additional information, they would like staff to gather.

Commissioner Peters stated that he would be open to additional discussion. He noted that if people have sufficient space, he does not see a problem allowing this activity. He stated that he would be concerned with allowing a camper in the backyard of an 80-foot loot. He stated that residents should be provided direction.

Commissioner Gengler stated that she supports this and agree it bears further discussion. She stated that the majority of requests are not going to be for an Airbnb activity but to allow an older family member to live on the property and spend time with their loved ones. She stated that some people will view it as a way to make money, but noted that could be included in the regulations, specifying that rental could not be done. She stated that additional regulation could also be added that would prevent a camper on wheels from being used.

Commissioner Anderson stated that he is not strongly in favor of this, noting that he would want a lot more information on the maximum square footage, minimum lot size, whether there would be inspection of the structures, and the type of neighborhoods where this would be allowed. He stated that if someone has 20 acres of land and wants to build a tiny house next to their home, that would be different than that same structure on a one-acre lot.

Commissioner VanScoy stated that he did not think he would support this but as discussion continues, he is more interested in continuing the discussion. He stated that this could have value for the community, especially related to care for aging parents. He stated that he would like to see more information on surrounding communities and their requirements along with any issues they may have experienced. He believed this would be worth the time necessary to complete additional study.

Senior Planner McGuire Brigl commented that people are already doing this to some extent and therefore having a way to permit the activity and make it safe would be great. She stated that they are attempting to streamline the ordinances and make the process more efficient and easier to use.

7.02: Review Ordinance Amending Digital Display Billboard Regulations

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that the Planning Commission should provide feedback on the draft ordinance and direct staff to bring the ordinance forward to City Council for final approval.

Commission Business

Commissioner Walker asked if this is City owned property that would be leased to a sign company. He asked if this ordinance would be intended to allow the City to do something that no other property could do.

Senior Planner McGuire Brigl commented that three signs would be allowed with spacing two miles between signs, therefore other properties would be allowed if they met that distance.

Commissioner Walker stated that his issue is that the Commission would be recommending an ordinance that only the City would benefit from financially.

Commissioner Anderson asked the size of the sign that the City currently has on Highway 10.

Senior Planner McGuire Brigl estimated the digital display section to be about 150 square feet.

Commissioner Anderson noted that the digital display section of the City sign is clearly too small while he believes the Champlin billboard is much too big. He stated that perhaps half of that size be allowed. He stated that it would be nice to generate revenue from the sign, but he was unsure that he wanted it to be owned by the City. He stated that perhaps the land is rented, which would generate income. He stated that sign height will also be an issue because the new interchanges may impact views.

Commissioner Gengler stated that she believes that the current proposal would have a sign company leasing the space from the City and the City would only have the one sign, which would leave two additional spots open for others that are interested.

Senior Planner McGuire Brigl confirmed that the City does have a vendor it has been working with and the City is working on lease negotiations with that vendor. She stated that the EDA and City Council have chosen the vendor and made the decision to allow this, therefore an ordinance is needed.

Chairperson Bauer noted that two other private parties could come forward with proposals if they met the requirements of the ordinance and spacing.

Senior Planner McGuire Brigl stated that the draft ordinance includes a stipulation that there would need to be some benefit to Ramsey, such as a welcome to Ramsey statement, or advertising space for the City.

Commissioner Gengler stated that she is concerned with the two privately owned lots. She stated that parts of the overlay are close to residential areas and asked if there could be stipulations on where the sign could shine to avoid impact to the adjacent residential areas.

Senior Planner McGuire Brigl commented that the residential zoned and mixed-use zoned properties were not allowed and noted that an additional stipulation could be added requiring a certain distance from residential property.

Commissioner Peters referenced the sign for Suite Living, noting that the sign is very bright.

Commissioner VanScoy commented that he likes the idea of consolidating the signage into certain areas. He stated that the City currently has a master sign plan for The COR, which states that there will be three monuments. He asked how this would interact with the signage for The COR.

Senior Planner McGuire Brigl commented that this would be a privately owned sign and would not be counted as a monument sign for the City.

Commissioner VanScoy asked if the concept of having three monuments for the businesses in The COR would be maintained. He believed that this should be reviewed as separate signage has been allowed within The COR and noted that there would be benefit to reviewing that signage plan.

Chairperson Bauer agreed that the sign ordinance should be reviewed because of the continued exceptions and variances that have been granted.

Councilmember Woestehoff commented that the Council discussed this when it made the selection for the vendor. He stated that the Council was not unanimously supportive, as he opposed this. He noted that this would however generate about $60,000 a year in revenue for the City from the land lease and the portion of the advertising sales the City would receive. He noted that the City would also be allowed to advertise its own messaging. He stated that there are currently three billboards between Armstrong traveling toward Anoka, noting that they are not always full with messaging. He noted that the other signage is related to business signage and would not be consolidated. He stated that he would believe that the regular billboards would be replaced with digital billboards if this is adopted. He stated that the EDA was unanimously supportive of this action.

Chairperson Bauer asked why Councilmember Woestehoff opposed this item.

Councilmember Woestehoff stated that he had several hesitations, one of which was that there were 80 signs between Armstrong and Anoka, on one side of the road. He stated that he is also concerned with the timing as the final plans for Highway 10 have not yet been finalized and could impact visibility. He stated that he also feels that digital billboard detracts from the rural character of Ramsey. He stated that he would also be concerned that businesses akin to advertising on digital billboards would be mainstream fast food type businesses. He stated that he does not want to see Ramsey overwhelmed with fast food restaurants and believes that Ramsey should aspire to be more of a Main Street community rather than a Coon Rapids.

Commissioner Anderson stated that his strongest objection is the size of 700 square feet. He stated that he would like to see that number much smaller. He stated that the nighttime illumination section may address the brightness concerns. He stated that his biggest concern is the size of the sign and whether the visibility would be impacted following the Highway 10 project.

Chairperson Bauer asked for input from the Commission on the maximum sign size.

Commissioner Anderson stated that he would suggest perhaps 400 square feet. He stated that he does not want to see a 600 square foot sign in Ramsey.

Commissioner Walker stated that if the sign is going to be leased out, businesses in surrounding communities can advertise in Ramsey versus the actual Ramsey businesses.

Councilmember Woestehoff commented that the vendor did provide preferential pricing to Ramsey businesses, it would allow businesses from other communities to advertise as well. He stated that the lease period was proposed at 30 or 35 years and the company committed to maintaining the sign during that period.

Chairperson Bauer commented that he did not believe the City could restrict businesses from other communities from advertising on the sign.

Councilmember Woestehoff noted that he found the proposed language in the previous vendor proposal which stated that 50 percent of advertising would be reserved for City messages and Ramsey businesses.

Commissioner Peters asked if there is language related to election messaging.

Councilmember Woestehoff confirmed there are stipulations that would prevent certain content, such as adult and political. He stated that although he agrees with Commissioner Walker, noting that he does not like the City being the only beneficiary, this City land might be the opportunity to test this out.

Chairperson Bauer asked if the language related to regulated content would be part of the lease or ordinance language.

Councilmember Woestehoff commented that he believed that language was within the lease but noted that the ordinance could also have language related to content.

Commissioner VanScoy stated that he is also concerned with the number of signs and is disappointed that this will not result in consolidation. He stated that he does not support this type of sign, but if this moves forward he would like to see a restriction related to the size of the sign.

Senior Planner McGuire Brigl commented that the pending lease would have a sign slightly smaller than 700 square feet. She recommended the discussion focus on location, distance between signs, number of signs, and architectural standards. She noted that the size of the sign has already been set.

Commissioner Anderson did not believe enough information has been provided. He stated that he would like information on placement, size, brightness, etc.

Senior Planner McGuire Brigl stated that the discussion from the Commission could be forwarded to the Council, but he would not recommend that this goes forward to ordinance.

Senior Planner McGuire Brigl stated that distance, location, brightness, and size of the sign is included in the draft ordinance.

Commissioner Anderson commented that he is not comfortable with the size of the sign.

Chairperson Bauer asked and received confirmation from staff that the City owned site has already been selected for one sign.

Senior Planner McGuire Brigl stated that the proposed size of the sign is 672 square feet.

Commissioner Gengler stated that perhaps an overall square footage is allowed for all three signs in total, so that the 672 square feet is subtracted, and the other two signs would have to split the remaining size allowed.

Commissioner Walker stated that he does not support this type of sign in Ramsey.

Senior Planner McGuire Brigl commented that the Commission can recommend denial.

Commissioner Walker stated that if the motion is for denial, it will most likely be overridden by the City Council and therefore the Commission would miss its opportunity to provide input.

Chairperson Bauer agreed that if the Commission has recommendations, it should include those for the Council.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to recommend that City Council deny the ordinance.

Further discussion

Commissioner Anderson stated that he feels he does not have enough information. Senior Planner McGuire Brigl commented that the issue could be tabled. Councilmember Woestehoff advised of the upcoming joint meeting between the Planning Commission, City Council, and EDA and perhaps that would be a good time to discuss this item. Chairperson Bauer stated that the motion and second could be withdrawn and the issue could be tabled.

Commissioner Anderson withdrew his motion.

Commissioner Walker withdrew his second.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to table this item until the time the joint meeting occurs with the City Council and EDA.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Walker	aye
Commissioner Peters	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl advised of the City's Happy Days Festival which will take place on September 11th. She provided a brief update on construction activity within The COR area along with other residential development in Ramsey.

Chairperson Bauer stated that at the last meeting he was appointed to represent the Planning Commission on the interview screening panel for the new Assistant City Administrator/Community Development Director. He provided a brief update on that process, noting that seven candidates were recommended to continue in the process. He stated that one candidate withdrew, which leaves six candidates moving forward. He stated that there were two additional interview panels between the City Council and City staff department heads.

Councilmember Woestehoff stated that yesterday and today they held the second round of interviews which included five candidates. He noted that all were extremely qualified and noted that the Council hopes to have a decision to bring a candidate onboard by mid-October.

Commissioner Walker read into the record the written letter he brought from a resident on Variolite related to the request from the Hunt property.

Chairperson Bauer asked if staff could research when the Hunt property was rezoned and the notifications that would have been provided at that time.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 10:34 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #21-232

A RESOLUTION APPROVING SITE PLAN AND FINAL PLAT FOR G-WILL LIQUORS (PROJ. #21-127)

RECITALS

1. Rademacher Companies, Inc., hereinafter referred to as the "Applicant" has properly applied for Site Plan and Final Plat approval for an off-sales liquor store on the property legally described as follows:

   UNPLATTED CITY OF RAMSEY THAT PART OF THE SW1/4 OF SEC 24-32-25 IN ANOKA CNTY, MN DESC ASFOL-BEG AT THE SE CORNER OF SAID SW1/4 OF NW1/4-TH N 0 DEG 18 MIN 42 SEC E ON THE E LINE OF SAID SW1/4 OF NW1 /4 A DIST OF 1491.56 FT-TH S 83 DEG 00 MIN 01 SEC W A DIST OF 991.96 FT TO THE CENTER LINE OF STATE TRK HWY NO 47 AS IT IS NOW LAID OUT & TRAVELLED-TH S 21 DEG 59 MIN 59 SEC E ALONG SAID CENTER LIN E A DIST OF 1603.56 FT TO THE S LINE OF SAID SW1/4 OF NW1/4-TH E ON SAID S LINE A DIST OF 386.52 FT TO THE POINT OF BEG(SUBJ TO EASEFOR ROAD PURP OVER THE WLY 33 FT & THE S 33 FT OF THE ABOVE DE SCTR ACT), Anoka County, Minnesota

   Or upon platting:

   Lot 1, Block 1, Becker Addition, Anoka County, Minnesota

   ("Subject Property")

2. That the Applicant is purchasing the Subject Property from Wendy Becker and Wayne Becker.

3. That the Permittee appeared before the Planning Commission for a public hearing on August 26, 2021 that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

4. That the Subject Property is zoned B-1 Business District, which is a commercial zoning designation and guided as such in the 2040 Comprehensive Plan.

5. That the City Code allows this type of use in the B-1 Business District.

6. That the Planning Commission reviewed and approved the request on August 26, 2021.

7. That the City Council reviewed and approved the request on September 14, 2021.

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

That the Ramsey City Council hereby grants approval of the Site Plan and Final Plat (the "Permit") for off-sale liquor store on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City.
2. Final legal form approved by the City Attorney.
3. Compliance with Staff comments as noted in ProjectDox.
4. That the Applicant executes the purchase agreement with Wendy Becker and Wayne Becker for the Subject Property.
5. Staff approval of the architectural plans, including the architectural plans for the trash enclosure.
6. That the Permittee shall obtain all necessary permits to complete any required building modifications.
7. That the Permittee shall maintain all required drive aisle widths in accordance with City Code Section 117-356.
8. That a separate building permit and sign permits are required.
9. That the Applicant shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking), Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.
10. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
11. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
12. 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.
13. That this Permit shall automatically expire if the use is not initiated by September 14, 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 14 day of September, 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. 10.**

Meeting Date: 09/14/2021

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #21-238 Proclaiming September 17 - 23, 2021 as Constitution Week

Purpose/Background:

Purpose: To consider adoption of a resolution proclaiming September 17 - 23, 2021 as Constitution Week.

Background: As per a request by the Daughters of the American Revolution, the City Council is asked to consider adopting the attached resolution proclaiming September 17 - 23, 2021 as Constitution Week.

Funding Source:

Not applicable.

Recommendation:

Staff recommends adoption of the resolution proclaiming Constitution Week as has been done for the past several years by the Ramsey City Council.

Action:

Motion to adopt Resolution #21-238 Proclaiming September 17 - 23, 2021 as Constitution Week.

Attachments

Resolution #21-238

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	09/08/2021 10:00 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 09:41 AM
Form Started By: Katie Schmidt		Started On: 08/11/2021 08:15 AM
Final Approval Date: 09/09/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-238

RESOLUTION PROCLAIMING SEPTEMBER 17 – 23, 2021 AS CONSTITUTION WEEK

WHEREAS, September 17, 2021, marks the two hundred thirty-fourth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

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

1) That the City Council of the City of Ramsey hereby proclaims the week of September 17 through 23, 2021, as **CONSTITUTION WEEK.**

2) That the City Council of the City of Ramsey asks its citizens to reaffirm the ideals of the Framers of the Constitution by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be gained.

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 14th day of September, 2021.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 11.**

Meeting Date: 09/14/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #21-254 Approving Snow Storage Agreement on City Owned Land

Purpose/Background:

Purpose:
Consider snow storage agreement with ownership of Sunfish Commons on a portion of the former Sunfish Express gas station parcel.

Background:
Suntide Commercial Realty has asked the city to consider entering into a snow storage and parking agreement on the former Sunfish Express gas station site. City Staff has reviewed the request and is comfortable moving forward with an agreement for a snow storage agreement at this time. The attached snow storage agreement includes an Indemnity clause that protects the City.

Parking can sometimes be challenging on site during certain times to the year and times of day. The proposed snow storage agreement should help address some immediate parking concerns due to having to store snow on the Sunfish Commons site. The ownership would also like the city to consider expanding the area onto city property. Due to the potential for increased liability, lease negotiations, and potential site improvements that would be needed, Staff is not prepared to move forward with a parking agreement at this time. Staff will continue to work with Suntide Commercial Realty, ownership and tenants to see if an agreement can be negotiated and brought to the City Council at a later date.

The City entered into a Snow Storage Agreement with Woodmen (property owner) last winter and the arrangement worked well.

Notification:

N/A

Observations/Alternatives:

Staff has worked with the City Attorney and Suntide Development to draft the attached snow storage agreement: Included below are some highlights of the attached agreement:

- Term of Agreement is execution date - April 30, 2022
- There is no cost for use of the site for snow storage
- Indemnity for City of Ramsey
- Only snow that accumulates on Sunfish Commons property can be stored on the City owned site
- Snow is allowed to melt onsite
- Stored snow on City property to be restricted to shaded area on Exhibit A
- Northern portion of City property to be free from snow storage to ensure public safety and vision triangles.

It is further noted that this parcel was acquired for a future frontage road related to Highway 10 Improvements. Installation of parking on this parcel will need to be removed in the future. The City previously chose not to move forward with paving of this lot due to cost. Furthermore, another tenant in this development is opposed to parking on this lot without paving due to dust issues.

The City Council should consider the following alternatives:

1. Adopt Resolution #21-254 Approving Snow Storage Agreement on City Owned Land as presented; subject to City Attorney review.
2. Adopt Resolution #21-254 with the following changes; _____.
3. Deny entering into a snow storage agreement with owner of Sunfish Commons.
4. Something else.

Funding Source:

This item is being covered under normal staff duties.

Recommendation:

Staff recommends adoption of Resolution #21-254 Approving Snow Storage Agreement on City Owned Land as presented; subject to City Attorney review.

Action:

Motion to adopt Resolution #21-254 Approving Snow Storage Agreement on City Owned Land as presented; subject to City Attorney review.

Attachments

Site Location Map

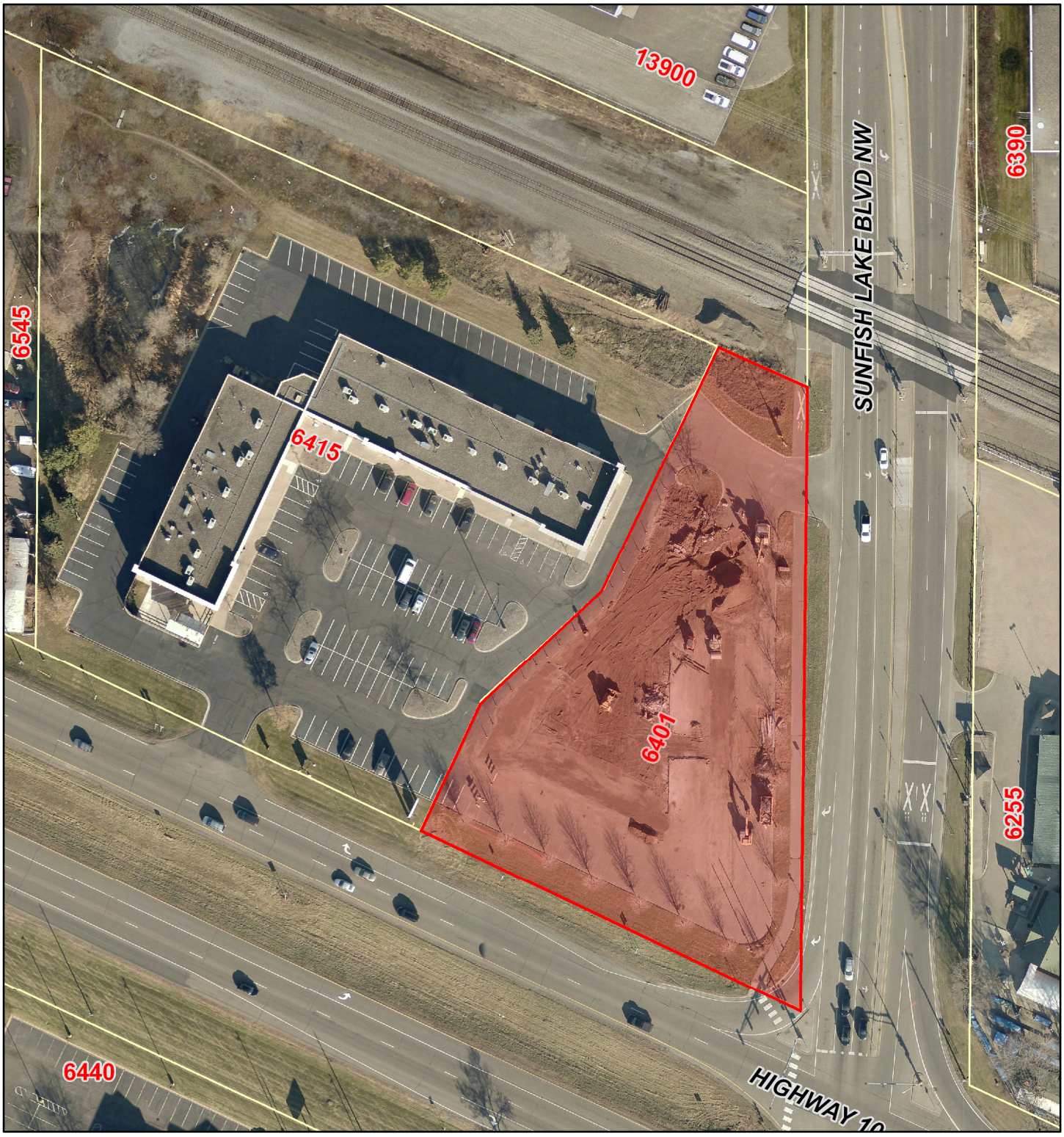
ACTION - Resolution #21-254

ACTION - Draft Snow Storage Agreement

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 07:39 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:53 AM
Form Started By: Sean Sullivan		Started On: 08/26/2021 02:32 PM
Final Approval Date: 09/09/2021		

Site Location Map



January 22, 2020

1:1,200

0 55 110 220 ft

0 15 30 60 m

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

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

RESOLUTION #21-254

RESOLUTION APPROVING SNOW STORAGE AGREMENT ON CITY OWNED LAND

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

WHEREAS, the City acquired Lot 2, Block 1, Sunfish Commons (the "Property") commonly known as the former Sunfish Express Gas Station Site on June 8, 2017; and

WHEREAS, Suntide Commercial Realty, at the request of the ownership group of Sunfish Commons, requested that the City enter into a snow storage and parking agreement for the use of a portion of the Property to store snow during the 2021-2022 winter; and

WHEREAS, the City has reviewed the request and the City Attorney has drafted a snow storage agreement that does not include any permitted use of the Property for parking.

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

1) That the City hereby authorizes the City Administrator and Mayor to execute the Snow Storage Agreement; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of September, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

SNOW STORAGE AGREEMENT

SUNFISH COMMONS

This Agreement is entered into by and between the **City of Ramsey,** a Minnesota municipal corporation, and **Woodmen of the World Life Insurance Society** (Woodmen).

Recitals

A. Woodmen owns a retail center in Ramsey commonly known as Sunfish Commons, all of which is contained on a single parcel of land, PID 34-32-25-14-0026 (Woodmen Property).

B. The City owns the adjacent vacant parcel to the east, PID 34-25-14-0027 (City Property).

C. Due to limited space on its parcel, Woodmen desires to store snow on the City Property.

D. The City is willing to allow temporary snow storage, subject to the terms and conditions of this Agreement.

Agreement

1. Recitals. The recitals set forth above are incorporated herein.

2. Effective Date. The effective date of this Agreement is the date of the latest signature set forth below.

3. Termination Date. This Agreement shall terminate on April 30, 2022. Notwithstanding this termination date, the City may terminate this Agreement at any time with 48 hours' notice to Woodmen or its agent, Suntide Commercial Realty.

4. Snow Storage. Woodmen and its agents may store snow from the Woodmen Property on the City Property during the 2021-2022 winter season, subject to the Section 3 above and Section 5 below. Only snow that naturally accumulates on the Woodmen Property shall be stored on the City Property. The snow shall be allowed to melt on the City Property; Woodmen is not required to remove it upon termination of this Agreement. Storage is limited to snow; Woodmen shall not store any other materials, vehicles, or anything else on the City Property, nor shall it allow its agent, tenants or their guests to do so.

5. Storage Location. The driveway access to the Woodmen Property crosses the northern portion of the City Property. To maintain proper sightlines, Woodmen and its agents shall restrict snow storage to that area south of the driveway indicated on the attached Exhibit A.

6. Indemnity. Woodmen shall defend and indemnify the City from and against any and all claims for damages arising out of Woodmen's use of the City Property pursuant to this Agreement, except to the extent said damages are caused by the negligence or intentional acts of the City, its employees and agents.

7. Miscellaneous. This document contains all of the terms and conditions of the agreement between the parties and supersedes any oral or written statements or representations. This Agreement shall only be modified in a writing signed by both parties and shall be construed under the laws of Minnesota.

City of Ramsey

_____ Date: _____, 2021
Mark E. Kuzma, Mayor

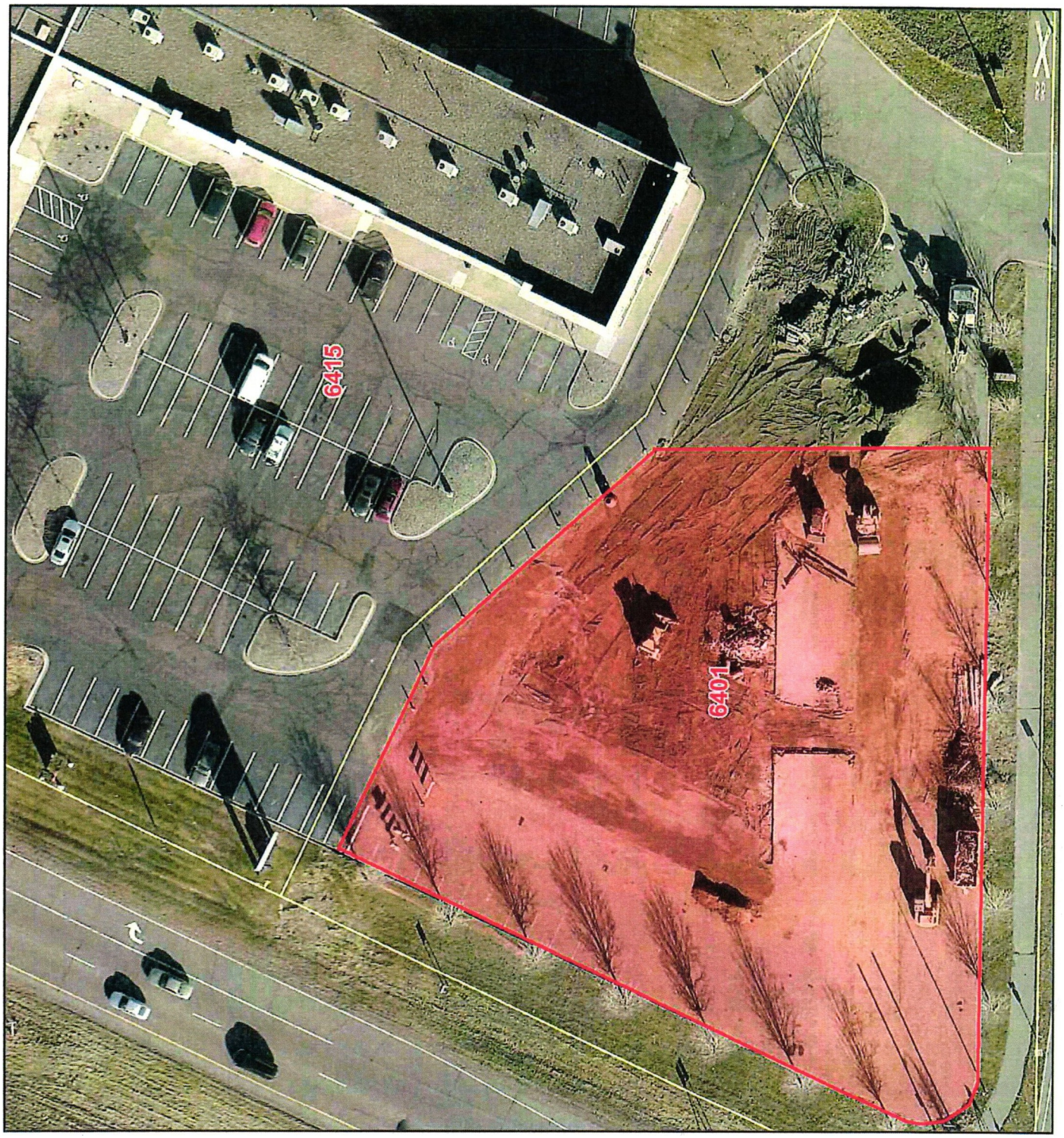
_____ Date: _____, 2021
Kurtis G. Ulrich, City Administrator

Woodmen of the World Life Insurance Society

By: _____ Date: _____, 2021
Dean R. Holdsworth

Its: Owner/Director

Exhibit A - Snow Storage Area



February 26, 2020

1:600

0 25 50 100 ft

0 5 10 20 m

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

CC Regular Session **5. 12.**

Meeting Date: 09/14/2021

By: Diana Lund, Finance

Information

Title

Adopt Resolution #21-257 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

Purpose/Background:

Annually, the city certifies to the following year's property tax, any accounts receivable (either utility or invoiced) that are more than sixty days delinquent as of September 1 and not paid by November of that same year.

The number of accounts that will be receiving a delinquent notice with possible certification to property taxes remained fairly constant in 2021 compared to 2020 (972 accounts vs 982 accounts in 2020) .

The proposed amount to be certified for 2021 is $331,226.91 ($343,386.18 in 2020). The decrease could be attibuted to the waiving of late fees for three quarters in 2020 and the first quarter in 2021.

Municipal utility bills stay with a property when it is sold and do not follow the homeowner like gas and electric bills do.

Notification:

Utility bills are sent quarterly to all residents and commercial businesses within the city. If an account is more than 30 days past due, a follow up collection notice stating delinquency is sent. In September, the city follows up with a letter to respective delinquent properties (more than 60 days past due on September 1) outlining the process to cure the delinquent account and to avoid certification to the following years property tax. This letter was sent on September 3.

Recommendation:

Staff recommends calling for the public hearing on September 28, 2021.

Action:

Motion to Adopt Resolution #21-257 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered

Attachments

Certification List 9-14-21

Certification Summary 9-14-21

Resolution #21-257

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:59 AM

Form Started By: Diana Lund Started On: 08/30/2021 11:48 AM
Final Approval Date: 09/09/2021

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
731203	Property Owner	City Services	15991 Jarvis St Nw	23.08	30.00	1.60	54.68
730630	Property Owner	City Services	5911 148TH AVE NW	23.12	30.00	1.60	54.72
732447	Property Owner	City Services	9084 173RD AVENUE NW	24.36	30.00	1.69	56.05
724181	Property Owner	City Services	16771 MARBLE ST NW	25.05	30.00	1.74	56.79
732372	Property Owner	City Services	15443 Ramsey Blvd Nw	25.34	30.00	1.76	57.10
718625	Property Owner	City Services	15395 Armstrong Blvd Nw	25.47	30.00	1.77	57.24
732350	Property Owner	City Services	8121 158th Ln Nw	25.98	30.00	1.80	57.78
719502	Property Owner	City Services	7840 152nd Ln Nw	26.63	30.00	1.85	58.48
52845545	Property Owner	City Services	7213 153rd Ln Nw	27.77	30.00	1.92	59.69
731664	Property Owner	City Services	16507 Germanium St Nw	28.02	30.00	1.94	59.96
724045	Property Owner	City Services	6840 164th Ln Nw	28.07	30.00	1.95	60.02
722296	Property Owner	City Services	14030 KRYPTON ST NW	28.87	30.00	2.00	60.87
731807	Property Owner	City Services	16741 Garnet St Nw	29.25	30.00	2.03	61.28
719071	Property Owner	City Services	16812 Nutria St Nw	29.26	30.00	2.03	61.29
719928	Property Owner	City Services	8530 173rd Ave Nw	29.26	30.00	2.03	61.29
721597	Property Owner	City Services	8107 142nd Ave Nw	29.26	30.00	2.03	61.29
721946	Property Owner	City Services	8131 154th Ln Nw	29.26	30.00	2.03	61.29
723404	Property Owner	City Services	6500 162nd Ave Nw	29.26	30.00	2.03	61.29
723745	Property Owner	City Services	7650 168th Ave Nw	29.26	30.00	2.03	61.29
724327	Property Owner	City Services	7410 152nd Ave Nw	29.26	30.00	2.03	61.29
724523	Property Owner	City Services	6010 Radium Cir Nw	29.26	30.00	2.03	61.29
724800	Property Owner	City Services	15921 Ebony St Nw	29.26	30.00	2.03	61.29
724886	Property Owner	City Services	15041 Juniper Ridge Dr Nw	29.26	30.00	2.03	61.29
725350	Property Owner	City Services	16220 Turnberry Turn	29.26	30.00	2.03	61.29
725370	Property Owner	City Services	15841 Azurite Ct Nw	29.26	30.00	2.03	61.29
725500	Property Owner	City Services	15786 St Andrews Ln Nw	29.26	30.00	2.03	61.29
725816	Property Owner	City Services	15354 Argon St Nw	29.26	30.00	2.03	61.29
726049	Property Owner	City Services	16150 Royal Rd Nw	29.26	30.00	2.03	61.29
726454	Property Owner	City Services	6774 153RD LN NW	29.26	30.00	2.03	61.29
726504	Property Owner	City Services	6209 167th Ave Nw	29.26	30.00	2.03	61.29
726782	Property Owner	City Services	7911 152nd Ln Nw	29.26	30.00	2.03	61.29
726904	Property Owner	City Services	5549 162nd Ln Nw	29.26	30.00	2.03	61.29
727328	Property Owner	City Services	17295 Variolite St Nw	29.26	30.00	2.03	61.29
727451	Property Owner	City Services	9000 181st Ave Nw	29.26	30.00	2.03	61.29
727687	Property Owner	City Services	17810 Halas St Nw	29.26	30.00	2.03	61.29
727769	Property Owner	City Services	6894 180TH AVE NW	29.26	30.00	2.03	61.29
728379	Property Owner	City Services	8416 158th Ln Nw	29.26	30.00	2.03	61.29
728581	Property Owner	City Services	9030 178th Ave Nw	29.26	30.00	2.03	61.29
728592	Property Owner	City Services	8204 159th Ln Nw	29.26	30.00	2.03	61.29
728711	Property Owner	City Services	9000 159TH LN NW	29.26	30.00	2.03	61.29
728746	Property Owner	City Services	8220 157th Ln Nw	29.26	30.00	2.03	61.29
728971	Property Owner	City Services	14633 Bowers Dr Nw	29.26	30.00	2.03	61.29

"Delinquent Amount" is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
729931	Property Owner	City Services	8356 174th Ave Nw	29.26	30.00	2.03	61.29
730016	Property Owner	City Services	7000 164th Ave Nw	29.26	30.00	2.03	61.29
730196	Property Owner	City Services	7031 152nd Ave Nw	29.26	30.00	2.03	61.29
730280	Property Owner	City Services	5421 164th Ln Nw	29.26	30.00	2.03	61.29
730449	Property Owner	City Services	14504 ST FRANCIS BLVD NW	29.26	30.00	2.03	61.29
730560	Property Owner	City Services	7501 152nd Ave Nw	29.26	30.00	2.03	61.29
730576	Property Owner	City Services	5600 142ND AVE NW	29.26	30.00	2.03	61.29
730643	Property Owner	City Services	14235 Bowers Dr Nw	29.26	30.00	2.03	61.29
730835	Property Owner	City Services	14401 Armstrong Blvd Nw	29.26	30.00	2.03	61.29
730948	Property Owner	City Services	7471 152nd Ave Nw	29.26	30.00	2.03	61.29
730964	Property Owner	City Services	7921 163rd Ln Nw	29.26	30.00	2.03	61.29
730973	Property Owner	City Services	16031 Neon St Nw	29.26	30.00	2.03	61.29
731019	Property Owner	City Services	15040 Willemite St Nw	29.26	30.00	2.03	61.29
731137	Property Owner	City Services	15140 Chameleon St Nw	29.26	30.00	2.03	61.29
731200	Property Owner	City Services	7167 159TH LN NW	29.26	30.00	2.03	61.29
731715	Property Owner	City Services	6520 162nd Ave Nw	29.26	30.00	2.03	61.29
731934	Property Owner	City Services	7231 151st Ave Nw	29.26	30.00	2.03	61.29
731985	Property Owner	City Services	5120 Alpine Dr Nw	29.26	30.00	2.03	61.29
732089	Property Owner	City Services	14060 GERMANIUM ST NW	29.26	30.00	2.03	61.29
732142	Property Owner	City Services	16507 Germanium St Nw	29.26	30.00	2.03	61.29
732168	Property Owner	City Services	16257 Kamacite St Nw	29.26	30.00	2.03	61.29
732285	Property Owner	City Services	9401 Ermine Blvd Nw	29.26	30.00	2.03	61.29
732373	Property Owner	City Services	6501 Green Valley Rd Nw	29.26	30.00	2.03	61.29
732629	Property Owner	City Services	15428 Nowthen Blvd Nw	29.26	30.00	2.03	61.29
732635	Property Owner	City Services	9015 169TH AVE NW	29.26	30.00	2.03	61.29
35492566	Property Owner	City Services	6003 178th Ln Nw	29.26	30.00	2.03	61.29
39142931	Property Owner	City Services	17115 Driscoll St Nw	29.26	30.00	2.03	61.29
39782995	Property Owner	City Services	8740 167th Ln Nw	29.26	30.00	2.03	61.29
40233040	Property Owner	City Services	8723 167th Ln Nw	29.26	30.00	2.03	61.29
44303447	Property Owner	City Services	15760 Juniper Ridge Dr Nw	29.26	30.00	2.03	61.29
44663483	Property Owner	City Services	6300 160th Ln Nw	29.26	30.00	2.03	61.29
48193836	Property Owner	City Services	16222 Ramsey Blvd Nw	29.26	30.00	2.03	61.29
49713988	Property Owner	City Services	16021 Xenolith St Nw	29.26	30.00	2.03	61.29
50434060	Property Owner	City Services	16101 Ferret St Nw	29.26	30.00	2.03	61.29
50984115	Property Owner	City Services	8401 163rd Ave Nw	29.26	30.00	2.03	61.29
51454162	Property Owner	City Services	16470 Halas Cir	29.26	30.00	2.03	61.29
53204337	Property Owner	City Services	8221 151st Ln Nw	29.26	30.00	2.03	61.29
53424359	Property Owner	City Services	15320 Kangaroo St Nw	29.26	30.00	2.03	61.29
53644381	Property Owner	City Services	8301 151st Ln Nw	29.26	30.00	2.03	61.29
55204537	Property Owner	City Services	7440 152nd Ave Nw	29.26	30.00	2.03	61.29
57364754	Property Owner	City Services	6421 154th Ln Nw	29.26	30.00	2.03	61.29
57764794	Property Owner	City Services	6421 153rd Ln Nw	29.26	30.00	2.03	61.29

"Delinquent Amount" is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
59945011	Property Owner	City Services	4920 154th Ln Nw	29.26	30.00	2.03	61.29
60135030	Property Owner	City Services	5561 156th Ln Nw	29.26	30.00	2.03	61.29
60725089	Property Owner	City Services	15540 Salish St Nw	29.26	30.00	2.03	61.29
62055216	Property Owner	City Services	7900 142nd Ave Nw	29.26	30.00	2.03	61.29
63275338	Property Owner	City Services	16831 Helium St Nw	29.26	30.00	2.03	61.29
65255536	Property Owner	City Services	8221 158th Ave Nw	29.26	30.00	2.03	61.29
74525177	Property Owner	City Services	5959 Bunker Lake Blvd Nw	29.26	30.00	2.03	61.29
423173414	Property Owner	City Services	15415 Eland St Nw	29.26	30.00	2.03	61.29
447450668	Property Owner	City Services	7261 149th Ave Nw	29.26	30.00	2.03	61.29
450826892	Property Owner	City Services	7652 158th Ave Nw	29.26	30.00	2.03	61.29
485471539	Property Owner	City Services	17936 Junkite St Nw	29.26	30.00	2.03	61.29
493329754	Property Owner	City Services	17421 Unicorn St Nw	29.26	30.00	2.03	61.29
610263675	Property Owner	City Services	7335 Alpine Dr Nw	29.26	30.00	2.03	61.29
616373073	Property Owner	City Services	6601 167TH AVE NW	29.26	30.00	2.03	61.29
619422855	Property Owner	City Services	6835 164th Ln Nw	29.26	30.00	2.03	61.29
623274211	Property Owner	City Services	17051 Yttrium St Nw	29.26	30.00	2.03	61.29
625212920	Property Owner	City Services	6354 153rd Ln Nw	29.26	30.00	2.03	61.29
628357773	Property Owner	City Services	6821 158th Ave Nw	29.26	30.00	2.03	61.29
629901986	Property Owner	City Services	15427 Argon St Nw	29.26	30.00	2.03	61.29
649876142	Property Owner	City Services	6218 144th Ln Nw	29.26	30.00	2.03	61.29
668459408	Property Owner	City Services	9450 176th Ave Nw	29.26	30.00	2.03	61.29
672208712	Property Owner	City Services	6746 159th Ave Nw	29.26	30.00	2.03	61.29
680892592	Property Owner	City Services	17025 Rabbit St Nw	29.26	30.00	2.03	61.29
685962830	Property Owner	City Services	17720 Baugh St Nw	29.26	30.00	2.03	61.29
732319	Property Owner	City Services	15385 Armstrong Blvd Nw	29.83	30.00	2.07	61.90
718479	Property Owner	City Services	7444 BUNKER LAKE BLVD	30.00	30.00	2.08	62.08
719785	Property Owner	City Services	7651 147TH TER NW	30.69	30.00	2.13	62.82
730925	Property Owner	City Services	14640 Rhinestone St Nw	30.77	30.00	2.13	62.90
732480	Property Owner	City Services	15016 QUINTANA STREET NW	31.17	30.00	2.16	63.33
731916	Property Owner	City Services	6854 139TH LN UNIT 4	31.26	30.00	2.17	63.43
676015703	Property Owner	City Services	15107 Ramsey Blvd Nw	32.35	30.00	2.24	64.59
732345	Property Owner	City Services	16736 St Francis Blvd Nw	33.35	30.00	2.31	65.66
56774694	Property Owner	City Services	15321 Hematite St Nw	34.26	30.00	2.37	66.63
732355	Property Owner	City Services	8955 159TH AVENUE NW	34.95	30.00	2.42	67.37
727728	Property Owner	City Services	14260 DYSPROSIUM ST NW	35.65	30.00	2.47	68.12
731687	Property Owner	City Services	15481 YAKIMA CT	36.74	30.00	2.55	69.29
720058	Property Owner	City Services	7342 Bunker Lake Blvd	38.27	30.00	2.65	70.92
721431	Property Owner	City Services	6902 139TH LN NW APT 2	38.27	30.00	2.65	70.92
724810	Property Owner	City Services	13928 Garnet Ter Nw	38.27	30.00	2.65	70.92
725741	Property Owner	City Services	14759 Peridot St	38.27	30.00	2.65	70.92
726246	Property Owner	City Services	7055 139th Ave	38.27	30.00	2.65	70.92
726413	Property Owner	City Services	14761 Cobalt St Nw UNIT 47	38.27	30.00	2.65	70.92

“Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
727307	Property Owner	City Services	6870 139th Ln Nw Unit 2	38.27	30.00	2.65	70.92
729096	Property Owner	City Services	7035 139th Ave Nw	38.27	30.00	2.65	70.92
729316	Property Owner	City Services	7208 147th Ter Nw	38.27	30.00	2.65	70.92
729523	Property Owner	City Services	14730 Cobalt St Nw Unit 48	38.27	30.00	2.65	70.92
729597	Property Owner	City Services	14700 Cobalt St Nw Unit 24	38.27	30.00	2.65	70.92
729630	Property Owner	City Services	7204 147th Ter Nw	38.27	30.00	2.65	70.92
729818	Property Owner	City Services	7108 139th Ave Nw	38.27	30.00	2.65	70.92
730042	Property Owner	City Services	7257 147th Ter Nw	38.27	30.00	2.65	70.92
730405	Property Owner	City Services	7369 147th Ln Nw	38.27	30.00	2.65	70.92
730863	Property Owner	City Services	7291 147TH LN NW	38.27	30.00	2.65	70.92
732240	Property Owner	City Services	7448 BUNKER LAKE BLVD	38.27	30.00	2.65	70.92
732261	Property Owner	City Services	7350 147th Ln Nw	38.27	30.00	2.65	70.92
676474647	Property Owner	City Services	6995 139th Ave Nw	38.27	30.00	2.65	70.92
706664905	Property Owner	City Services	7352 147th Ln Nw	38.27	30.00	2.65	70.92
732570	Property Owner	City Services	16021 Ramsey Blvd Nw	42.70	30.00	2.96	75.66
729066	Property Owner	City Services	4844 178th Ln Nw	43.62	30.00	3.02	76.64
727573	Property Owner	City Services	15210 Yakima St Nw	44.94	30.00	3.12	78.06
732313	Property Owner	City Services	7228 147th Ter Nw	47.53	30.00	3.29	80.82
732205	Property Owner	City Services	15313 Rhinestone St	48.13	30.00	3.34	81.47
732379	Property Owner	City Services	15310 Jackel St Nw	50.77	30.00	3.52	84.29
722318	Property Owner	City Services	15621 Barium St Nw	51.44	30.00	3.57	85.01
621158542	Property Owner	City Services	16400 Wolfram St Nw	51.60	30.00	3.58	85.18
732139	Property Owner	City Services	17581 Iguana St	52.15	30.00	3.61	85.76
718274	Property Owner	City Services	8765 176th Ave Nw	52.74	30.00	3.66	86.40
719528	Property Owner	City Services	7853 159th Ln Nw	55.43	30.00	3.84	89.27
720178	Property Owner	City Services	7631 164th Ln Nw	55.43	30.00	3.84	89.27
721069	Property Owner	City Services	16901 Armstrong Blvd Nw	55.43	30.00	3.84	89.27
721790	Property Owner	City Services	17410 Wolverine St Nw	55.43	30.00	3.84	89.27
722247	Property Owner	City Services	15040 Uranimite St Nw	55.43	30.00	3.84	89.27
722376	Property Owner	City Services	16225 Azurite St Nw	55.43	30.00	3.84	89.27
722807	Property Owner	City Services	16010 Nowthen Blvd Nw	55.43	30.00	3.84	89.27
723726	Property Owner	City Services	7920 157th Ave Nw	55.43	30.00	3.84	89.27
724251	Property Owner	City Services	7561 152nd Ln Nw	55.43	30.00	3.84	89.27
724441	Property Owner	City Services	17521 Chameleon St Nw	55.43	30.00	3.84	89.27
724451	Property Owner	City Services	5565 164th Ave Nw	55.43	30.00	3.84	89.27
724700	Property Owner	City Services	7600 181st Ave Nw	55.43	30.00	3.84	89.27
725004	Property Owner	City Services	6284 144TH AVE NW	55.43	30.00	3.84	89.27
725224	Property Owner	City Services	7851 152nd Ln Nw	55.43	30.00	3.84	89.27
725337	Property Owner	City Services	6417 GREEN VALLEY RD NW	55.43	30.00	3.84	89.27
725519	Property Owner	City Services	15140 Uranimite St Nw	55.43	30.00	3.84	89.27
726048	Property Owner	City Services	17201 Tungsten St Nw	55.43	30.00	3.84	89.27
727201	Property Owner	City Services	14101 Fluorine St Nw	55.43	30.00	3.84	89.27

"Delinquent Amount" is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
727465	Property Owner	City Services	7651 178th Ln Nw	55.43	30.00	3.84	89.27
727650	Property Owner	City Services	15952 Dolomite St Nw	55.43	30.00	3.84	89.27
728126	Property Owner	City Services	9240 176th Ave Nw	55.43	30.00	3.84	89.27
728620	Property Owner	City Services	9140 167th Ave Nw	55.43	30.00	3.84	89.27
730017	Property Owner	City Services	8020 ALPINE DR NW	55.43	30.00	3.84	89.27
730262	Property Owner	City Services	7036 156th Ave Nw	55.43	30.00	3.84	89.27
730508	Property Owner	City Services	7290 149th Ln Nw	55.43	30.00	3.84	89.27
730970	Property Owner	City Services	7551 149th Ave Nw	55.43	30.00	3.84	89.27
731399	Property Owner	City Services	15221 Iguana St Nw	55.43	30.00	3.84	89.27
731434	Property Owner	City Services	14341 BOWERS DR NW	55.43	30.00	3.84	89.27
731506	Property Owner	City Services	5915 177th Ave Nw	55.43	30.00	3.84	89.27
731685	Property Owner	City Services	7290 152nd Ln Nw	55.43	30.00	3.84	89.27
732076	Property Owner	City Services	7041 156th Ave Nw	55.43	30.00	3.84	89.27
37522769	Property Owner	City Services	9240 Ermine Blvd Nw	55.43	30.00	3.84	89.27
42953312	Property Owner	City Services	16836 Sodium St Nw	55.43	30.00	3.84	89.27
56274644	Property Owner	City Services	7240 150th Ln Nw	55.43	30.00	3.84	89.27
64695480	Property Owner	City Services	6761 159th Ave Nw	55.43	30.00	3.84	89.27
383670962	Property Owner	City Services	16170 Olivine St Nw	55.43	30.00	3.84	89.27
387744248	Property Owner	City Services	15890 Xenon St Nw	55.43	30.00	3.84	89.27
403414348	Property Owner	City Services	16726 Iodine St Nw	55.43	30.00	3.84	89.27
542407389	Property Owner	City Services	17800 Sodium St Nw	55.43	30.00	3.84	89.27
619871484	Property Owner	City Services	7805 156th Ave Nw	55.43	30.00	3.84	89.27
648269718	Property Owner	City Services	8550 176th Ave Nw	55.43	30.00	3.84	89.27
648535759	Property Owner	City Services	8910 176th Ave Nw	55.43	30.00	3.84	89.27
664105424	Property Owner	City Services	8610 171st Ave Nw	55.43	30.00	3.84	89.27
681251915	Property Owner	City Services	16427 Chameleon St Nw	55.43	30.00	3.84	89.27
715435598	Property Owner	City Services	17151 Baugh St Nw	55.43	30.00	3.84	89.27
716187025	Property Owner	City Services	16855 St Francis Blvd Nw	55.43	30.00	3.84	89.27
732436	Property Owner	City Services	14701 NEON ST NW	57.14	30.00	3.96	91.10
731437	Property Owner	City Services	14190 Xenon St Nw Unit 12	57.32	30.00	3.97	91.29
727806	Property Owner	City Services	8240 159th Ln Nw	57.36	30.00	3.98	91.34
731752	Property Owner	City Services	7352 145TH PLACE NW	57.99	30.00	4.02	92.01
732155	Property Owner	City Services	6870 139th Ln Nw Unit 3	58.26	30.00	4.04	92.30
732181	Property Owner	City Services	7321 147th Ter Nw	59.80	30.00	4.15	93.95
732385	Property Owner	City Services	7366 BUNKER LAKE BLVD	60.06	30.00	4.16	94.22
684702692	Property Owner	City Services	15521 Coquina St Nw	61.51	30.00	4.26	95.77
732097	Property Owner	City Services	5650 170th Ln Nw	65.00	30.00	4.51	99.51
728454	Property Owner	City Services	5440 144TH WAY NW Unit 22	67.01	30.00	4.64	101.65
731725	Property Owner	City Services	15525 SODIUM WAY NW	68.93	30.00	4.78	103.71
486698255	Property Owner	City Services	16551 Variolite St Nw	69.17	30.00	4.79	103.96
63745384	Property Owner	City Services	18043 Ute St Nw	70.25	30.00	4.87	105.12
732082	Property Owner	City Services	16950 Neon St Nw	71.16	30.00	4.93	106.09

"Delinquent Amount" is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
655014095	Property Owner	City Services	15641 Juniper Ridge Dr Nw	71.90	30.00	4.98	106.88
728254	Property Owner	City Services	5550 153RD CT NW	72.50	30.00	5.03	107.53
718833	Property Owner	City Services	14649 RHINESTONE ST NW	73.45	30.00	5.09	108.54
729337	Property Owner	City Services	7112 139th Ave	73.45	30.00	5.09	108.54
729392	Property Owner	City Services	6976 139th Ave	73.45	30.00	5.09	108.54
731869	Property Owner	City Services	7263 147TH LN NW	73.45	30.00	5.09	108.54
732006	Property Owner	City Services	13911 Garnet Ter Nw	73.45	30.00	5.09	108.54
723526	Property Owner	City Services	6891 170TH AVE NW	73.80	30.00	5.12	108.92
727170	Property Owner	City Services	13927 Garnet Ter Nw	73.81	30.00	5.12	108.93
731768	Property Owner	City Services	15040 Yakima St Nw	74.02	30.00	5.13	109.15
479313920	Property Owner	City Services	7950 163rd Ln Nw	74.17	30.00	5.14	109.31
731846	Property Owner	City Services	7363 175th Ave Nw	74.30	30.00	5.15	109.45
725265	Property Owner	City Services	15564 IODINE ST NW	77.82	30.00	5.39	113.21
732400	Property Owner	City Services	15183 QUINTANA COURT NW	79.64	30.00	5.52	115.16
726179	Property Owner	City Services	7650 163rd Ln Nw	80.34	30.00	5.57	115.91
704405679	Property Owner	City Services	7130 156th Ave Nw	81.54	30.00	5.65	117.19
720282	Property Owner	City Services	6060 170th Ave Nw	81.60	30.00	5.66	117.26
720394	Property Owner	City Services	17740 Vanadium St Nw	81.60	30.00	5.66	117.26
720626	Property Owner	City Services	16840 Radium St Nw	81.60	30.00	5.66	117.26
722228	Property Owner	City Services	8149 144th Ave Nw	81.60	30.00	5.66	117.26
722523	Property Owner	City Services	8605 176th Ave Nw	81.60	30.00	5.66	117.26
722900	Property Owner	City Services	5810 164th Ln Nw	81.60	30.00	5.66	117.26
723367	Property Owner	City Services	16041 Kangaroo St Nw	81.60	30.00	5.66	117.26
724809	Property Owner	City Services	5551 179th Ln Nw	81.60	30.00	5.66	117.26
725959	Property Owner	City Services	15831 Eland St Nw	81.60	30.00	5.66	117.26
726128	Property Owner	City Services	7740 171st Ave Nw	81.60	30.00	5.66	117.26
726890	Property Owner	City Services	17431 St Francis Blvd Nw	81.60	30.00	5.66	117.26
727169	Property Owner	City Services	8005 142nd Ave Nw	81.60	30.00	5.66	117.26
727513	Property Owner	City Services	9116 175th Ln Nw	81.60	30.00	5.66	117.26
727859	Property Owner	City Services	15430 Marmoset St Nw	81.60	30.00	5.66	117.26
728309	Property Owner	City Services	17603 Marmoset St Nw	81.60	30.00	5.66	117.26
728591	Property Owner	City Services	16521 Xenolith St Nw	81.60	30.00	5.66	117.26
728724	Property Owner	City Services	15931 Xenon St Nw	81.60	30.00	5.66	117.26
728813	Property Owner	City Services	15340 Zirconium St Nw	81.60	30.00	5.66	117.26
729595	Property Owner	City Services	7735 156th Ave Nw	81.60	30.00	5.66	117.26
729906	Property Owner	City Services	7108 159th Ln Nw	81.60	30.00	5.66	117.26
730138	Property Owner	City Services	5360 180th Ave Nw	81.60	30.00	5.66	117.26
730252	Property Owner	City Services	14350 Bowers Dr Nw	81.60	30.00	5.66	117.26
730387	Property Owner	City Services	6010 168TH LN NW	81.60	30.00	5.66	117.26
730943	Property Owner	City Services	8062 154th Ave Nw	81.60	30.00	5.66	117.26
731406	Property Owner	City Services	15210 Salish St Nw	81.60	30.00	5.66	117.26
731460	Property Owner	City Services	17331 Unicorn St Nw	81.60	30.00	5.66	117.26

"Delinquent Amount" is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
731694	Property Owner	City Services	15030 Willemite St Nw	81.60	30.00	5.66	117.26
32252269	Property Owner	City Services	5520 140TH LN NW	81.60	30.00	5.66	117.26
38622879	Property Owner	City Services	17555 Unicorn St Nw	81.60	30.00	5.66	117.26
47693786	Property Owner	City Services	15920 Kamacite St Nw	81.60	30.00	5.66	117.26
54484465	Property Owner	City Services	15521 Traprock St Nw	81.60	30.00	5.66	117.26
56304647	Property Owner	City Services	7411 151st Ln Nw	81.60	30.00	5.66	117.26
57024719	Property Owner	City Services	7025 151st Ave Nw	81.60	30.00	5.66	117.26
69565968	Property Owner	City Services	6921 156th Ave Nw	81.60	30.00	5.66	117.26
431112246	Property Owner	City Services	9124 Collins Dr Nw	81.60	30.00	5.66	117.26
490421416	Property Owner	City Services	9320 169th Ave Nw	81.60	30.00	5.66	117.26
491271946	Property Owner	City Services	16421 Olivine St Nw	81.60	30.00	5.66	117.26
622567660	Property Owner	City Services	16300 Coquina St Nw	81.60	30.00	5.66	117.26
634053276	Property Owner	City Services	14553 Bowers Dr Nw	81.60	30.00	5.66	117.26
645367584	Property Owner	City Services	17321 Driscoll St Nw	81.60	30.00	5.66	117.26
660951883	Property Owner	City Services	7240 162nd Ln Nw	81.60	30.00	5.66	117.26
661664849	Property Owner	City Services	15739 Ramsey Blvd Nw	81.60	30.00	5.66	117.26
677454508	Property Owner	City Services	6250 160th Ln Nw	81.60	30.00	5.66	117.26
686579016	Property Owner	City Services	15253 Yakima St Nw	81.60	30.00	5.66	117.26
690949632	Property Owner	City Services	7850 149th Ln Nw	81.60	30.00	5.66	117.26
691518323	Property Owner	City Services	15659 St Francis Blvd Nw	81.60	30.00	5.66	117.26
704575831	Property Owner	City Services	16355 Nowthen Blvd Nw	81.60	30.00	5.66	117.26
731712	Property Owner	City Services	6460 153rd Ln Nw	82.03	30.00	5.69	117.72
731667	Property Owner	City Services	7321 151st Ln Nw	82.60	30.00	5.73	118.33
732013	Property Owner	City Services	7305 147th Ter Nw	83.06	30.00	5.76	118.82
731762	Property Owner	City Services	9041 169TH AVENUE NW	84.61	30.00	5.86	120.47
731296	Property Owner	City Services	15821 Hedgehog St Nw	87.33	30.00	6.05	123.38
730353	Property Owner	City Services	5662 154TH CT NW	89.91	30.00	6.23	126.14
687795032	Property Owner	City Services	15342 KRYPTON ST NW	90.69	30.00	6.29	126.98
732364	Property Owner	City Services	14183 ARGON ST NW	91.43	30.00	6.34	127.77
706732730	Property Owner	City Services	17421 Gibbon St Nw	92.19	30.00	6.39	128.58
731791	Property Owner	City Services	14660 Cobalt St Nw Unit 52	94.60	30.00	6.56	131.16
732621	Property Owner	City Services	15197 QUINTANA COURT NW	94.97	30.00	6.58	131.55
727805	Property Owner	City Services	14647 RHINESTONE WAY	95.12	30.00	6.59	131.71
696276819	Property Owner	City Services	14561 Olivine Way Nw	95.73	30.00	6.64	132.37
728044	Property Owner	City Services	6974 139th Ave Nw	96.10	30.00	6.66	132.76
730494	Property Owner	City Services	5425 144th Way Nw Unit 18	96.15	30.00	6.66	132.81
722638	Property Owner	City Services	6850 147TH AVE NW	100.00	30.00	6.93	136.93
726470	Property Owner	City Services	14200 Xenon St Nw Unit 14	100.00	30.00	6.93	136.93
732253	Property Owner	City Services	14810 WILLEMITE WAY NW	102.81	30.00	7.13	139.94
729386	Property Owner	City Services	15060 Armstrong Blvd Nw	103.09	30.00	7.15	140.24
732298	Property Owner	City Services	5401 142ND AVE NW	104.48	30.00	7.24	141.72
731709	Property Owner	City Services	14265 XKIMO ST NW	104.77	30.00	7.26	142.03

"Delinquent Amount" is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
720751	Property Owner	City Services	16326 Dysprosium St Nw	105.71	30.00	7.33	143.04
718468	Property Owner	City Services	5108 151st Ave Nw	107.77	30.00	7.47	145.24
718759	Property Owner	City Services	16331 Yttrium St Nw	107.77	30.00	7.47	145.24
718800	Property Owner	City Services	15511 Coquina St Nw	107.77	30.00	7.47	145.24
719113	Property Owner	City Services	15431 Iguana St Nw	107.77	30.00	7.47	145.24
719220	Property Owner	City Services	15310 Zirconium St Nw	107.77	30.00	7.47	145.24
719366	Property Owner	City Services	14021 MAGNESIUM ST NW	107.77	30.00	7.47	145.24
719681	Property Owner	City Services	16650 Dolomite St Nw	107.77	30.00	7.47	145.24
719956	Property Owner	City Services	8021 176th Ln Nw	107.77	30.00	7.47	145.24
720125	Property Owner	City Services	8421 154th Ln Nw	107.77	30.00	7.47	145.24
720352	Property Owner	City Services	16101 RAMSEY BLVD NW	107.77	30.00	7.47	145.24
720501	Property Owner	City Services	5254 180th Ave Nw	107.77	30.00	7.47	145.24
720660	Property Owner	City Services	15211 Waco St Nw	107.77	30.00	7.47	145.24
720726	Property Owner	City Services	6820 158th Ln Nw	107.77	30.00	7.47	145.24
721043	Property Owner	City Services	15010 Kamacite St Nw	107.77	30.00	7.47	145.24
721279	Property Owner	City Services	8350 158th Ln Nw	107.77	30.00	7.47	145.24
721563	Property Owner	City Services	7660 150TH LN NW	107.77	30.00	7.47	145.24
721604	Property Owner	City Services	7087 159th Ln Nw	107.77	30.00	7.47	145.24
721672	Property Owner	City Services	7111 175th Ave Nw	107.77	30.00	7.47	145.24
721694	Property Owner	City Services	5515 BUNKER LAKE BLVD NW	107.77	30.00	7.47	145.24
721849	Property Owner	City Services	15410 Kangaroo St Nw	107.77	30.00	7.47	145.24
722236	Property Owner	City Services	15505 Ramsey Blvd Nw	107.77	30.00	7.47	145.24
722238	Property Owner	City Services	5301 156th Ln Nw	107.77	30.00	7.47	145.24
722322	Property Owner	City Services	15959 Ebony St Nw	107.77	30.00	7.47	145.24
722351	Property Owner	City Services	14503 Bowers Dr Nw	107.77	30.00	7.47	145.24
722362	Property Owner	City Services	15000 Garnet St Nw	107.77	30.00	7.47	145.24
722372	Property Owner	City Services	5431 164th Ln Nw	107.77	30.00	7.47	145.24
722458	Property Owner	City Services	7710 156th Ave Nw	107.77	30.00	7.47	145.24
722482	Property Owner	City Services	6720 158th Ln Nw	107.77	30.00	7.47	145.24
722495	Property Owner	City Services	8151 154th Ln Nw	107.77	30.00	7.47	145.24
722543	Property Owner	City Services	6819 164th Ln Nw	107.77	30.00	7.47	145.24
722594	Property Owner	City Services	7530 152nd Ln Nw	107.77	30.00	7.47	145.24
722667	Property Owner	City Services	14051 Fluorine St Nw	107.77	30.00	7.47	145.24
723274	Property Owner	City Services	7250 175th Ave Nw	107.77	30.00	7.47	145.24
723483	Property Owner	City Services	17745 Nowthen Blvd Nw	107.77	30.00	7.47	145.24
723927	Property Owner	City Services	16231 Jarvis St Nw	107.77	30.00	7.47	145.24
723928	Property Owner	City Services	5821 160th Ln Nw	107.77	30.00	7.47	145.24
724396	Property Owner	City Services	8261 159th Ln Nw	107.77	30.00	7.47	145.24
724490	Property Owner	City Services	8059 154th Ave Nw	107.77	30.00	7.47	145.24
724623	Property Owner	City Services	15959 Ironstone St Nw	107.77	30.00	7.47	145.24
724680	Property Owner	City Services	14120 JUNKITE ST NW	107.77	30.00	7.47	145.24
724831	Property Owner	City Services	16771 Andrie St Nw	107.77	30.00	7.47	145.24

"Delinquent Amount" is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
724910	Property Owner	City Services	17525 Nowthen Blvd Nw	107.77	30.00	7.47	145.24
724938	Property Owner	City Services	15730 Kangaroo St Nw	107.77	30.00	7.47	145.24
724974	Property Owner	City Services	8055 142nd Ave Nw	107.77	30.00	7.47	145.24
725006	Property Owner	City Services	16920 Zeolite St Nw	107.77	30.00	7.47	145.24
725221	Property Owner	City Services	15581 ANDRIE ST NW	107.77	30.00	7.47	145.24
725257	Property Owner	City Services	7350 150th Ln Nw	107.77	30.00	7.47	145.24
725266	Property Owner	City Services	7820 151st Ln Nw	107.77	30.00	7.47	145.24
725657	Property Owner	City Services	8120 154th Ln Nw	107.77	30.00	7.47	145.24
725773	Property Owner	City Services	17931 Vanadium St Nw	107.77	30.00	7.47	145.24
725854	Property Owner	City Services	18014 IODINE ST NW	107.77	30.00	7.47	145.24
726086	Property Owner	City Services	17800 Yakima St Nw	107.77	30.00	7.47	145.24
726111	Property Owner	City Services	8150 151ST LN NW	107.77	30.00	7.47	145.24
726151	Property Owner	City Services	15220 Alpaca St Nw	107.77	30.00	7.47	145.24
726202	Property Owner	City Services	5628 164th Ave Nw	107.77	30.00	7.47	145.24
726338	Property Owner	City Services	15340 Jackel St Nw	107.77	30.00	7.47	145.24
726372	Property Owner	City Services	7150 166th Ave Nw	107.77	30.00	7.47	145.24
726434	Property Owner	City Services	8221 159th Ln Nw	107.77	30.00	7.47	145.24
726662	Property Owner	City Services	5651 170th Ln Nw	107.77	30.00	7.47	145.24
726714	Property Owner	City Services	17059 Nowthen Blvd Nw	107.77	30.00	7.47	145.24
726752	Property Owner	City Services	17705 Nowthen Blvd Nw	107.77	30.00	7.47	145.24
726938	Property Owner	City Services	9501 Ermine Blvd Nw	107.77	30.00	7.47	145.24
727352	Property Owner	City Services	9131 178th Ave Nw	107.77	30.00	7.47	145.24
727360	Property Owner	City Services	15421 Kangaroo St Nw	107.77	30.00	7.47	145.24
727435	Property Owner	City Services	6451 160th Ln Nw	107.77	30.00	7.47	145.24
727447	Property Owner	City Services	6920 150th Ave Nw	107.77	30.00	7.47	145.24
727479	Property Owner	City Services	5590 156th Ln Nw	107.77	30.00	7.47	145.24
727499	Property Owner	City Services	15330 Marmoset St Nw	107.77	30.00	7.47	145.24
727551	Property Owner	City Services	7100 160TH LN NW	107.77	30.00	7.47	145.24
727592	Property Owner	City Services	7341 154th Ln Nw	107.77	30.00	7.47	145.24
727608	Property Owner	City Services	16640 Yttrium St Nw	107.77	30.00	7.47	145.24
727669	Property Owner	City Services	5021 179th Ave Nw	107.77	30.00	7.47	145.24
727675	Property Owner	City Services	16980 Rabbit St Nw	107.77	30.00	7.47	145.24
728094	Property Owner	City Services	8100 151st Ln Nw	107.77	30.00	7.47	145.24
728095	Property Owner	City Services	7346 149th Ave Nw	107.77	30.00	7.47	145.24
728604	Property Owner	City Services	8055 173rd Ave Nw	107.77	30.00	7.47	145.24
728773	Property Owner	City Services	15741 Ferret St Nw	107.77	30.00	7.47	145.24
728866	Property Owner	City Services	8643 174th Ln Nw	107.77	30.00	7.47	145.24
728874	Property Owner	City Services	6820 159th Ave Nw	107.77	30.00	7.47	145.24
729147	Property Owner	City Services	16324 Coquina St Nw	107.77	30.00	7.47	145.24
729456	Property Owner	City Services	8130 153rd Ln Nw	107.77	30.00	7.47	145.24
729591	Property Owner	City Services	14593 Bowers Dr Nw	107.77	30.00	7.47	145.24
729610	Property Owner	City Services	16300 Ramsey Blvd Nw	107.77	30.00	7.47	145.24

“Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
729650	Property Owner	City Services	17920 Uranium St Nw	107.77	30.00	7.47	145.24
729770	Property Owner	City Services	6044 174th Ave Nw	107.77	30.00	7.47	145.24
729903	Property Owner	City Services	6337 143rd Ln Nw	107.77	30.00	7.47	145.24
730114	Property Owner	City Services	9100 181st Ave Nw	107.77	30.00	7.47	145.24
730125	Property Owner	City Services	15520 Variolite St Nw	107.77	30.00	7.47	145.24
730556	Property Owner	City Services	7831 151st Ln Nw	107.77	30.00	7.47	145.24
730615	Property Owner	City Services	7730 149th Ln Nw	107.77	30.00	7.47	145.24
730619	Property Owner	City Services	8502 164th Cir Nw	107.77	30.00	7.47	145.24
730620	Property Owner	City Services	16931 Helium St Nw	107.77	30.00	7.47	145.24
730676	Property Owner	City Services	6728 153rd Ln Nw	107.77	30.00	7.47	145.24
730723	Property Owner	City Services	17350 St Francis Blvd Nw	107.77	30.00	7.47	145.24
730766	Property Owner	City Services	15241 Iguana St Nw	107.77	30.00	7.47	145.24
730795	Property Owner	City Services	14590 Bowers Dr Nw	107.77	30.00	7.47	145.24
730865	Property Owner	City Services	15059 Limonite St Nw	107.77	30.00	7.47	145.24
731130	Property Owner	City Services	7321 152nd Ln Nw	107.77	30.00	7.47	145.24
731153	Property Owner	City Services	6825 151st Ave Nw	107.77	30.00	7.47	145.24
731312	Property Owner	City Services	15645 Juniper Ridge Dr Nw	107.77	30.00	7.47	145.24
14871175	Property Owner	City Services	6319 143RD LN NW	107.77	30.00	7.47	145.24
32682305	Property Owner	City Services	14160 JUNKITE ST NW	107.77	30.00	7.47	145.24
33622379	Property Owner	City Services	5434 180th Ln Nw	107.77	30.00	7.47	145.24
33882405	Property Owner	City Services	4941 179th Ave Nw	107.77	30.00	7.47	145.24
34003380	Property Owner	City Services	16800 Iodine St Nw	107.77	30.00	7.47	145.24
34222439	Property Owner	City Services	17700 Cobalt St Nw	107.77	30.00	7.47	145.24
34572474	Property Owner	City Services	5143 179th Ln Nw	107.77	30.00	7.47	145.24
36132630	Property Owner	City Services	17410 Chameleon St Nw	107.77	30.00	7.47	145.24
37102727	Property Owner	City Services	8031 176th Ln Nw	107.77	30.00	7.47	145.24
37822799	Property Owner	City Services	9221 173rd Ave Nw	107.77	30.00	7.47	145.24
39482965	Property Owner	City Services	9081 167th Ln Nw	107.77	30.00	7.47	145.24
42223239	Property Owner	City Services	6700 165th Ln Nw	107.77	30.00	7.47	145.24
42363253	Property Owner	City Services	16530 Dolomite St Nw	107.77	30.00	7.47	145.24
42443261	Property Owner	City Services	17020 Azurite St Nw	107.77	30.00	7.47	145.24
42683285	Property Owner	City Services	16865 Sodium St Nw	107.77	30.00	7.47	145.24
43623379	Property Owner	City Services	6221 169th Ln Nw	107.77	30.00	7.47	145.24
43793396	Property Owner	City Services	16839 St Francis Blvd Nw	107.77	30.00	7.47	145.24
44243441	Property Owner	City Services	5519 161st Ln Nw	107.77	30.00	7.47	145.24
44873504	Property Owner	City Services	5720 164th Ave Nw	107.77	30.00	7.47	145.24
47013718	Property Owner	City Services	16331 Jasper St Nw	107.77	30.00	7.47	145.24
47543771	Property Owner	City Services	6767 158th Ln Nw	107.77	30.00	7.47	145.24
47713788	Property Owner	City Services	6841 158th Ln Nw	107.77	30.00	7.47	145.24
48603877	Property Owner	City Services	7619 157th Ave Nw	107.77	30.00	7.47	145.24
48843901	Property Owner	City Services	16156 Olivine St Nw	107.77	30.00	7.47	145.24
49113928	Property Owner	City Services	16350 Yolite St Nw	107.77	30.00	7.47	145.24

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
49473964	Property Owner	City Services	16330 Yolite St Nw	107.77	30.00	7.47	145.24
49994016	Property Owner	City Services	8200 163rd Ave Nw	107.77	30.00	7.47	145.24
50164033	Property Owner	City Services	8250 157th Ln Nw	107.77	30.00	7.47	145.24
53634380	Property Owner	City Services	8331 151st Ln Nw	107.77	30.00	7.47	145.24
53934410	Property Owner	City Services	8121 154th Ave Nw	107.77	30.00	7.47	145.24
54044421	Property Owner	City Services	8106 ALPINE DR NW	107.77	30.00	7.47	145.24
54734490	Property Owner	City Services	7930 156th Ave Nw	107.77	30.00	7.47	145.24
55154532	Property Owner	City Services	7381 152nd Ave Nw	107.77	30.00	7.47	145.24
56044621	Property Owner	City Services	15061 Willemite St Nw	107.77	30.00	7.47	145.24
56264643	Property Owner	City Services	7321 150th Ln Nw	107.77	30.00	7.47	145.24
56294646	Property Owner	City Services	7431 151st Ave Nw	107.77	30.00	7.47	145.24
56364653	Property Owner	City Services	7220 151st Ave Nw	107.77	30.00	7.47	145.24
57144732	Property Owner	City Services	7140 152nd Ave Nw	107.77	30.00	7.47	145.24
57674785	Property Owner	City Services	7100 149th Ln Nw	107.77	30.00	7.47	145.24
58104828	Property Owner	City Services	15540 Zirconium St Nw	107.77	30.00	7.47	145.24
58134831	Property Owner	City Services	15611 Dolomite St Nw	107.77	30.00	7.47	145.24
60075024	Property Owner	City Services	5207 150th Ln Nw	107.77	30.00	7.47	145.24
62505261	Property Owner	City Services	14760 Bowers Dr Nw	107.77	30.00	7.47	145.24
63625372	Property Owner	City Services	17958 Fluorine St Nw	107.77	30.00	7.47	145.24
64325443	Property Owner	City Services	16571 Yttrium St Nw	107.77	30.00	7.47	145.24
65115522	Property Owner	City Services	8030 152nd Ln Nw	107.77	30.00	7.47	145.24
66665677	Property Owner	City Services	17229 Tungsten St Nw	107.77	30.00	7.47	145.24
67255737	Property Owner	City Services	8141 153rd Ln Nw	107.77	30.00	7.47	145.24
68415853	Property Owner	City Services	14905 Willemite St Nw	107.77	30.00	7.47	145.24
68975909	Property Owner	City Services	16727 Radium St Nw	107.77	30.00	7.47	145.24
69275939	Property Owner	City Services	15120 Kangaroo St Nw	107.77	30.00	7.47	145.24
70306041	Property Owner	City Services	7003 164th Ave Nw	107.77	30.00	7.47	145.24
71356146	Property Owner	City Services	6384 143rd Ln Nw	107.77	30.00	7.47	145.24
117620878	Property Owner	City Services	6310 153rd Ln Nw	107.77	30.00	7.47	145.24
221774498	Property Owner	City Services	16361 Nowthen Blvd Nw	107.77	30.00	7.47	145.24
221860690	Property Owner	City Services	5941 160th Ln Nw	107.77	30.00	7.47	145.24
389850754	Property Owner	City Services	15861 Dolomite St Nw	107.77	30.00	7.47	145.24
408799324	Property Owner	City Services	6341 167th Ave Nw Unit B	107.77	30.00	7.47	145.24
431614638	Property Owner	City Services	9111 ANDRIE CT NW	107.77	30.00	7.47	145.24
436722820	Property Owner	City Services	7630 166th Ave Nw	107.77	30.00	7.47	145.24
437244446	Property Owner	City Services	17740 Fluorine St Nw	107.77	30.00	7.47	145.24
440400586	Property Owner	City Services	7731 149th Ln Nw	107.77	30.00	7.47	145.24
461530292	Property Owner	City Services	14100 GERMANIUM ST	107.77	30.00	7.47	145.24
479364743	Property Owner	City Services	17511 Unicorn St Nw	107.77	30.00	7.47	145.24
479839440	Property Owner	City Services	14950 PERIDOT ST NW	107.77	30.00	7.47	145.24
480887974	Property Owner	City Services	7920 159th Ln Nw	107.77	30.00	7.47	145.24
482232058	Property Owner	City Services	15122 Zuni St Nw	107.77	30.00	7.47	145.24

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
483273736	Property Owner	City Services	8376 156th Ln Nw	107.77	30.00	7.47	145.24
486589948	Property Owner	City Services	15231 Waco St Nw	107.77	30.00	7.47	145.24
491041898	Property Owner	City Services	5670 150th Ln Nw	107.77	30.00	7.47	145.24
494444008	Property Owner	City Services	16911 Tiger St Nw	107.77	30.00	7.47	145.24
495535769	Property Owner	City Services	14900 Kamacite St Nw	107.77	30.00	7.47	145.24
615049714	Property Owner	City Services	16207 Azurite St Nw	107.77	30.00	7.47	145.24
616359552	Property Owner	City Services	17917 Junkite St Nw	107.77	30.00	7.47	145.24
616419298	Property Owner	City Services	5706 140TH LN NW	107.77	30.00	7.47	145.24
619763801	Property Owner	City Services	16400 Zirconium St Nw	107.77	30.00	7.47	145.24
628555082	Property Owner	City Services	5455 152nd Ave Nw	107.77	30.00	7.47	145.24
633391698	Property Owner	City Services	7720 150th Ln Nw	107.77	30.00	7.47	145.24
638872650	Property Owner	City Services	7320 151st Ln Nw	107.77	30.00	7.47	145.24
640373530	Property Owner	City Services	7291 152nd Ave Nw	107.77	30.00	7.47	145.24
642923030	Property Owner	City Services	16444 St Francis Blvd Nw Dup Upper	107.77	30.00	7.47	145.24
645477066	Property Owner	City Services	15230 Uranimite St Nw	107.77	30.00	7.47	145.24
645928746	Property Owner	City Services	6940 152nd Ave Nw	107.77	30.00	7.47	145.24
648784012	Property Owner	City Services	15119 Zuni St Nw	107.77	30.00	7.47	145.24
650256659	Property Owner	City Services	7231 150th Ln Nw	107.77	30.00	7.47	145.24
650529890	Property Owner	City Services	7646 158th Ave Nw	107.77	30.00	7.47	145.24
651110116	Property Owner	City Services	17071 Zeolite St Nw	107.77	30.00	7.47	145.24
654348277	Property Owner	City Services	8330 151st Ln Nw	107.77	30.00	7.47	145.24
655992344	Property Owner	City Services	5710 170th Ln Nw	107.77	30.00	7.47	145.24
659704939	Property Owner	City Services	16411 Olivine St Nw	107.77	30.00	7.47	145.24
659732792	Property Owner	City Services	17352 Unicorn St Nw	107.77	30.00	7.47	145.24
663774253	Property Owner	City Services	14543 Bowers Dr Nw	107.77	30.00	7.47	145.24
667012776	Property Owner	City Services	17320 Driscoll St Nw	107.77	30.00	7.47	145.24
669678276	Property Owner	City Services	15599 Hedgehog St Nw	107.77	30.00	7.47	145.24
670417910	Property Owner	City Services	5803 Alpine Dr Nw	107.77	30.00	7.47	145.24
672343397	Property Owner	City Services	14713 Bowers Dr Nw	107.77	30.00	7.47	145.24
678110935	Property Owner	City Services	7210 163rd Ave Nw	107.77	30.00	7.47	145.24
689697996	Property Owner	City Services	17646 St Francis Blvd Nw	107.77	30.00	7.47	145.24
691730597	Property Owner	City Services	15141 Alpaca St Nw	107.77	30.00	7.47	145.24
694738093	Property Owner	City Services	7700 169th Ln Nw	107.77	30.00	7.47	145.24
699289372	Property Owner	City Services	5010 179th Ln Nw	107.77	30.00	7.47	145.24
699422168	Property Owner	City Services	6219 144th Ln Nw	107.77	30.00	7.47	145.24
700951707	Property Owner	City Services	7090 159th Ln Nw	107.77	30.00	7.47	145.24
701988698	Property Owner	City Services	15781 Azurite Ct Nw	107.77	30.00	7.47	145.24
702404821	Property Owner	City Services	7251 166th Ave Nw	107.77	30.00	7.47	145.24
703333526	Property Owner	City Services	7440 152nd Ln Nw	107.77	30.00	7.47	145.24
705656989	Property Owner	City Services	16822 Rabbit St Nw	107.77	30.00	7.47	145.24
708075369	Property Owner	City Services	15243 Yakima St Nw	107.77	30.00	7.47	145.24
711415058	Property Owner	City Services	6631 155th Ave Nw	107.77	30.00	7.47	145.24

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
715474311	Property Owner	City Services	8121 153rd Ln Nw	107.77	30.00	7.47	145.24
719562	Property Owner	City Services	7077 139th Ave	108.63	30.00	7.53	146.16
722400	Property Owner	City Services	7076 139th Ave	108.63	30.00	7.53	146.16
722696	Property Owner	City Services	7410 147th Ln Nw	108.63	30.00	7.53	146.16
726766	Property Owner	City Services	7023 139th Ave Nw	108.63	30.00	7.53	146.16
729100	Property Owner	City Services	7067 139th Ave	108.63	30.00	7.53	146.16
729258	Property Owner	City Services	14765 Peridot St	108.63	30.00	7.53	146.16
710183221	Property Owner	City Services	7336 Bunker Lake Blvd	108.63	30.00	7.53	146.16
732337	Property Owner	City Services	15392 RADIUM ST NW	109.08	30.00	7.56	146.64
731354	Property Owner	City Services	6241 180th Ln Nw	109.92	30.00	7.62	147.54
647544218	Property Owner	City Services	9340 164th Ln Nw	110.66	30.00	7.67	148.33
731362	Property Owner	City Services	5030 179th Ln Nw	111.92	30.00	7.76	149.68
732464	Property Owner	City Services	14873 OLIVINE ST NW	112.38	30.00	7.79	150.17
731587	Property Owner	City Services	15471 RADIUM ST NW	112.65	30.00	7.81	150.46
731432	Property Owner	City Services	15150 Jackel St Nw	112.77	30.00	7.82	150.59
718458	Property Owner	City Services	14551 Iodine St Nw	115.05	30.00	7.97	153.02
486437643	Property Owner	City Services	14164 NEON ST NW	115.07	30.00	7.98	153.05
33872404	Property Owner	City Services	4850 177th Ave Nw	116.60	30.00	8.08	154.68
729235	Property Owner	City Services	14561 Helium Ct Nw	117.77	30.00	8.16	155.93
722469	Property Owner	City Services	14191 Xenon St Nw Unit 11	120.00	30.00	8.32	158.32
731592	Property Owner	City Services	13919 Garnet Ter Nw	120.16	30.00	8.33	158.49
716520651	Property Owner	City Services	16337 Coquina St Nw	120.34	30.00	8.34	158.68
724786	Property Owner	City Services	14700 Fluorine St Nw	121.02	30.00	8.39	159.41
718594	Property Owner	City Services	5653 154TH LN NW	124.73	30.00	8.65	163.38
732233	Property Owner	City Services	14818 WILLEMITE WAY NW	125.95	30.00	8.73	164.68
729872	Property Owner	City Services	13877 IRONSTONE TRL NW	127.56	30.00	8.84	166.40
730607	Property Owner	City Services	14941 Nowthen Blvd Nw	133.94	30.00	9.28	173.22
43093326	Property Owner	City Services	16716 Radium St Nw	133.94	30.00	9.28	173.22
53174334	Property Owner	City Services	15231 Kangaroo St Nw	133.94	30.00	9.28	173.22
494013046	Property Owner	City Services	16823 Iodine St Nw	133.94	30.00	9.28	173.22
67385750	Property Owner	City Services	7410 152nd Ln Nw	135.75	30.00	9.41	175.16
720851	Property Owner	City Services	14660 Cobalt St Nw Unit 32	143.81	30.00	9.97	183.78
720857	Property Owner	City Services	7418 Bunker Lake Blvd	143.81	30.00	9.97	183.78
720866	Property Owner	City Services	14791 Cobalt St Nw Ste 19	143.81	30.00	9.97	183.78
722054	Property Owner	City Services	6962 139th Ave	143.81	30.00	9.97	183.78
722421	Property Owner	City Services	14761 Cobalt St Nw Unit 19	143.81	30.00	9.97	183.78
723015	Property Owner	City Services	14643 Rhinestone Way	143.81	30.00	9.97	183.78
724419	Property Owner	City Services	6933 139th Ln	143.81	30.00	9.97	183.78
725598	Property Owner	City Services	6985 139th Ave Nw	143.81	30.00	9.97	183.78
727095	Property Owner	City Services	6952 139th Ave Nw	143.81	30.00	9.97	183.78
727218	Property Owner	City Services	14660 Cobalt St Nw Unit 28	143.81	30.00	9.97	183.78
727719	Property Owner	City Services	7120 139th Ave	143.81	30.00	9.97	183.78

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
727847	Property Owner	City Services	7085 139th Ave	143.81	30.00	9.97	183.78
728733	Property Owner	City Services	13912 Garnet Ter Nw	143.81	30.00	9.97	183.78
728744	Property Owner	City Services	14749 OLIVINE ST NW	143.81	30.00	9.97	183.78
729275	Property Owner	City Services	14701 Cobalt St Nw Unit 43	143.81	30.00	9.97	183.78
729698	Property Owner	City Services	14735 Olivine St	143.81	30.00	9.97	183.78
729750	Property Owner	City Services	6936 Riverdale Dr Nw	143.81	30.00	9.97	183.78
729877	Property Owner	City Services	7372 Bunker Lake Blvd Nw	143.81	30.00	9.97	183.78
730334	Property Owner	City Services	14644 RHINESTONE ST NW	143.81	30.00	9.97	183.78
730498	Property Owner	City Services	7337 147th Ter Nw	143.81	30.00	9.97	183.78
730601	Property Owner	City Services	14731 Cobalt St Nw Unit 31	143.81	30.00	9.97	183.78
730729	Property Owner	City Services	14596 OLIVINE TER NW	143.81	30.00	9.97	183.78
731022	Property Owner	City Services	6925 139th Ln Nw	143.81	30.00	9.97	183.78
681590395	Property Owner	City Services	7404 147th Ln Nw	143.81	30.00	9.97	183.78
688670261	Property Owner	City Services	7292 147th Ter Nw	143.81	30.00	9.97	183.78
693891391	Property Owner	City Services	7309 147th Ter Nw	143.81	30.00	9.97	183.78
678532335	Property Owner	City Services	14795 KRYPTON CT NW	143.91	30.00	9.98	183.89
721979	Property Owner	City Services	14721 ARGON ST NW	144.44	30.00	10.01	184.45
728526	Property Owner	City Services	7298 147th Ln Nw	145.15	30.00	10.06	185.21
722294	Property Owner	City Services	14036 Cobalt St Nw	148.66	30.00	10.30	188.96
721325	Property Owner	City Services	14076 DYSPROSIUM ST NW	148.98	30.00	10.33	189.31
721372	Property Owner	City Services	6322 Riverdale Dr Nw	148.98	30.00	10.33	189.31
728157	Property Owner	City Services	14211 Xenon St Nw Unit 19	148.98	30.00	10.33	189.31
728201	Property Owner	City Services	5350 140th Ln Nw	148.98	30.00	10.33	189.31
730124	Property Owner	City Services	14759 WACO ST NW	148.98	30.00	10.33	189.31
730456	Property Owner	City Services	14210 XENON ST NW Unit 6	148.98	30.00	10.33	189.31
730485	Property Owner	City Services	14200 WACO ST NW	148.98	30.00	10.33	189.31
731298	Property Owner	City Services	14175 BARIUM ST NW	148.98	30.00	10.33	189.31
731649	Property Owner	City Services	5356 140TH LN NW	148.98	30.00	10.33	189.31
12851033	Property Owner	City Services	14252 WACO ST NW	148.98	30.00	10.33	189.31
668157771	Property Owner	City Services	5178 148TH AVE NW	148.98	30.00	10.33	189.31
731356	Property Owner	City Services	14326 WACO ST NW	149.82	30.00	10.38	190.20
723057	Property Owner	City Services	5573 154th Ln Nw	150.00	30.00	10.40	190.40
612064330	Property Owner	City Services	14271 ARGON ST NW	150.42	30.00	10.43	190.85
728703	Property Owner	City Services	14762 ZEOLITE ST NW	151.79	30.00	10.52	192.31
675430728	Property Owner	City Services	5305 140th Ave Nw	152.84	30.00	10.59	193.43
730256	Property Owner	City Services	14610 WACO ST NW	154.76	30.00	10.73	195.49
676319625	Property Owner	City Services	14183 BARIUM ST NW	157.65	30.00	10.93	198.58
719652	Property Owner	City Services	7715 147TH TER NW	157.99	30.00	10.95	198.94
720122	Property Owner	City Services	5544 154th Ln Nw	157.99	30.00	10.95	198.94
720477	Property Owner	City Services	7804 149TH AVE NW	157.99	30.00	10.95	198.94
722731	Property Owner	City Services	5410 144TH WAY NW Unit 24	157.99	30.00	10.95	198.94
723479	Property Owner	City Services	7010 170TH TRL NW	157.99	30.00	10.95	198.94

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
723532	Property Owner	City Services	7795 148TH LN NW	157.99	30.00	10.95	198.94
724437	Property Owner	City Services	13869 IRONSTONE TRL NW	157.99	30.00	10.95	198.94
725704	Property Owner	City Services	15210 COBALT ST NW	157.99	30.00	10.95	198.94
725828	Property Owner	City Services	5430 144TH WAY NW Unit 22	157.99	30.00	10.95	198.94
725994	Property Owner	City Services	7120 148TH AVE NW	157.99	30.00	10.95	198.94
726010	Property Owner	City Services	7897 148TH LN NW	157.99	30.00	10.95	198.94
727717	Property Owner	City Services	5771 152ND CT NW	157.99	30.00	10.95	198.94
727912	Property Owner	City Services	15181 QUICKSILVER ST	157.99	30.00	10.95	198.94
728492	Property Owner	City Services	14261 WOLFRAM ST NW	157.99	30.00	10.95	198.94
728547	Property Owner	City Services	15210 SODIUM ST NW	157.99	30.00	10.95	198.94
728719	Property Owner	City Services	5590 150th Ln Nw	157.99	30.00	10.95	198.94
728789	Property Owner	City Services	7040 137TH LN NW	157.99	30.00	10.95	198.94
729149	Property Owner	City Services	14523 ARGON ST NW	157.99	30.00	10.95	198.94
730119	Property Owner	City Services	14961 SNOWY OWL STREET NW	157.99	30.00	10.95	198.94
730453	Property Owner	City Services	15401 TUNGSTEN WAY	157.99	30.00	10.95	198.94
730574	Property Owner	City Services	15495 SODIUM ST NW	157.99	30.00	10.95	198.94
730580	Property Owner	City Services	13671 Garnet St Nw	157.99	30.00	10.95	198.94
730647	Property Owner	City Services	13899 Ironstone Trl Nw	157.99	30.00	10.95	198.94
730781	Property Owner	City Services	14994 SNOWY OWL STREET NW	157.99	30.00	10.95	198.94
730991	Property Owner	City Services	7381 168TH CIRCLE NW	157.99	30.00	10.95	198.94
731251	Property Owner	City Services	15023 SNOWY OWL STREET NW	157.99	30.00	10.95	198.94
731353	Property Owner	City Services	14869 OLIVINE ST NW	157.99	30.00	10.95	198.94
731516	Property Owner	City Services	15380 RADIUM ST NW	157.99	30.00	10.95	198.94
731699	Property Owner	City Services	14700 HELIUM ST NW	157.99	30.00	10.95	198.94
732140	Property Owner	City Services	5435 144TH WAY NW Unit 22	157.99	30.00	10.95	198.94
732408	Property Owner	City Services	14605 RHINESTONE ST NW	157.99	30.00	10.95	198.94
386100813	Property Owner	City Services	5920 157th Ln	157.99	30.00	10.95	198.94
478641728	Property Owner	City Services	6950 137TH AVE NW	157.99	30.00	10.95	198.94
622923248	Property Owner	City Services	6671 153RD CT NW	157.99	30.00	10.95	198.94
648528080	Property Owner	City Services	5511 150TH LN NW	157.99	30.00	10.95	198.94
671604805	Property Owner	City Services	14419 Iodine St	157.99	30.00	10.95	198.94
683734155	Property Owner	City Services	5040 143RD LN NW	157.99	30.00	10.95	198.94
708720979	Property Owner	City Services	5673 154th Ave Nw	157.99	30.00	10.95	198.94
723635	Property Owner	City Services	14720 GERMANIUM ST NW	160.48	30.00	11.12	201.60
721419	Property Owner	City Services	6992 139TH LN NW	160.88	30.00	11.15	202.03
727905	Property Owner	City Services	15820 Osmium St Nw	160.88	30.00	11.15	202.03
731523	Property Owner	City Services	16048 SAPPHIRE ST NW	160.88	30.00	11.15	202.03
642717915	Property Owner	City Services	5970 144TH LN NW	160.88	30.00	11.15	202.03
732259	Property Owner	City Services	5533 153RD CT NW	161.03	30.00	11.16	202.19
724022	Property Owner	City Services	14201 XKIMO ST NW	163.10	30.00	11.31	204.41
727220	Property Owner	City Services	13903 IRONSTONE TRL NW	163.77	30.00	11.35	205.12
728558	Property Owner	City Services	5430 144TH WAY NW Unit 14	163.77	30.00	11.35	205.12

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
730505	Property Owner	City Services	14280 DYSPROSIUM ST NW	166.32	30.00	11.53	207.85
731454	Property Owner	City Services	5980 145TH LN NW	166.66	30.00	11.55	208.21
701128448	Property Owner	City Services	15290 URANIUM ST NW	166.85	30.00	11.57	208.42
458263652	Property Owner	City Services	14532 Krypton St Nw	167.52	30.00	11.61	209.13
718886	Property Owner	City Services	7271 148TH LN NW	169.55	30.00	11.75	211.30
721099	Property Owner	City Services	15210 Germanium St Nw	169.55	30.00	11.75	211.30
723889	Property Owner	City Services	14620 NEON ST NW	169.55	30.00	11.75	211.30
729128	Property Owner	City Services	15290 SODIUM ST NW	169.55	30.00	11.75	211.30
726715	Property Owner	City Services	6918 139th Ln Nw Unit 3	169.81	30.00	11.77	211.58
725300	Property Owner	City Services	14335 TUNGSTEN ST NW	172.44	30.00	11.95	214.39
726220	Property Owner	City Services	15394 RADIUM ST	172.44	30.00	11.95	214.39
731365	Property Owner	City Services	5675 162ND CROSSING NW	172.44	30.00	11.95	214.39
724634	Property Owner	City Services	15570 YAKIMA CT NW	173.62	30.00	12.03	215.65
718073230	Property Owner	City Services	5400 149TH LN NW	175.33	30.00	12.15	217.48
726031	Property Owner	City Services	15564 WACO ST NW	175.66	30.00	12.18	217.84
720009	Property Owner	City Services	16212 LITHIUM CT NW	178.22	30.00	12.35	220.57
726428	Property Owner	City Services	5660 148TH LN NW	179.96	30.00	12.47	222.43
727245	Property Owner	City Services	14571 Olivine St	184.00	30.00	12.75	226.75
727245	Property Owner	City Services	14571 Olivine St	184.00	30.00	12.75	226.75
727788	Property Owner	City Services	15371 YAKIMA ST NW	184.00	30.00	12.75	226.75
710989567	Property Owner	City Services	6960 147TH AVE NW	189.87	30.00	13.16	233.03
732169	Property Owner	City Services	5435 144TH WAY NW Unit 14	197.71	30.00	13.70	241.41
726189	Property Owner	City Services	15191 UTE ST NW	200.00	30.00	13.86	243.86
727766	Property Owner	City Services	7463 159TH AVE NW	200.00	30.00	13.86	243.86
728947	Property Owner	City Services	14183 NEON ST NW	200.84	30.00	13.92	244.76
726191	Property Owner	City Services	5570 145th Cir Nw	200.92	30.00	13.93	244.85
668342642	Property Owner	City Services	6890 147TH AVE NW	202.94	30.00	14.07	247.01
730738	Property Owner	City Services	6230 MCKINLEY ST NW STE C	204.55	30.00	14.18	248.73
724489	Property Owner	City Services	14170 VANADIUM ST NW	207.75	30.00	14.40	252.15
721259	Property Owner	City Services	7050 137th Ave Nw	213.71	30.00	14.81	258.52
732360	Property Owner	City Services	15035 QUINTANA STREET NW	219.51	30.00	15.22	264.73
732007	Property Owner	City Services	14585 Olivine Ter Nw	220.19	30.00	15.26	265.45
732148	Property Owner	City Services	5356 142ND CIR NW	220.42	30.00	15.28	265.70
730107	Property Owner	City Services	15478 TUNGSTEN ST NW	223.87	30.00	15.52	269.39
729521	Property Owner	City Services	14180 URANIUM ST NW	224.11	30.00	15.53	269.64
731542	Property Owner	City Services	7335 146TH CROSSING NW	230.96	30.00	16.01	276.97
727604	Property Owner	City Services	5344 142ND CIR NW	236.20	30.00	16.37	282.57
727357	Property Owner	City Services	6150 145TH LN NW	240.76	30.00	16.69	287.45
731246	Property Owner	City Services	7021 RIVERDALE DR	242.01	30.00	16.77	288.78
731606	Property Owner	City Services	6985 168TH LANE NW	244.88	30.00	16.97	291.85
729331	Property Owner	City Services	14200 Xenon St Nw Unit 6	249.31	30.00	17.28	296.59
730261	Property Owner	City Services	5560 153rd Ct Nw	249.81	30.00	17.32	297.13

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
726256	Property Owner	City Services	15569 Iodine St Nw	251.49	30.00	17.43	298.92
726011	Property Owner	City Services	14240 URANIUM ST NW	253.70	30.00	17.59	301.29
383597330	Property Owner	City Services	6090 145TH LN NW	254.32	30.00	17.63	301.95
728915	Property Owner	City Services	5584 154th Ln Nw	260.88	30.00	18.08	308.96
668488991	Property Owner	City Services	5443 145TH AVE NW	265.77	30.00	18.42	314.19
386213765	Property Owner	City Services	7435 HWY 10 NW	272.43	30.00	18.88	321.31
732358	Property Owner	City Services	15021 TIGER STREET NW	275.14	30.00	19.07	324.21
725890	Property Owner	City Services	15769 Potassium St Nw	277.38	30.00	19.23	326.61
722186	Property Owner	City Services	5351 140th Ct Nw	293.82	30.00	20.37	344.19
730677	Property Owner	City Services	5489 BUNKER LAKE BLVD NW	293.82	30.00	20.37	344.19
730688	Property Owner	City Services	14190 Xenon St Nw Unit 10	293.82	30.00	20.37	344.19
665908786	Property Owner	City Services	14400 Iodine St Nw	293.97	30.00	20.38	344.35
732066	Property Owner	City Services	6608 153RD CT NW	294.45	30.00	20.41	344.86
732425	Property Owner	City Services	15492 IODINE STREET NW	294.56	30.00	20.42	344.98
730905	Property Owner	City Services	14983 SNOWY OWL STREET NW	299.06	30.00	20.73	349.79
719412	Property Owner	City Services	4990 150TH LN NW	299.09	30.00	20.73	349.82
718685	Property Owner	City Services	16710 LIMONITE ST NW	300.00	30.00	20.79	350.79
722311	Property Owner	City Services	5870 142ND AVE NW	300.94	30.00	20.86	351.80
721820	Property Owner	City Services	7675 147TH TER NW	302.70	30.00	20.98	353.68
722883	Property Owner	City Services	15232 HELIUM ST NW	309.65	30.00	21.46	361.11
669524096	Property Owner	City Services	14331 NEON ST NW	310.05	30.00	21.49	361.54
725460	Property Owner	City Services	5430 144TH WAY NW Unit 20	311.84	30.00	21.62	363.46
726114	Property Owner	City Services	15463 Iodine St Nw Unit South	311.84	30.00	21.62	363.46
727314	Property Owner	City Services	5535 149TH LN NW	311.84	30.00	21.62	363.46
727974	Property Owner	City Services	7030 147TH AVE NW	311.84	30.00	21.62	363.46
728215	Property Owner	City Services	14610 PERIDOT ST NW	311.84	30.00	21.62	363.46
728605	Property Owner	City Services	14361 Tungsten Way Nw	311.84	30.00	21.62	363.46
730432	Property Owner	City Services	14676 QUICKSILVER ST NW	311.84	30.00	21.62	363.46
400257680	Property Owner	City Services	6001 144TH LN NW	312.64	30.00	21.67	364.31
714055984	Property Owner	City Services	5420 144TH WAY NW Unit 18	314.20	30.00	21.78	365.98
731481	Property Owner	City Services	15354 Iodine St Nw	315.69	30.00	21.88	367.57
727807	Property Owner	City Services	5553 154TH TER	315.98	30.00	21.90	367.88
729867	Property Owner	City Services	5430 144TH WAY NW Unit 24	315.98	30.00	21.90	367.88
674644633	Property Owner	City Services	5425 152ND AVE NW	319.54	30.00	22.15	371.69
731288	Property Owner	City Services	5871 Sunwood Dr Nw	322.01	30.00	22.32	374.33
726850	Property Owner	City Services	14834 YAKIMA ST NW	322.51	30.00	22.35	374.86
394377	Property Owner	City Services	5950 143RD CIR NW	323.12	30.00	22.40	375.52
728034	Property Owner	City Services	15537 Uranium St Nw	323.26	30.00	22.41	375.67
731909	Property Owner	City Services	6880 147TH AVE NW	326.97	30.00	22.66	379.63
614755957	Property Owner	City Services	7600 163RD LANE NW	328.90	30.00	22.80	381.70
724485	Property Owner	City Services	5401 142ND AVE NW	329.37	30.00	22.83	382.20
731781	Property Owner	City Services	15481 YAKIMA CT	333.25	30.00	23.10	386.35

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
495635343	Property Owner	City Services	14168 ARGON ST NW	333.50	30.00	23.12	386.62
719178	Property Owner	City Services	14888 PERIDOT ST NW	334.54	30.00	23.19	387.73
728530	Property Owner	City Services	6930 137TH LN NW	335.90	30.00	23.28	389.18
721549	Property Owner	City Services	15160 QUICKSILVER ST NW	337.22	30.00	23.37	390.59
725205	Property Owner	City Services	4970 155TH LN NW	345.82	30.00	23.97	399.79
727071	Property Owner	City Services	14150 MAGNESIUM ST NW	354.60	30.00	24.58	409.18
730558	Property Owner	City Services	5440 144TH WAY NW Unit 14	357.36	30.00	24.77	412.13
725293	Property Owner	City Services	14264 WACO ST NW	362.10	30.00	25.10	417.20
406276984	Property Owner	City Services	7029 HWY 10 NW	363.66	30.00	25.21	418.87
731701	Property Owner	City Services	15445 SODIUM ST	366.13	30.00	25.38	421.51
729512	Property Owner	City Services	13927 Ironstone Ter Nw	371.91	30.00	25.78	427.69
731033	Property Owner	City Services	6897 139TH LN NW 102	371.93	30.00	25.78	427.71
731974	Property Owner	City Services	15471 RADIUM ST NW	377.12	30.00	26.14	433.26
731282	Property Owner	City Services	15350 Iodine St Nw	377.56	30.00	26.17	433.73
721662	Property Owner	City Services	14860 OLIVINE ST NW	383.69	30.00	26.60	440.29
731843	Property Owner	City Services	14931 WACO ST NW	391.24	30.00	27.12	448.36
729739	Property Owner	City Services	14660 Junkite St Nw	394.54	30.00	27.35	451.89
383361	Property Owner	City Services	14715 HELIUM ST NW	400.00	30.00	27.73	457.73
726447	Property Owner	City Services	13895 Ironstone Trl Nw	411.84	30.00	28.55	470.39
730043	Property Owner	City Services	7359 146TH CROSSING NW	415.26	30.00	28.78	474.04
731795	Property Owner	City Services	13885 IRONSTONE TRL NW	418.39	30.00	29.00	477.39
616598	Property Owner	City Services	14143 ARGON ST NW	418.91	30.00	29.04	477.95
731180	Property Owner	City Services	14640 HEMATITE ST NW	421.53	30.00	29.22	480.75
725736	Property Owner	City Services	14750 POTASSIUM ST NW	425.44	30.00	29.49	484.93
721343	Property Owner	City Services	5295 142ND LN NW	434.52	30.00	30.12	494.64
675624428	Property Owner	City Services	6855 148TH LN NW	435.50	30.00	30.19	495.69
728063	Property Owner	City Services	6320 HWY 10 NW	435.73	30.00	30.20	495.93
731805	Property Owner	City Services	6985 168TH LANE NW	437.24	30.00	30.31	497.55
730753	Property Owner	City Services	5515 149TH LN NW	438.46	30.00	30.39	498.85
726259	Property Owner	City Services	5346 140th Ave Nw	438.66	30.00	30.41	499.07
730669	Property Owner	City Services	14045 Argon St Nw	441.48	30.00	30.60	502.08
727977	Property Owner	City Services	13919 Ironstone Ter Nw	448.55	30.00	31.09	509.64
730562	Property Owner	City Services	5685 154th Ave Nw	453.98	30.00	31.47	515.45
720416	Property Owner	City Services	5821 Sunwood Dr Nw	459.42	30.00	31.84	521.26
723112	Property Owner	City Services	5775 152ND WAY NW	461.90	30.00	32.02	523.92
722946	Property Owner	City Services	5630 148th Ln Nw	465.69	30.00	32.28	527.97
726805	Property Owner	City Services	5385 140TH AVE NW	465.69	30.00	32.28	527.97
729330	Property Owner	City Services	15439 TUNGSTEN WAY	465.69	30.00	32.28	527.97
679938193	Property Owner	City Services	5751 145th Ct Nw	466.07	30.00	32.31	528.38
725327	Property Owner	City Services	15473 RADIUM ST NW	468.51	30.00	32.47	530.98
732078	Property Owner	City Services	5592 154TH LN NW	473.26	30.00	32.80	536.06
619942281	Property Owner	City Services	5021 143RD LN NW	475.88	30.00	32.99	538.87

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
728668	Property Owner	City Services	5971 148TH AVE NW	477.50	30.00	33.10	540.60
728359	Property Owner	City Services	5419 145th Ave Nw	478.82	30.00	33.19	542.01
728800	Property Owner	City Services	5840 141ST LN NW	484.49	30.00	33.58	548.07
730982	Property Owner	City Services	7962 SUNWOOD DR NW STE 700	487.53	30.00	33.79	551.32
730648	Property Owner	City Services	15410 YAKIMA ST NW	488.00	30.00	33.83	551.83
655531873	Property Owner	City Services	14292 TUNGSTEN WAY NW	491.13	30.00	34.04	555.17
731650	Property Owner	City Services	6193 147th Ave Nw	498.41	30.00	34.55	562.96
730213	Property Owner	City Services	14971 RABBIT ST NW	499.95	30.00	34.65	564.60
728959	Property Owner	City Services	6344 154th Ct	500.00	30.00	34.66	564.66
730625	Property Owner	City Services	14420 RADIUM ST NW	500.00	30.00	34.66	564.66
731681	Property Owner	City Services	14960 XKIMO ST NW	500.00	30.00	34.66	564.66
730366	Property Owner	City Services	14884 WACO ST NW	504.01	30.00	34.94	568.95
720030	Property Owner	City Services	16251 LITHIUM CT NW	517.72	30.00	35.89	583.61
718977	Property Owner	City Services	9550 156TH AVE NW	520.61	30.00	36.09	586.70
728461	Property Owner	City Services	13892 Ironstone Trl Nw	523.68	30.00	36.30	589.98
718302	Property Owner	City Services	15396 VANADIUM ST NW	526.04	30.00	36.46	592.50
681838064	Property Owner	City Services	7125 RIVERDALE DR	527.86	30.00	36.59	594.45
728595	Property Owner	City Services	6848 170TH TRL NW	529.60	30.00	36.71	596.31
724958	Property Owner	City Services	7135 170TH TRL NW	539.82	30.00	37.42	607.24
727822	Property Owner	City Services	15821 OSMIUM ST NW	543.17	30.00	37.65	610.82
640142287	Property Owner	City Services	14217 XKIMO ST NW	543.69	30.00	37.69	611.38
731082	Property Owner	City Services	14964 SNOWY OWL STREET NW	543.76	30.00	37.69	611.45
726499	Property Owner	City Services	5623 157TH AVE NW	562.42	30.00	38.98	631.40
725247	Property Owner	City Services	6981 169TH LN NW	583.03	30.00	40.41	653.44
279369	Property Owner	City Services	14844 WACO ST NW	583.50	30.00	40.45	653.95
724911	Property Owner	City Services	5388 141ST AVE NW	583.50	30.00	40.45	653.95
726509	Property Owner	City Services	5414 142ND AVE NW	583.50	30.00	40.45	653.95
727901	Property Owner	City Services	5404 142ND AVE NW	583.50	30.00	40.45	653.95
613511633	Property Owner	City Services	14751 XKIMO ST NW	583.50	30.00	40.45	653.95
681415286	Property Owner	City Services	15200 UTE ST NW	583.50	30.00	40.45	653.95
720731	Property Owner	City Services	14220 DYSPROSIUM ST NW	586.32	30.00	40.64	656.96
726780	Property Owner	City Services	14024 DYSPROSIUM ST NW	586.32	30.00	40.64	656.96
730193	Property Owner	City Services	15402 RADIUM ST NW	591.44	30.00	41.00	662.44
731245	Property Owner	City Services	14157 COBALT CIR NW	591.96	30.00	41.03	662.99
624365442	Property Owner	City Services	5342 142ND LN NW	591.96	30.00	41.03	662.99
644258397	Property Owner	City Services	14150 DYSPROSIUM ST NW	591.96	30.00	41.03	662.99
728657	Property Owner	City Services	7224 170TH TRL NW	591.97	30.00	41.03	663.00
725513	Property Owner	City Services	13741 DOLOMITE ST NW	606.07	30.00	42.01	678.08
731350	Property Owner	City Services	7235 E RAMSEY PKWY	606.92	30.00	42.07	678.99
729178	Property Owner	City Services	15483 SODIUM ST NW	608.71	30.00	42.19	680.90
731537	Property Owner	City Services	15759 Neon St Nw	612.25	30.00	42.44	684.69
727192	Property Owner	City Services	15241 KRYPTON TER NW	616.39	30.00	42.73	689.12

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
718590	Property Owner	City Services	5410 144TH WAY NW Unit 20	619.54	30.00	42.94	692.48
718932	Property Owner	City Services	14689 SODIUM ST NW	619.54	30.00	42.94	692.48
718944	Property Owner	City Services	13881 IRONSTONE TRL NW	619.54	30.00	42.94	692.48
718951	Property Owner	City Services	7081 147TH LN NW	619.54	30.00	42.94	692.48
719020	Property Owner	City Services	14600 HELIUM ST NW	619.54	30.00	42.94	692.48
719752	Property Owner	City Services	14721 Potassium St Nw	619.54	30.00	42.94	692.48
725372	Property Owner	City Services	15390 Germanium St Nw	619.54	30.00	42.94	692.48
726847	Property Owner	City Services	7085 148th Ln Nw	619.54	30.00	42.94	692.48
727427	Property Owner	City Services	5441 145TH AVE NW	619.54	30.00	42.94	692.48
727920	Property Owner	City Services	14760 ARGON ST NW	619.54	30.00	42.94	692.48
728253	Property Owner	City Services	13946 Ironstone Ter Nw	619.54	30.00	42.94	692.48
728784	Property Owner	City Services	7340 146TH AVE NW	619.54	30.00	42.94	692.48
729191	Property Owner	City Services	14713 FLUORINE ST NW	619.54	30.00	42.94	692.48
729593	Property Owner	City Services	14637 IODINE CT NW	619.54	30.00	42.94	692.48
729894	Property Owner	City Services	14233 XKIMO ST NW	619.54	30.00	42.94	692.48
730060	Property Owner	City Services	14231 Uranium St Nw	619.54	30.00	42.94	692.48
730214	Property Owner	City Services	14854 QUINTANA CIRCLE NW	619.54	30.00	42.94	692.48
730339	Property Owner	City Services	13900 IRONSTONE TRL NW	619.54	30.00	42.94	692.48
730404	Property Owner	City Services	13939 Ironstone Ter Nw	619.54	30.00	42.94	692.48
730952	Property Owner	City Services	14881 OLIVINE ST NW	619.54	30.00	42.94	692.48
731205	Property Owner	City Services	14656 ARGON ST NW	619.54	30.00	42.94	692.48
925859	Property Owner	City Services	14771 FLUORINE ST NW	619.54	30.00	42.94	692.48
30081874	Property Owner	City Services	14282 TUNGSTEN WAY NW	619.54	30.00	42.94	692.48
483466061	Property Owner	City Services	14411 RADIUM ST NW	619.54	30.00	42.94	692.48
633699046	Property Owner	City Services	15774 Neon St Nw	619.54	30.00	42.94	692.48
686995691	Property Owner	City Services	15437 SODIUM ST	619.54	30.00	42.94	692.48
688986875	Property Owner	City Services	15430 RADIUM ST NW	619.54	30.00	42.94	692.48
704292051	Property Owner	City Services	14617 Olivine St Nw	619.54	30.00	42.94	692.48
714419068	Property Owner	City Services	14221 Xenon St Nw Unit 11	619.54	30.00	42.94	692.48
717676997	Property Owner	City Services	7293 E RAMSEY PKWY	619.54	30.00	42.94	692.48
729689	Property Owner	City Services	5304 143RD AVE NW	620.37	30.00	43.00	693.37
731023	Property Owner	City Services	14020 DYSPROSIUM ST NW	621.90	30.00	43.11	695.01
727068	Property Owner	City Services	5565 154th Ln Nw	622.36	30.00	43.14	695.50
728280	Property Owner	City Services	15376 VANADIUM ST NW	622.36	30.00	43.14	695.50
729383	Property Owner	City Services	15302 RADIUM WAY NW	622.36	30.00	43.14	695.50
719818	Property Owner	City Services	5770 162ND LN NW	622.43	30.00	43.14	695.57
723105	Property Owner	City Services	14055 DYSPROSIUM ST NW	622.98	30.00	43.18	696.16
730029	Property Owner	City Services	14666 SODIUM ST NW	624.41	30.00	43.28	697.69
718887	Property Owner	City Services	7263 148TH LN NW	625.18	30.00	43.33	698.51
12661013	Property Owner	City Services	14340 TUNGSTEN ST NW	625.25	30.00	43.34	698.59
726171	Property Owner	City Services	13923 Ironstone Ter Nw	628.00	30.00	43.53	701.53
729283	Property Owner	City Services	7303 E RAMSEY PKWY	628.00	30.00	43.53	701.53

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
719881	Property Owner	City Services	14866 OLIVINE ST NW	630.82	30.00	43.73	704.55
727121	Property Owner	City Services	14790 WILLEMITE WAY NW	633.64	30.00	43.92	707.56
671156957	Property Owner	City Services	14671 ARGON ST NW	633.64	30.00	43.92	707.56
483574031	Property Owner	City Services	15360 Krypton St Nw	635.50	30.00	44.05	709.55
728041	Property Owner	City Services	14177 NEON ST NW	636.53	30.00	44.12	710.65
729061	Property Owner	City Services	15357 IODINE ST NW	639.28	30.00	44.31	713.59
727940	Property Owner	City Services	5528 153rd Ct Nw	641.01	30.00	44.43	715.44
483753338	Property Owner	City Services	14950 ZUNI ST NW	642.10	30.00	44.51	716.61
724240	Property Owner	City Services	4881 142ND LN NW	644.55	30.00	44.68	719.23
730975	Property Owner	City Services	14649 Iodine Ct Nw	644.92	30.00	44.70	719.62
422874913	Property Owner	City Services	15111 TONTO ST NW	647.74	30.00	44.90	722.64
724013	Property Owner	City Services	14058 DYSPROSIUM ST NW	651.60	30.00	45.17	726.77
731225	Property Owner	City Services	7360 159TH AVENUE NW	651.63	30.00	45.17	726.80
718505	Property Owner	City Services	5041 143RD LN NW	653.38	30.00	45.29	728.67
724385	Property Owner	City Services	15429 Iodine St Nw	653.52	30.00	45.30	728.82
725134	Property Owner	City Services	14671 HELIUM ST NW	655.38	30.00	45.43	730.81
729112	Property Owner	City Services	14651 Fluorine St Nw	655.38	30.00	45.43	730.81
725036	Property Owner	City Services	14838 GERMANIUM ST NW	659.16	30.00	45.69	734.85
652704144	Property Owner	City Services	16722 LIMONITE ST NW	659.18	30.00	45.69	734.87
728714	Property Owner	City Services	14643 HELIUM ST NW	659.38	30.00	45.70	735.08
720871	Property Owner	City Services	7809 148TH LN NW	662.11	30.00	45.89	738.00
728809	Property Owner	City Services	7675 147TH TER NW	664.66	30.00	46.07	740.73
719238	Property Owner	City Services	7266 149TH AVE NW	665.08	30.00	46.10	741.18
722974	Property Owner	City Services	7850 149TH AVE NW	668.02	30.00	46.30	744.32
723120	Property Owner	City Services	5251 149TH LN NW	669.13	30.00	46.38	745.51
15601245	Property Owner	City Services	14330 TUNGSTEN ST NW	670.30	30.00	46.46	746.76
719231	Property Owner	City Services	5981 144TH LN NW	673.93	30.00	46.71	750.64
729296	Property Owner	City Services	15220 TONTO ST NW	676.39	30.00	46.88	753.27
664650189	Property Owner	City Services	14281 XKIMO ST NW	679.37	30.00	47.09	756.46
722933	Property Owner	City Services	14568 WACO ST NW	680.23	30.00	47.15	757.38
730303	Property Owner	City Services	14700 Armstrong Blvd Nw	685.16	30.00	47.49	762.65
730683	Property Owner	City Services	15435 Iodine St Nw	690.46	30.00	47.86	768.32
719427	Property Owner	City Services	5324 142ND LN NW	694.23	30.00	48.12	772.35
722353	Property Owner	City Services	14705 QUICKSILVER ST	694.54	30.00	48.14	772.68
660192154	Property Owner	City Services	5260 149TH LN NW	694.54	30.00	48.14	772.68
718795	Property Owner	City Services	16718 LIMONITE ST NW	697.36	30.00	48.34	775.70
729936	Property Owner	City Services	5408 145th Ave Nw	699.15	30.00	48.46	777.61
703434209	Property Owner	City Services	14681 Hematite St Nw	700.00	30.00	48.52	778.52
728580	Property Owner	City Services	5815 158TH AVE NW	710.86	30.00	49.27	790.13
714596885	Property Owner	City Services	14200 XENON ST Unit 2	718.70	30.00	49.82	798.52
719145	Property Owner	City Services	15603 Iodone St Nw	719.03	30.00	49.84	798.87
383621341	Property Owner	City Services	6160 144TH LN NW	719.59	30.00	49.88	799.47

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
730610	Property Owner	City Services	6190 144TH LN NW	722.42	30.00	50.07	802.49
720353	Property Owner	City Services	5960 144TH CIR NW	731.23	30.00	50.69	811.92
639217534	Property Owner	City Services	15771 KRYPTON CT NW	732.52	30.00	50.77	813.29
723870	Property Owner	City Services	15404 GERMANIUM ST NW	733.63	30.00	50.85	814.48
426481293	Property Owner	City Services	6206 RIVLYN AVE NW	736.04	30.00	51.02	817.06
674018518	Property Owner	City Services	15539 Iodine Ct Nw	739.65	30.00	51.27	820.92
1776781	Property Owner	City Services	5222 148TH AVE NW	739.76	30.00	51.28	821.04
720309	Property Owner	City Services	14700 GERMANIUM ST NW	741.15	30.00	51.37	822.52
719797	Property Owner	City Services	6981 137TH LN NW	744.68	30.00	51.62	826.30
686401827	Property Owner	City Services	14690 Sodium St Nw	748.24	30.00	51.86	830.10
492505827	Property Owner	City Services	5521 144TH AVENUE NW	749.20	30.00	51.93	831.13
705131998	Property Owner	City Services	15491 YAKIMA CT S	749.93	30.00	51.98	831.91
718276	Property Owner	City Services	4965 155TH LN NW	751.75	30.00	52.11	833.86
15131203	Property Owner	City Services	14320 TUNGSTEN ST NW	752.00	30.00	52.12	834.12
721765	Property Owner	City Services	6745 HWY 10 NW	754.73	30.00	52.31	837.04
724180	Property Owner	City Services	15423 IODINE ST NW	756.42	30.00	52.43	838.85
725284	Property Owner	City Services	5720 145TH CT NW	757.09	30.00	52.48	839.57
727159	Property Owner	City Services	5145 149TH LN NW	762.22	30.00	52.83	845.05
706002029	Property Owner	City Services	7031 137th Ln Nw	765.21	30.00	53.04	848.25
620856544	Property Owner	City Services	5231 148TH AVE NW	766.77	30.00	53.15	849.92
668134792	Property Owner	City Services	14412 IODINE ST NW	768.95	30.00	53.30	852.25
730026	Property Owner	City Services	7080 137TH AVE NW	770.46	30.00	53.40	853.86
718271	Property Owner	City Services	14836 Olivine St Nw	773.37	30.00	53.61	856.98
727260	Property Owner	City Services	14834 PERIDOT ST NW	792.43	30.00	54.93	877.36
453404808	Property Owner	City Services	5811 157TH LN NW	795.67	30.00	55.15	880.82
729294	Property Owner	City Services	15240 Germanium St Nw	797.65	30.00	55.29	882.94
729282	Property Owner	City Services	14774 ZEOLITE ST NW	804.79	30.00	55.78	890.57
674033735	Property Owner	City Services	6220 152ND AVE NW	809.89	30.00	56.14	896.03
728247	Property Owner	City Services	15958 URANIMITE ST NW	810.34	30.00	56.17	896.51
719939	Property Owner	City Services	5710 158TH CT	812.09	30.00	56.29	898.38
705353699	Property Owner	City Services	14211 VANADIUM ST NW	813.20	30.00	56.37	899.57
496380957	Property Owner	City Services	14970 ARGON ST NW	817.64	30.00	56.67	904.31
723875	Property Owner	City Services	7221 167TH TER NW	822.95	30.00	57.04	909.99
724436	Property Owner	City Services	15770 KRYPTON CT NW	831.66	30.00	57.65	919.31
728511	Property Owner	City Services	15216 KRYPTON TER NW	833.96	30.00	57.81	921.77
634668003	Property Owner	City Services	15460 YAKIMA ST NW	836.09	30.00	57.95	924.04
673670027	Property Owner	City Services	15386 KRYPTON ST NW	846.40	30.00	58.67	935.07
730259	Property Owner	City Services	15019 SNOWY OWL STREET NW	847.21	30.00	58.72	935.93
720413	Property Owner	City Services	16111 IODINE ST NW	850.98	30.00	58.99	939.97
718613	Property Owner	City Services	14635 SODIUM ST NW	851.86	30.00	59.05	940.91
729338	Property Owner	City Services	7674 147TH LN NW	852.27	30.00	59.08	941.35
727902	Property Owner	City Services	5713 160TH LN NW	867.45	30.00	60.13	957.58

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
636283628	Property Owner	City Services	15331 WACO CT NW	872.97	30.00	60.51	963.48
721499	Property Owner	City Services	6200 145TH LN NW	874.48	30.00	60.61	965.09
718562	Property Owner	City Services	6174 146th Ave Nw	881.68	30.00	61.11	972.79
718888	Property Owner	City Services	14842 OLIVINE ST NW	882.96	30.00	61.20	974.16
704266754	Property Owner	City Services	14841 ARGON ST NW	889.40	30.00	61.65	981.05
720602	Property Owner	City Services	5941 143RD LN NW	905.17	30.00	62.74	997.91
727101	Property Owner	City Services	14433 Iodine St Nw	905.57	30.00	62.77	998.34
414754675	Property Owner	City Services	5601 146TH AVE NW	910.95	30.00	63.14	1,004.09
730422	Property Owner	City Services	14670 SODIUM ST NW	916.71	30.00	63.54	1,010.25
718401	Property Owner	City Services	7070 148th Ave Nw	918.49	30.00	63.67	1,012.16
722418	Property Owner	City Services	6821 147th Ave Nw	924.79	30.00	64.10	1,018.89
722893	Property Owner	City Services	5739 152 WAY NW	924.94	30.00	64.11	1,019.05
728633	Property Owner	City Services	14690 HEMATITE ST NW	932.25	30.00	64.62	1,026.87
688644	Property Owner	City Services	14701 GERMANIUM ST NW	950.91	30.00	65.91	1,046.82
613536680	Property Owner	City Services	6831 146TH CIR NW	961.75	30.00	66.66	1,058.41
727353	Property Owner	City Services	15143 HELIUM ST NW	962.04	30.00	66.68	1,058.72
718377	Property Owner	City Services	14777 XKIMO ST NW	1,013.24	30.00	70.23	1,113.47
728202	Property Owner	City Services	14645 ARGON ST NW	1,034.47	30.00	71.70	1,136.17
425486525	Property Owner	City Services	7051 137th Ave Nw	1,050.27	30.00	72.80	1,153.07
728648	Property Owner	City Services	16071 SAPPHIRE ST NW	1,051.29	30.00	72.87	1,154.16
1321918	Property Owner	City Services	14880 ZUNI ST NW	1,058.76	30.00	73.39	1,162.15
730624	Property Owner	City Services	7518 160TH AVENUE NW	1,065.84	30.00	73.88	1,169.72
727457	Property Owner	City Services	13640 HEMATITE CIR NW	1,068.38	30.00	74.05	1,172.43
383470283	Property Owner	City Services	14991 WACO ST NW	1,103.47	30.00	76.49	1,209.96
726269	Property Owner	City Services	7801 148TH LN NW	1,106.05	30.00	76.67	1,212.72
727415	Property Owner	City Services	14729 Krypton St Nw	1,108.76	30.00	76.85	1,215.61
724305	Property Owner	City Services	15490 XKIMO ST	1,109.46	30.00	76.90	1,216.36
730550	Property Owner	City Services	5970 142ND AVE NW	1,112.76	30.00	77.13	1,219.89
729216	Property Owner	City Services	6750 HWY 10 NW	1,160.24	30.00	80.42	1,270.66
724274	Property Owner	City Services	5962 151ST LN NW	1,164.08	30.00	80.69	1,274.77
704226711	Property Owner	City Services	5991 146TH AVE NW	1,165.99	30.00	80.82	1,276.81
726855	Property Owner	City Services	16025 URANIMITE ST NW	1,167.63	30.00	80.93	1,278.56
650528156	Property Owner	City Services	14760 Potassium St Nw	1,173.99	30.00	81.38	1,285.37
729102	Property Owner	City Services	15236 Germanium Cir Nw	1,174.11	30.00	81.38	1,285.49
726391	Property Owner	City Services	14128 ARGON ST NW	1,219.58	30.00	84.54	1,334.12
727270	Property Owner	City Services	15340 XKIMO ST NW	1,232.37	30.00	85.42	1,347.79
722700	Property Owner	City Services	15840 Osmium St Nw	1,239.63	30.00	85.93	1,355.56
422439531	Property Owner	City Services	7031 147TH LN NW	1,276.76	30.00	88.50	1,395.26
691228676	Property Owner	City Services	5621 146th Ave Nw	1,344.48	30.00	93.19	1,467.67
722177	Property Owner	City Services	5641 146th Ave Nw	1,369.55	30.00	94.93	1,494.48
713598964	Property Owner	City Services	15326 ZUNI CT	1,425.16	30.00	98.79	1,553.95
726326	Property Owner	City Services	9619 Hwy 10 Nw	1,579.68	30.00	109.50	1,719.18

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

Account	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (5.50%)	Total Cert Amt
729975	Property Owner	City Services	16054 SAPPHIRE ST NW	1,617.29	30.00	112.10	1,759.39
489584035	Property Owner	City Services	6100 Bunker Lake Blvd Nw	1,659.45	30.00	115.02	1,804.47
729814	Property Owner	City Services	9539 Hwy 10 Nw	2,041.60	30.00	141.51	2,213.11
721010	Property Owner	City Services	7231 SUNWOOD DR NW	2,180.06	30.00	151.11	2,361.17
725523	Property Owner	City Services	6991 137TH LN NW	2,530.21	30.00	175.38	2,735.59
731238	Property Owner	City Services	14795 RAMSEY BLVD NW	10,929.28	30.00	757.56	11,716.84
			Utility Billing Total:	**$ 270,446.92**	**$ 29,160.00**	**$ 18,746.17**	**$ 318,353.09**
28771	Property Owner	Citation 0043	7230 175th Ave NW	75.00	30.00	5.20	110.20
28672	Property Owner	Citation 0031	16855 St Francis Blvd NW	75.00	30.00	5.20	110.20
28595	Property Owner	Citation 0008	5431 164th Lane NW	250.00	30.00	17.33	297.33
28593	Property Owner	Citation 0019	8130 153rd Lane NW	75.00	30.00	5.20	110.20
28061	Property Owner	Abatement	7820 151st Lane NW	1,325.00	30.00	91.84	1,446.84
28768	Property Owner	Citation 0039	7820 151st Lane NW	75.00	-	5.20	80.20
28773	Property Owner	Citation 0060	14950 Peridot St NW	75.00	30.00	5.20	110.20
28582	Property Owner	Abatement	5344 142nd Cir NW	2,856.25	30.00	197.98	3,084.23
28770	Property Owner	Citation 0056	14781 Potassium St NW	75.00	30.00	5.20	110.20
28596	Property Owner	Citations 0001-0003	8050 147th Ave NW	750.00	30.00	51.99	831.99
28411	Property Owner	Abatement	14760 Bowers Dr NW	4,090.00	30.00	283.50	4,403.50
28062	Property Owner	Abatement	14760 Bowers Dr NW	1,787.50	-	123.90	1,911.40
28594	Property Owner	Citation 0011	14760 Bowers Dr NW	250.00	-	17.33	267.33
			Accounts Receivable Total:	**$ 11,758.75**	**$ 300.00**	**$ 815.07**	**$ 12,873.82**
			Total Accounts Subject to 2018 Property Tax Certification:	**$ 282,205.67**	**$ 29,460.00**	**$ 19,561.24**	**$ 331,226.91**

 “Delinquent Amount” is due 11/15/2021. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2022 property taxes.

City of Ramsey, Minnesota

Delinquent City Services
- As of September 14, 2021 -

Prepared By: Finance Dept.

2021 CERTIFICATION

Original Letters Sent 9/3/21

Number of UB Accts: 972
Number of Accounts Increased from 2020: (10)
Percentage of Accounts Increased from 2020: -1.03%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	270,446.92	29,160.00	18,746.17	318,353.09
Accounts Receivable	11,758.75	300.00	815.07	12,873.82
Total	**282,205.67**	**29,460.00**	**19,561.24**	**331,226.91**

Public Hearing Update 9/22/20

Number of UB Accts: 972
Number of UB Accounts Brought Current Since Letters: 0
Percentage of UB Accounts Brought Current Since Letters: 0.00%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	-	-	-	-
Accounts Receivable	-	-	-	-
Total	**-**	**-**	**-**	**-**

Final Certification - Post 11/13/20

Number of UB Accts: 972
Number of UB Accounts Brought Current Since Letters: 0
Percentage of UB Accounts Brought Current Since Letters: 0.00%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	-	-	-	-
Accounts Receivable	-	-	-	-
Total	**-**	**-**	**-**	**-**
Increase/(decrease) from prior year	*(162,540.95)*	*(14,970.00)*	*(11,389.39)*	*(188,900.34)*

2020 CERTIFICATION

Original Letters Sent 9/3/20

Number of UB Accts: 982
Number of Accounts Increased from 2019: (84)
Percentage of Accounts Increased from 2019: -8.55%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	291,951.27	29,460.00	20,456.94	341,868.21
Accounts Receivable	1,362.50	60.00	95.47	1,517.97
Total	**293,313.77**	**29,520.00**	**20,552.41**	**343,386.18**

Public Hearing Update 9/22/20

Number of UB Accts: 824
Number of UB Accounts Brought Current Since Letters: 158
Percentage of UB Accounts Brought Current Since Letters: 16.09%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	261,754.81	24,720.00	18,341.20	304,816.01
Accounts Receivable	1,362.50	60.00	95.47	1,517.97
Total	**263,117.31**	**24,780.00**	**18,436.67**	**306,333.98**

Final Certification - Post 11/13/20

Number of UB Accts: 499
Number of UB Accounts Brought Current Since Letters: 483
Percentage of UB Accounts Brought Current Since Letters: 49.19%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	161,178.45	14,910.00	11,293.92	187,382.37
Accounts Receivable	1,362.50	60.00	95.47	1,517.97
Total	**162,540.95**	**14,970.00**	**11,389.39**	**188,900.34**
Increase/(decrease) from prior year	*(31,900.90)*	*(1,650.00)*	*(2,205.02)*	*(35,755.92)*

2019 CERTIFICATION

Original Letters Sent 9/4/19

Number of UB Accts: 1066
Number of Accounts Increased from 2018: 25
Percentage of Accounts Increased from 2018: 2.35%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	332,496.54	31,950.00	23,246.67	387,693.21
Accounts Receivable	2,643.75	120.00	184.83	2,948.58
Total	**335,140.29**	**32,070.00**	**23,431.50**	**390,641.79**

Public Hearing Update 9/24/19

Number of UB Accts: 880
Number of UB Accounts Brought Current Since Letters: 186
Percentage of UB Accounts Brought Current Since Letters: 17.45%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	294,293.16	26,400.00	20,575.66	341,268.82
Accounts Receivable	2,643.75	120.00	184.83	2,948.58
Total	**296,936.91**	**26,520.00**	**20,760.49**	**344,217.40**

Final Certification - Post 11/15/19

Number of UB Accts: 556
Number of UB Accounts Brought Current Since Letters: 510
Percentage of UB Accounts Brought Current Since Letters: 47.84%

	Amount Delinquent	Admin Fee ($30/acct)	Interest (5.50%)	Total Subject to Certification
Utility Accounts	194,366.85	16,590.00	13,589.17	224,546.02
Accounts Receivable	75.00	30.00	5.24	110.24
Total	**194,441.85**	**16,620.00**	**13,594.41**	**224,656.26**
Increase/(decrease) from prior year	*11,624.05*	*(390.00)*	*866.88*	*12,100.93*

Note: Deadline to pay “Delinquent Amount” is 11/13/2020. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2021 property taxes.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-257

RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING FOR A PUBLIC HEARING ON PROPOSED ASSESSMENT FOR PAST-DUE CHARGES ON MUNICIPAL UTILITY BILLS (WHICH MAY INCLUDE WATER, SEWER, STREET LIGHTING, RECYCLING, STORM WATER CHARGES AND PENALTIES INCURRED) AND CURRENT SERVICES RENDERED

WHEREAS, the City of Ramsey provides varying services that are billed directly to residents through the municipal utility bill and through invoices; and

WHEREAS, the Finance Department has calculated the proper amount to be specially assessed against every assessable lot, without regard to cash valuation, as provided by law, and has on file in the city offices a copy of such proposed assessment for public inspection.

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

1) That the amount to be assessed against property owners is declared to be $331,226.91 (includes administrative charges and interest from September 28, 2021 - December 31, 2022).

2) That the principal of the assessments shall be for one (1) year, payable with property taxes payable in 2022 and shall bear an administrative charge of $30.00 for each delinquent bill and shall bear interest at the rate of 5.50 percent per annum from the date of the adoption of the assessment resolution.

3) That a public hearing shall be held on Tuesday, September 28, 2021 at 7:00 p.m. at Ramsey Municipal Center, to pass upon such proposed assessment and at such time and place all persons owing delinquent payments will be given an opportunity to be heard with reference to such assessments.

4) That the City Administrator is hereby directed to cause notice of the public hearing on the proposed assessment to be published in the official newspaper at least two weeks prior to the hearing. He shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.

5) That the owner of any property so assessed may, from the adoption of the assessment and by November 15, 2021, pay the whole assessment without interest charges accrued. Payments received after November 15, 2021 will be refused and the assessment will be certified to the County Auditor for the specified period of one year.

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 14th day of September, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 13.**

Meeting Date: 09/14/2021

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #21-261 Approving Amendment No. 2 to Development Agreement for COR Sapphire Addition; Case of PSD, LLC

Purpose/Background:

Purpose:

The purpose of this case is to approve Amendment No. 2 to the Development Agreement for the COR Sapphire Apartments, which will extend the Center Street improvements construction completion due date to October 29, 2021.

Background:

Since mid-2020, Staff has been working to develop final plans for the public improvements along Center Street, west of the Sapphire apartments building. The approved development plans did not include public improvements along Center Street, and only called for the developer to construct a small retaining wall, a concrete cross gutter between Center Street and their private driveway to facilitate drainage, and to establish turf between the building and Center Street.

The segment of Center Street adjacent to the Sapphire Apartments was constructed as a temporary pavement section without pedestrian facilities in 2015. As such, the City intended to develop plans to construct the final Center Street public improvements after the Center Street Design Framework and Policy Plan was developed and approved, which just occurred this spring. Staff has since been working with Hakanson Anderson and Associates to complete final plans for Center Street Improvements, which are attached to this case.

To ensure all improvements would fit together without significant throw away costs, the developer did not construct the retaining wall or the concrete cross gutter last year, and has instead been waiting to construct their work items in conjunction with the public improvements. To best facilitate this work in a timely manner, Staff proposes to execute an amendment to the Development Agreement to allow the developer to construct all improvements, both public and private, using their contractor with each party paying for their share of the costs per attached Amendment No. 1 to the executed Development Agreement for COR Sapphire Addition, which is also attached to this case.

Landscape elements (trees, shrubs, irrigation) will be added at a later date.

Amendment No. 1 requires a construction completion due date of September 3, 2021. Due to receiving unexpectedly high construction bid prices, the developer had to seek additional bids, which prevented construction from being completed by September 3rd.

Staff prepared attached Amendment No. 2 to allow the Center Street improvements to be constructed this fall. The developer has reviewed and signed Amendment No. 2, thereby agreeing to the new construction deadline due date of October 29, 2021.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Alternatives:
Alternative 1: Adopt Resolution #21-261 approving Amendment No. 2 to the Development Agreement for COR Sapphire Addition.

Alternative 2: Motion of other.

Funding Source:
Amendment No. 2 extends the construction due date thereby allowing the developer to obtain a more reasonable bid so the Center Street improvements can be constructed at a cost more closely aligned with the estimated costs identified in Amendment No. 1.

The City's estimated not-to-exceed cost share remains at $141,740.15 as outlined in Exhibit B of Amendment No. 1, and all City costs are still proposed to be paid from TIF 14. The Developer is still responsible for their share of project costs estimated at an amount of $12,410.85 as outlined in Amendment No. 1.

Recommendation:
Staff recommends adoption of Resolution #21-261 approving Amendment No. 2 to the Development Agreement for COR Sapphire Addition. These improvements were intended to be constructed this spring but due to various circumstances were not yet constructed. The developer and the City have received numerous complaints this year regarding the overall lack of pedestrian facilities along this segment of Center Street.

Action:
Motion to adopt Resolution #21-261 approving Amendment No. 2 to the Development Agreement for COR Sapphire Addition.

Attachments

Resolution 21-261
Center Street Plans
COR Sapphire DA
COR Sapphire DA Amendment No 2
COR Sapphire DA Amendment No 1

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 03:52 PM
Form Started By: Bruce Westby		Started On: 09/07/2021 08:53 AM
Final Approval Date: 09/09/2021		

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

RESOLUTION #21-261

RESOLUTION APPROVING AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT FOR COR SAPPHIRE ADDITION

WHEREAS, on October 7, 2019, a Development Agreement for COR Sapphire Addition was executed between the City of Ramsey and Sapphire Apartment, LLC; and

WHEREAS, the COR Sapphire Addition abuts the segment of Center Street that was constructed as a temporary pavement section without pedestrian facilities; and

WHEREAS, the approved development plans did not address public improvements along Center Street within the City's right-of-way, and instead only required the developer to construct a retaining wall, a concrete cross gutter between Center Street and their private driveway, and to establish turf within City right-of-way; and

WHEREAS, the City intended to develop plans to construct public improvements along Center Street following development and approval of the Center Street Area Framework and Policy Plan as an update to The COR Design Guidelines and Framework; and

WHEREAS, following approval of the Center Street Area Framework and Policy Plan on March 23, 2021, the City developed final plans for constructing the required private and public improvements along Center Street; and

WHEREAS, to facilitate the most cost-effective and timely construction of the required private and public improvements, Amendment No. 1 to the Development Agreement for COR Sapphire Addition was developed; and

WHEREAS, based on estimated costs from the final plans, the City will be responsible for a not-to-exceed cost of $141,740.15 and the developer will be responsible for a not-to-exceed cost of $12,410.85 as outlined in Amendment No. 1; and

WHEREAS, pursuant to adoption of Resolution 21-221 on July 27, 2021, Amendment No. 1 was approved by the Ramsey City Council; and

WHEREAS, Amendment No. 2 is presented to the Ramsey City Council for approval.

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 Amendment No. 2 to the Development Agreement for COR Sapphire Addition.

2) That the Mayor and City Administrator are hereby directed to execute Amendment No. 2 to the Development Agreement for COR Sapphire Addition.

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 14th day of September, 2021.

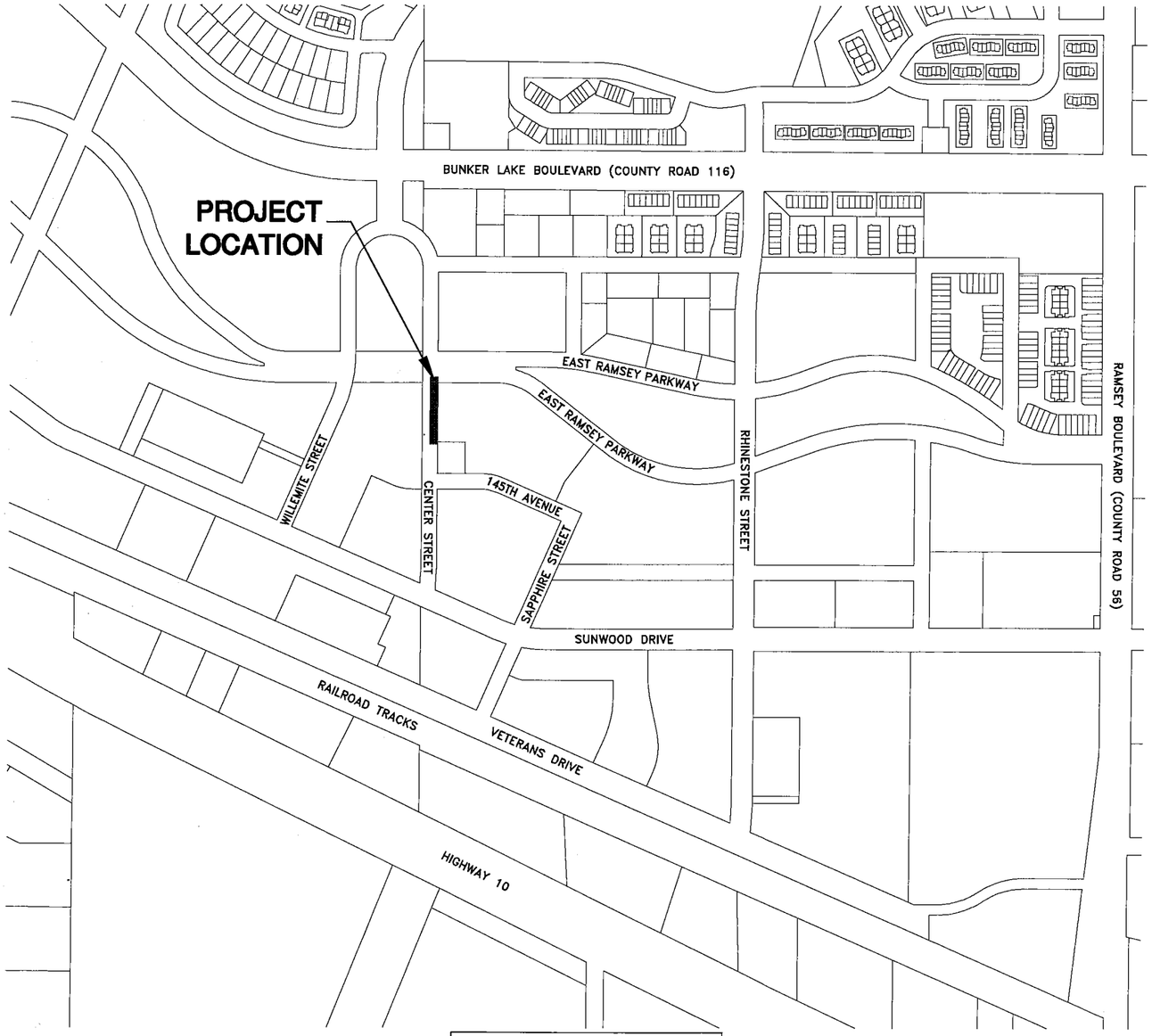
_____
Mayor

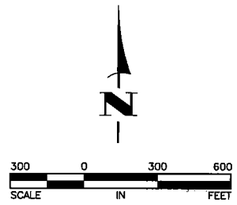
ATTEST:

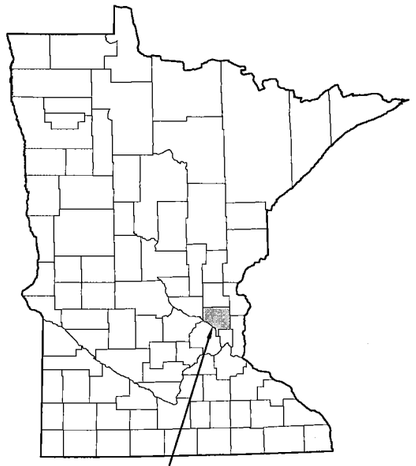
_____
City Clerk

CENTER STREET IMPROVEMENTS

CITY OF RAMSEY, MINNESOTA







CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

GOVERNING SPECIFICATIONS

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

THE 2013 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

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 18 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	DETAILS
4-5	EXISTING CONDITIONS AND REMOVALS PLAN
6-7	CONSTRUCTION PLAN
8	UTILITY PLAN
9	STRIPING PLAN
10	TRAFFIC CONTROL PLAN
11-12	ADA CURB RAMP DETAILS
13-18	ADA CURB RAMP STANDARD PLANS

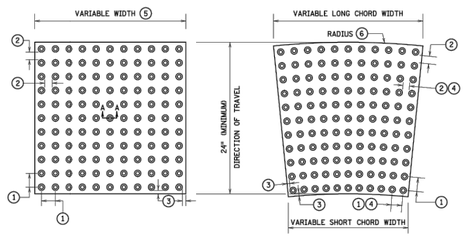
APPROVED: Bruce Westby DATE: 7/30/21
BRUCE WESTBY, P.E.
CITY ENGINEER

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.

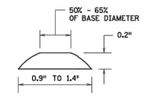
Shane Nelson 43381 DATE 9/7/20
SHANE M. NELSON, P.E. LIC. NO.
HAKANSON ANDERSON
DESIGN ENGINEER

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/16/21	REVISIONS PER CITY COMMENTS
7/27/21	APPROVED FOR CONSTRUCTION

Jul 30, 2021 - 11:05am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_TITLE.dwg



RECTANGULAR PLATES RADIAL PLATES



SECTION A-A
TRUNCATED DOME

TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) (7)	LONG CHORD WIDTH (INCHES)	SQUARE FEET PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23 1/2	3.53	8
15	18 3/16	2.93	15
15	23 1/2	3.67	12
20	18 3/16	3.00	20
20	18 7/8	2.98	20
25	20 1/2	3.28	23
25	23 5/16	3.77	20
30	22 5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
- -WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
- -WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
- -AT PEDESTRIAN RAILWAY CROSSINGS.
- -ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
- -A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
- -THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
- -THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

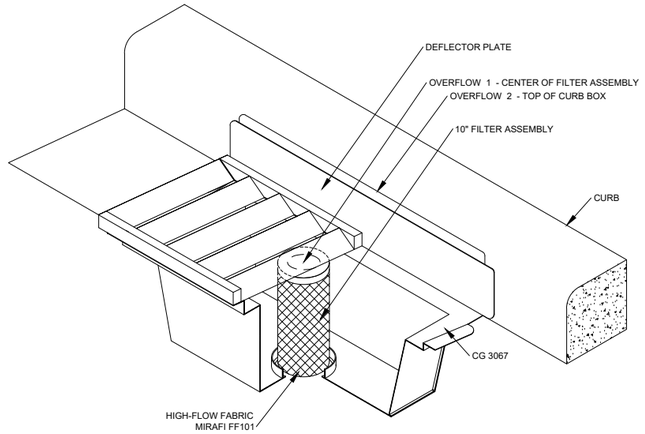
DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

FOR MNDOT PROJECTS, SEE MNDOT'S APPROVED/QUALIFIED PRODUCT LISTS.

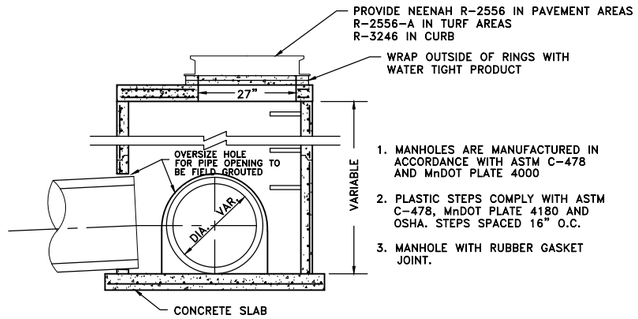
ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

(1) CENTER-TO-CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
(2) BASE-TO-BASE DOME SPACING: 0.65" MINIMUM.
(3) DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
(4) SPACING VARIES ON RADIAL PLATES.
(5) TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
(6) ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
(7) TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

APPROVED AUGUST 23, 2010 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION DETECTABLE WARNING SURFACE TRUNCATED DOMES	SPECIFICATION REFERENCE 2531 2563 REVISED 01-09-2020 M.J.E.	STANDARD PLATE NO. 7038A



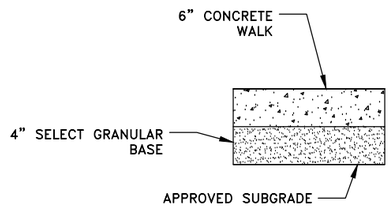
1/2 STORM DRAIN INLET PROTECTION TYPE 2 (3)
POST-CURB



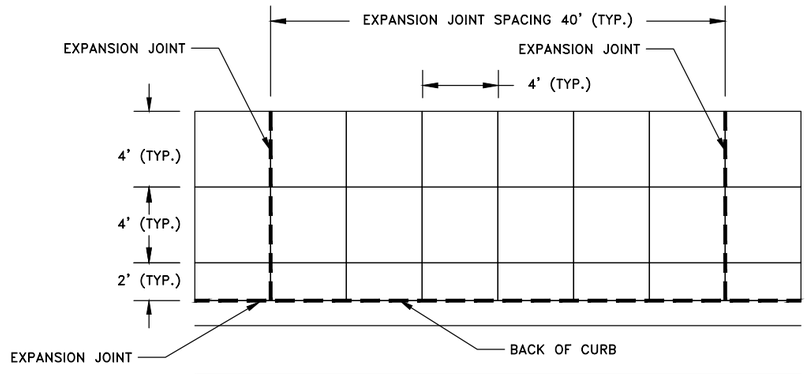
1. MANHOLES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND MnDOT PLATE 4000
2. PLASTIC STEPS COMPLY WITH ASTM C-478, MnDOT PLATE 4180 AND OSHA. STEPS SPACED 16" O.C.
3. MANHOLE WITH RUBBER GASKET JOINT.

STANDARD STORM MANHOLE
48" THRU 72" DIAMETER

2/2 STANDARD CATCHBASIN MANHOLE
NO SCALE



3/2 CONCRETE SIDEWALK
NO SCALE



4/2 CONCRETE SIDEWALK JOINT LAYOUT
NO SCALE

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS

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.
SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

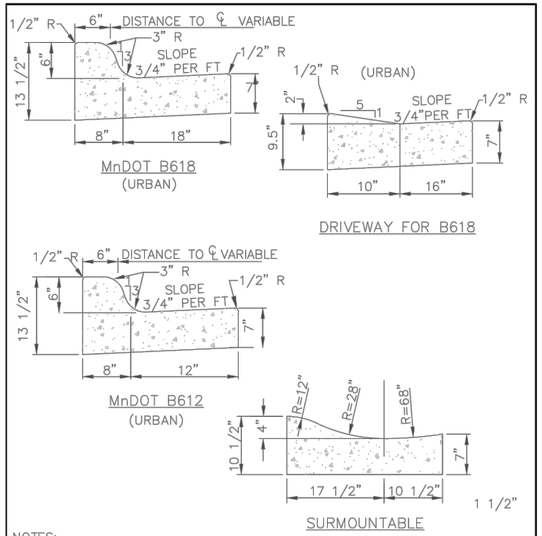
CENTER STREET IMPROVEMENTS

DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 18 SHEETS

RA3187

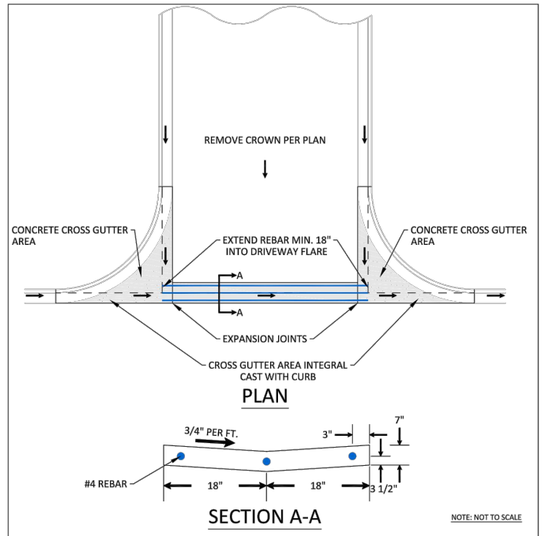
Jul 22, 2021 - 11:39am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_DETAILS.dwg



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

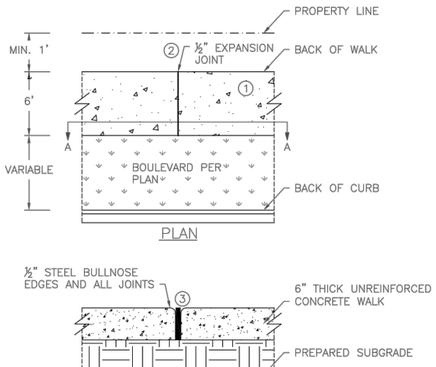
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2



NOTE:

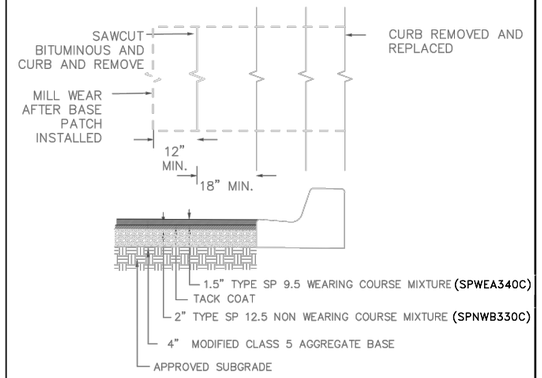
① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

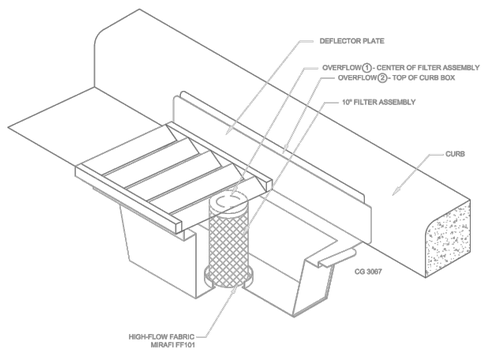
APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3



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: 6 – 2016	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR-25



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO-2

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/15/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

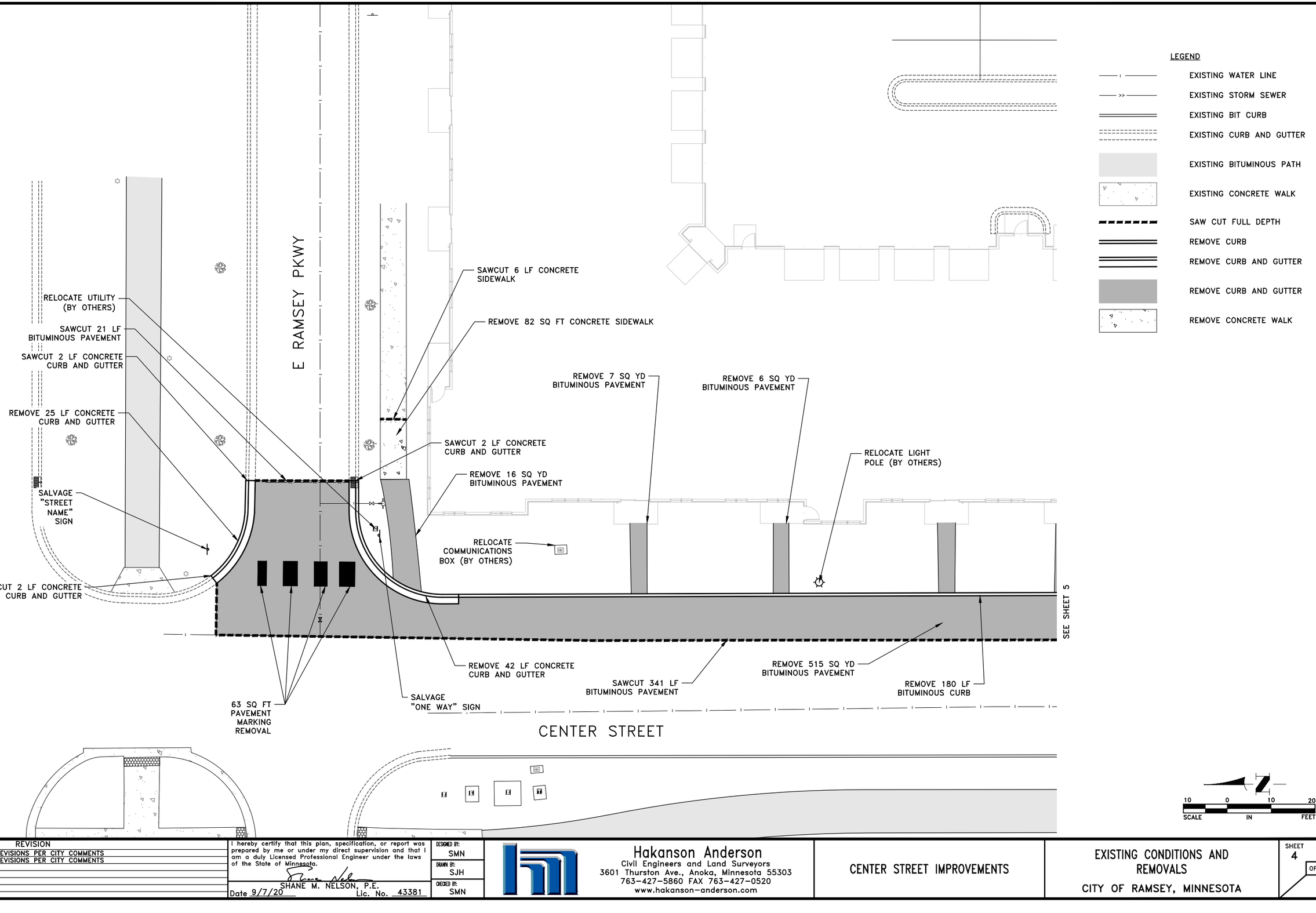
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 18 SHEETS

RA3187

Jul 22, 2021 – 11:39am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_DETAILS.dwg



DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

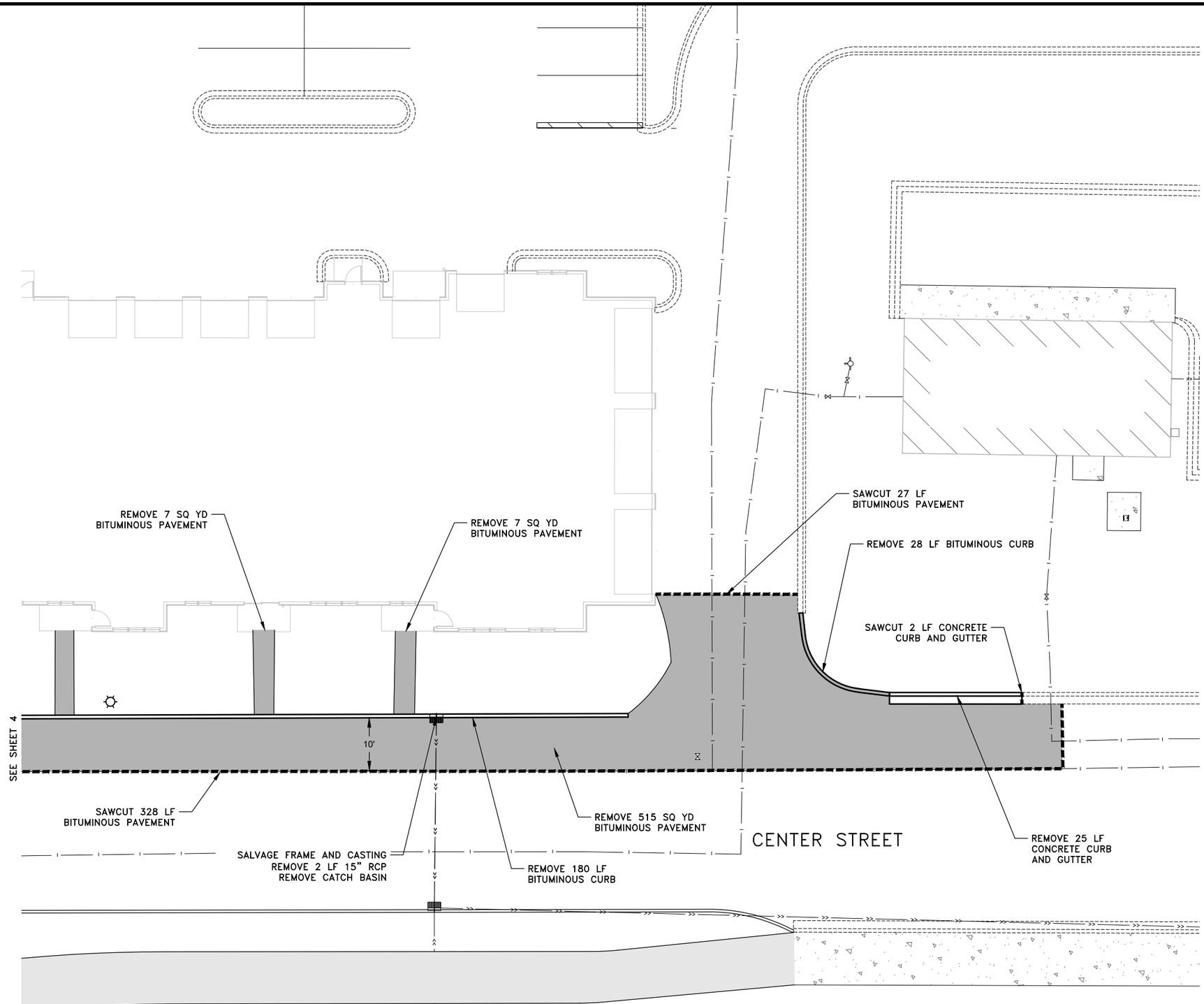
CENTER STREET IMPROVEMENTS

EXISTING CONDITIONS AND REMOVALS
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 18 SHEETS

RA3187

Jul 22, 2021 – 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_REMOVALS.dwg



LEGEND

- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING BIT CURB
- EXISTING CURB AND GUTTER
- EXISTING BITUMINOUS PATH
- EXISTING CONCRETE WALK
- SAW CUT FULL DEPTH
- REMOVE CURB
- REMOVE CURB AND GUTTER
- REMOVE CURB AND GUTTER
- REMOVE CONCRETE WALK

10 0 10 20
SCALE IN FEET

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

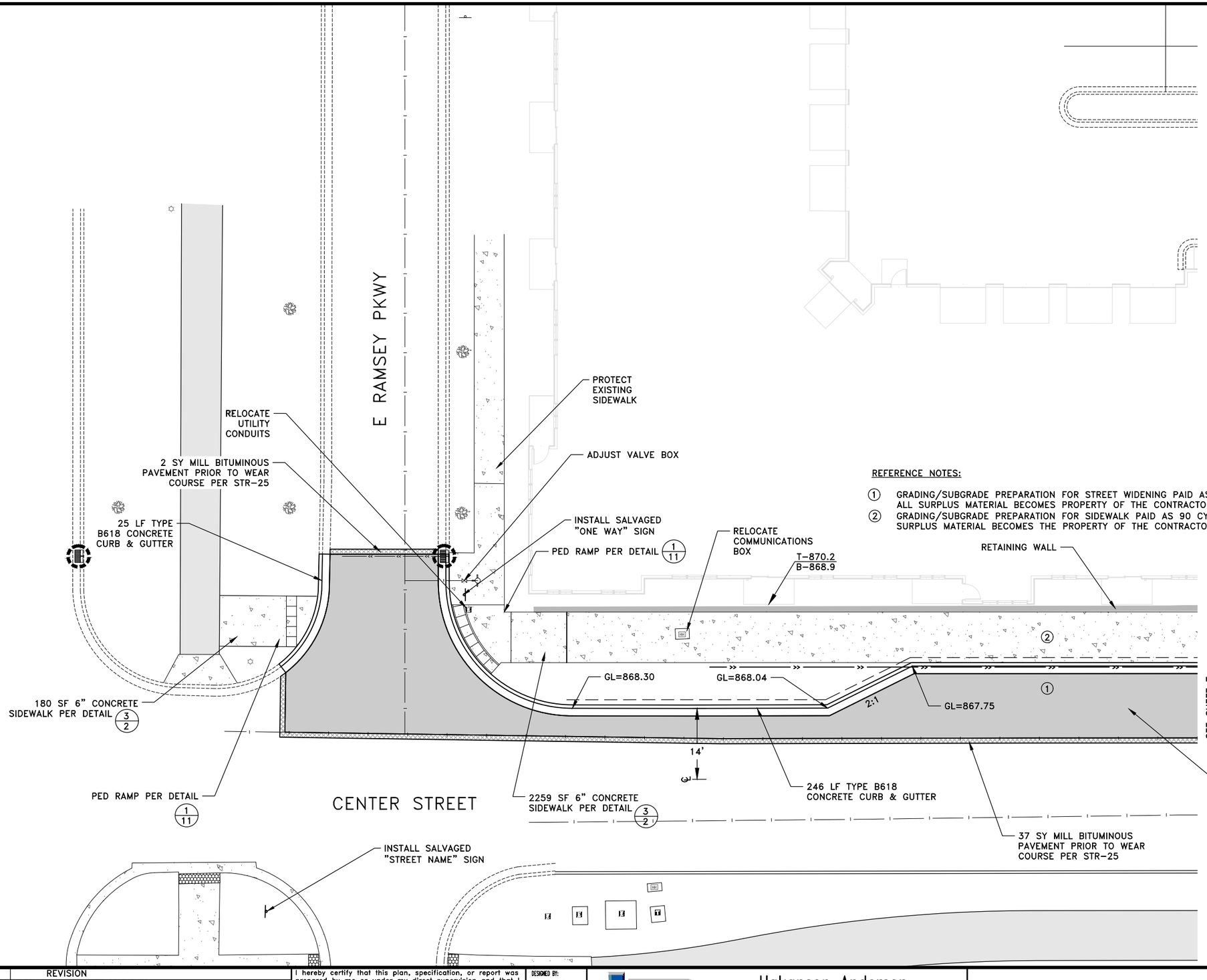
CENTER STREET IMPROVEMENTS

EXISTING CONDITIONS AND REMOVALS
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 18 SHEETS

RA3187

Jul 22, 2021 - 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_REMOVALS.dwg



DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

CONSTRUCTION PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 18 SHEETS

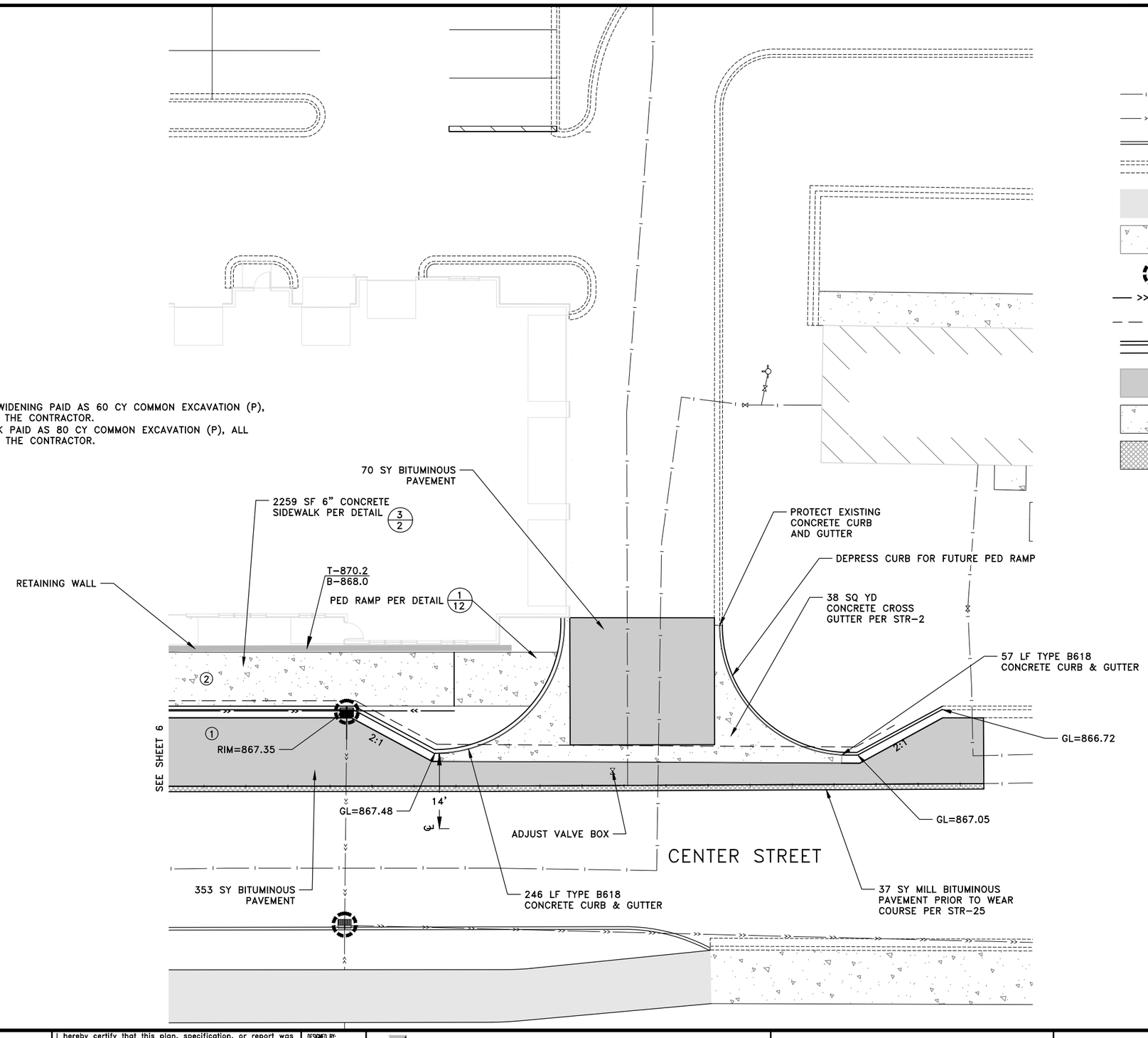
RA3187

Jul 22, 2021 – 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_CONSTRUCTION_PLAN.dwg

REFERENCE NOTES:

① GRADING/SUBGRADE PREPARATION FOR STREET WIDENING PAID AS 60 CY COMMON EXCAVATION (P), ALL SURPLUS MATERIAL BECOMES PROPERTY OF THE CONTRACTOR.

② GRADING/SUBGRADE PREPARATION FOR SIDEWALK PAID AS 80 CY COMMON EXCAVATION (P), ALL SURPLUS MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR.



LEGEND

- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING BIT CURB
- EXISTING CURB AND GUTTER
- EXISTING BITUMINOUS PATH
- EXISTING CONCRETE WALK
- INLET PROTECTION
- STORM SEWER
- DUAL 4" CONDUIT
- CONCRETE CURB AND GUTTER
- BITUMINOUS PAVEMENT
- 6" CONCRETE SIDEWALK
- MILL BITUMINOUS PAVEMENT

10 0 10 20
SCALE IN FEET

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

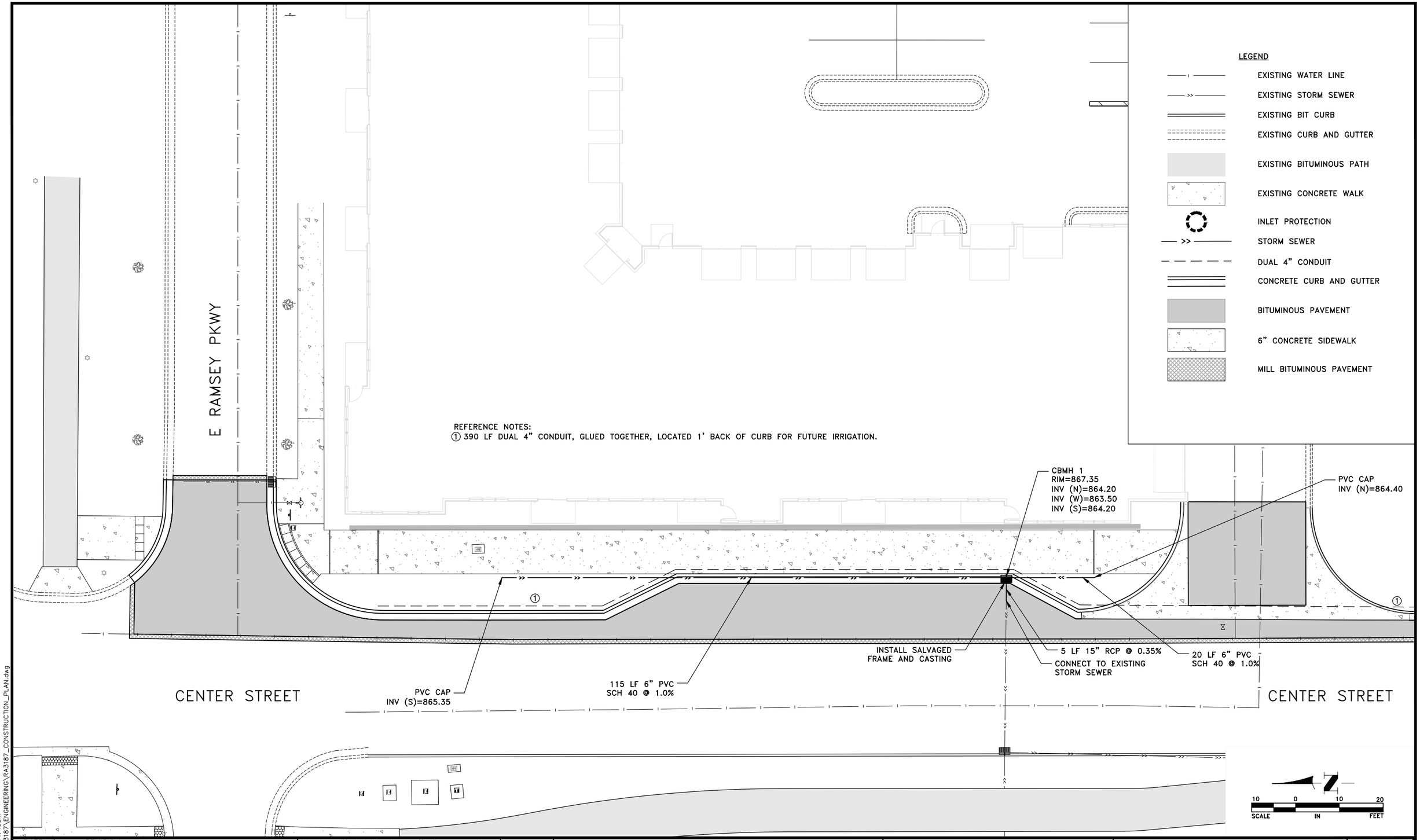
CONSTRUCTION PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 18 SHEETS

RA3187

Jul 22, 2021 - 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_CONSTRUCTION_PLAN.dwg



DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 18 SHEETS

RA3187

Jul 22, 2021 – 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_CONSTRUCTION_PLAN.dwg

E RAMSEY PKWY

3.0'
3.0'
10.0'

120 SF CROSSWALK
PREFORM
THERMOPLASTIC
GROUND IN

9'
25'

4SW

CENTER STREET

CENTER STREET

LEGEND

- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING BIT CURB
- EXISTING CURB AND GUTTER
- EXISTING BITUMINOUS PATH
- EXISTING CONCRETE WALK
- PAVEMENT STRIPE
- CROSS WALK PAVEMENT MARKING

10 0 10 20
SCALE IN FEET

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS
7/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

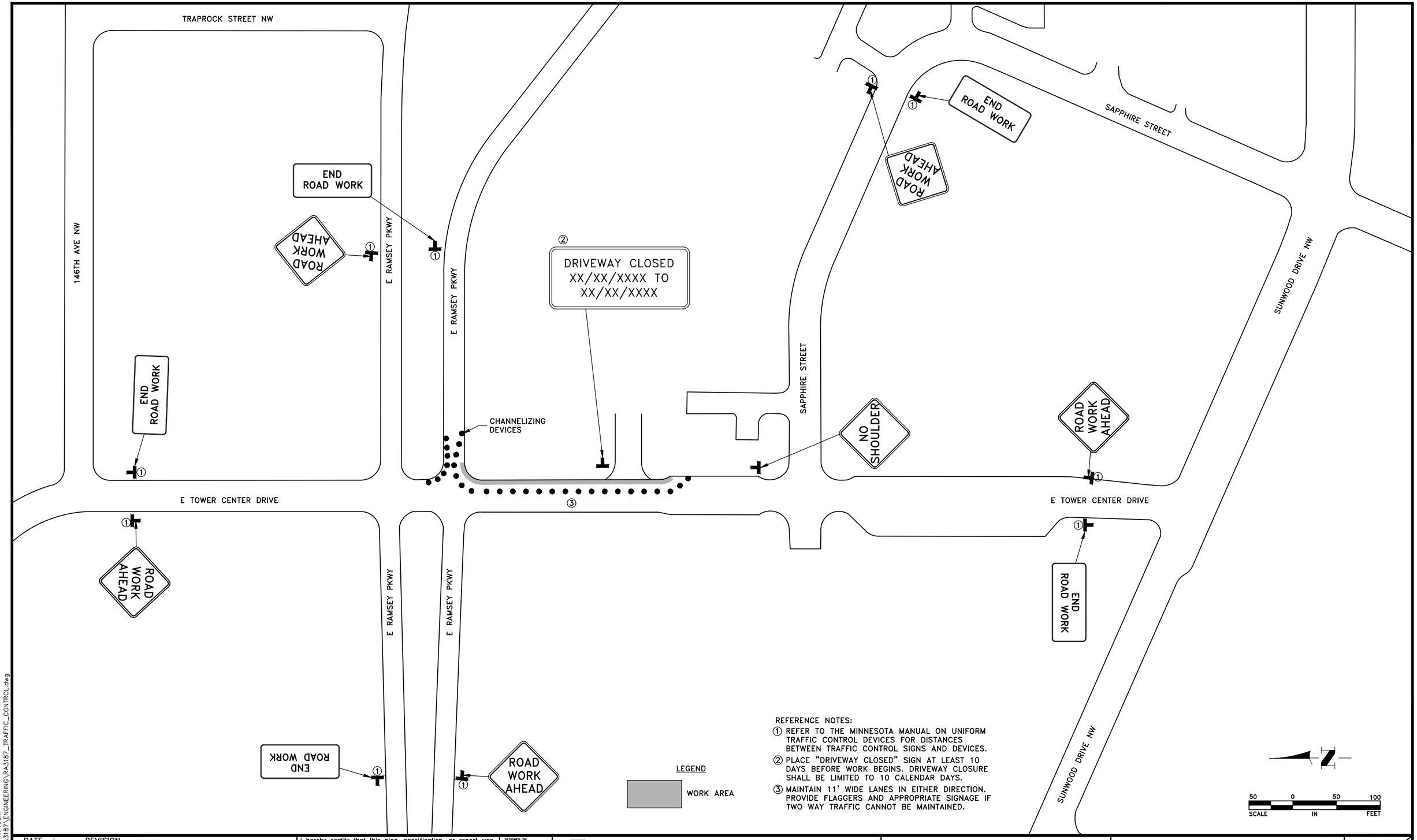
STRIPING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 18 SHEETS

RA3187

Jul 22, 2021 – 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_CONSTRUCTION_PLAN.dwg



DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

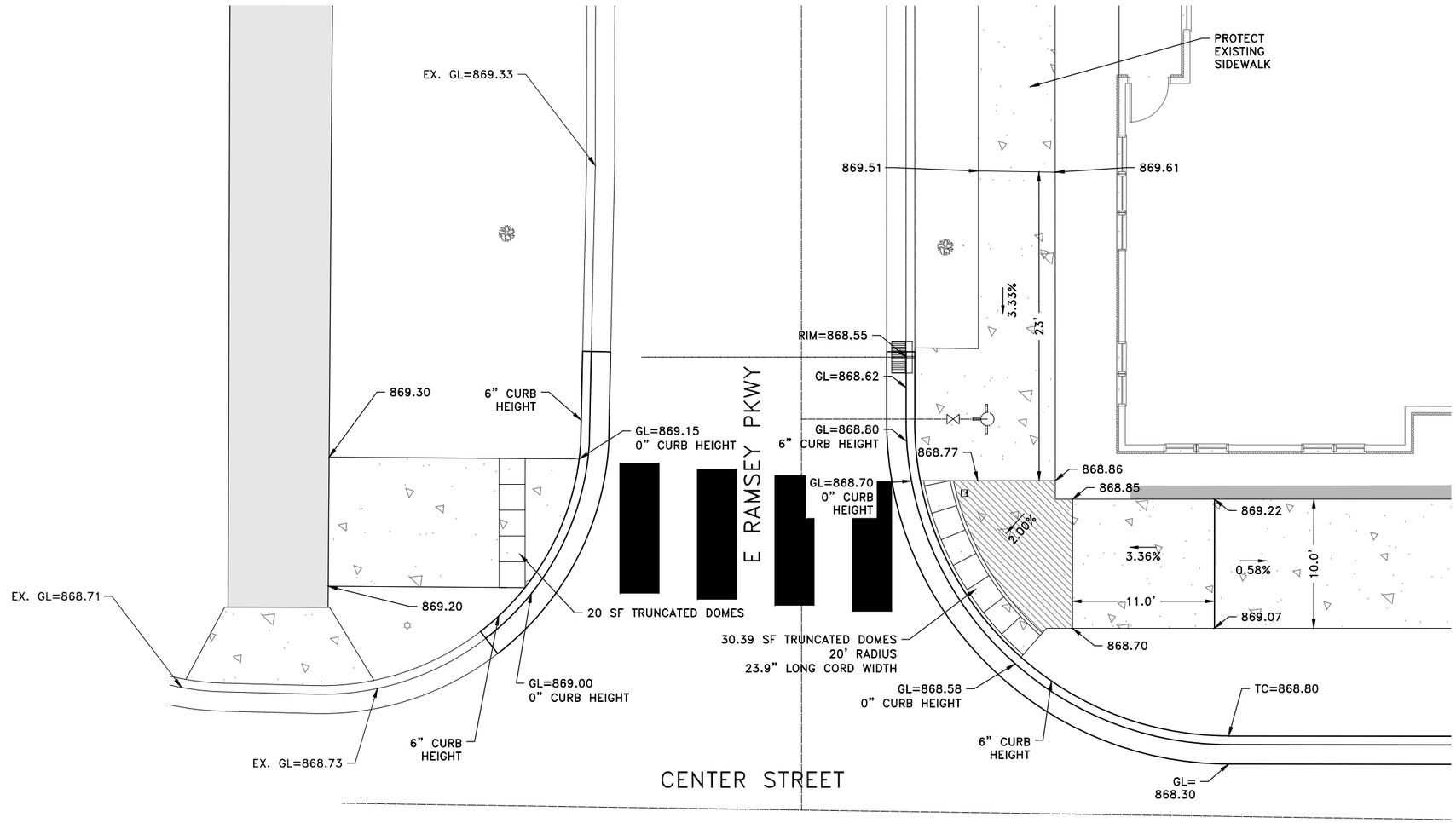
TRAFFIC CONTROL

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 18 SHEETS

RA3187

Jul 22, 2021 – 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_TRAFFIC_CONTROL.dwg



1/11 NORTH ENTRANCE CURB RAMP DETAILS

LANDING – DO NOT EXCEED 2% IN ANY DIRECTION

SCALE 5 0 5 10 IN FT.

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

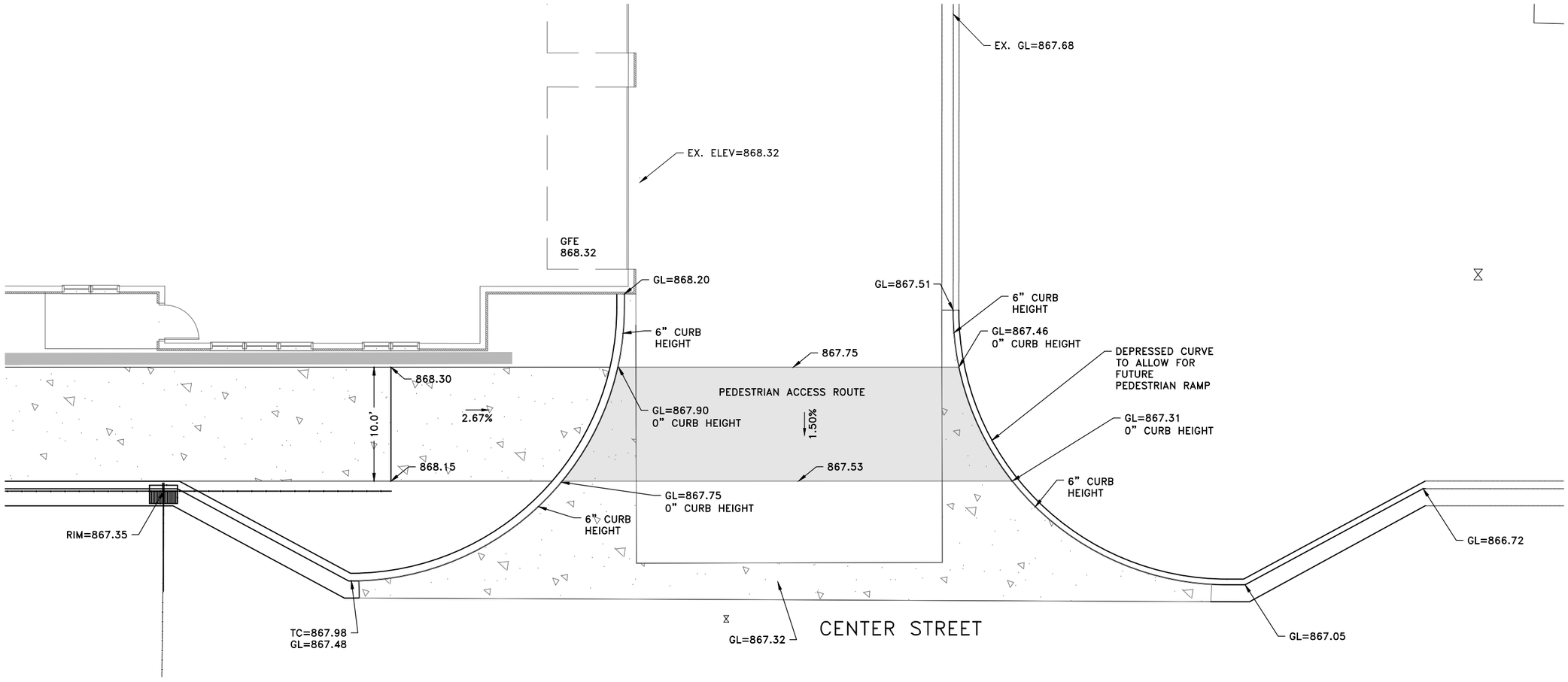
ADA CURB RAMP DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 18 SHEETS

RA3187

Jul 22, 2021 - 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_DETAILS.dwg



2/12 SOUTH ENTRANCE CURB RAMP DETAILS

PEDESTRIAN ACCESS ROUTE

SCALE 5 0 5 10 IN FT.

DATE	REVISION
6/16/21	REVISIONS PER CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 9/7/20 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SJH
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

CENTER STREET IMPROVEMENTS

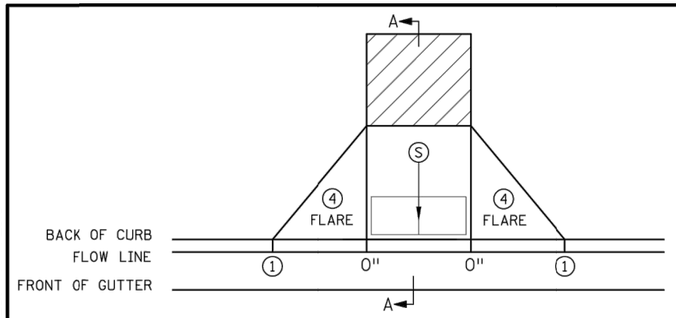
ADA CURB RAMP DETAILS

CITY OF RAMSEY, MINNESOTA

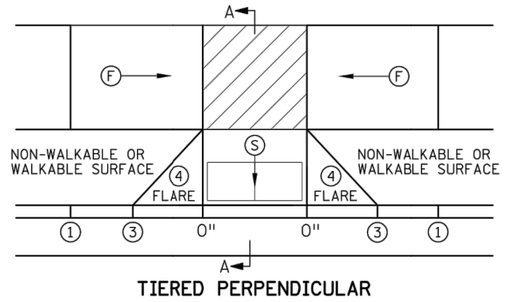
SHEET 12 OF 18 SHEETS

RA3187

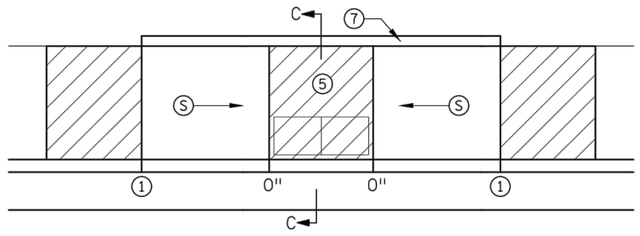
Jul 22, 2021 – 11:40am
K:\MUNICIPAL\RA3187\ENGINEERING\RA3187_DETAILS.dwg



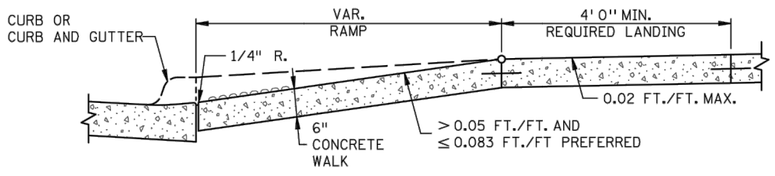
PERPENDICULAR



TIERED PERPENDICULAR

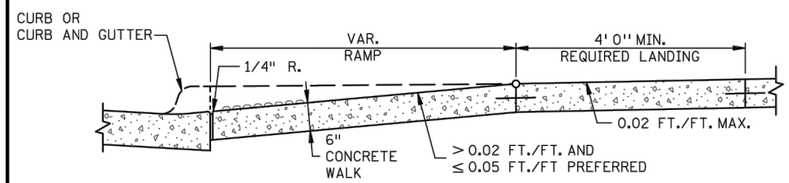


PARALLEL



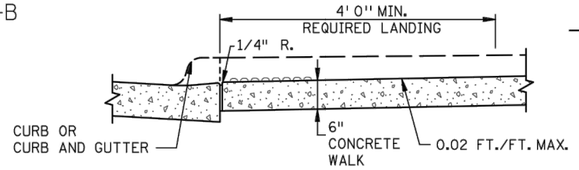
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



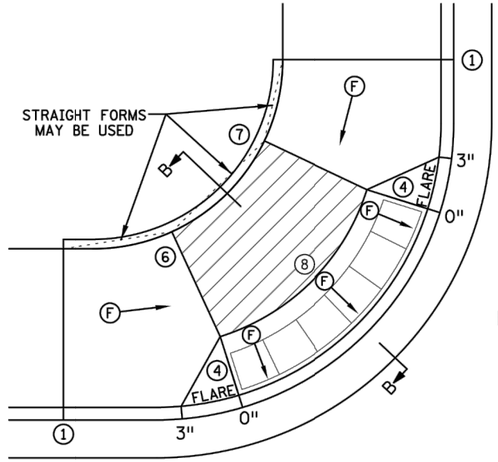
SECTION B-B

FAN

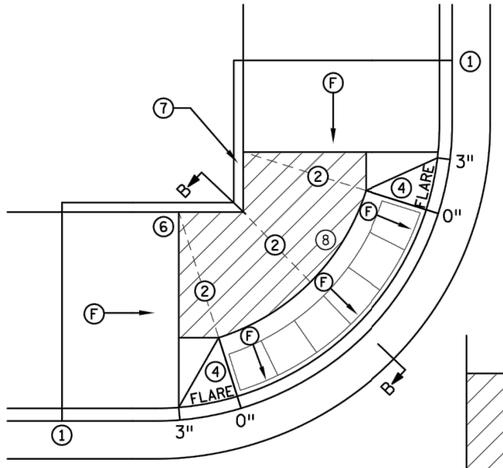


SECTION C-C

PARALLEL/DEPRESSED CORNER

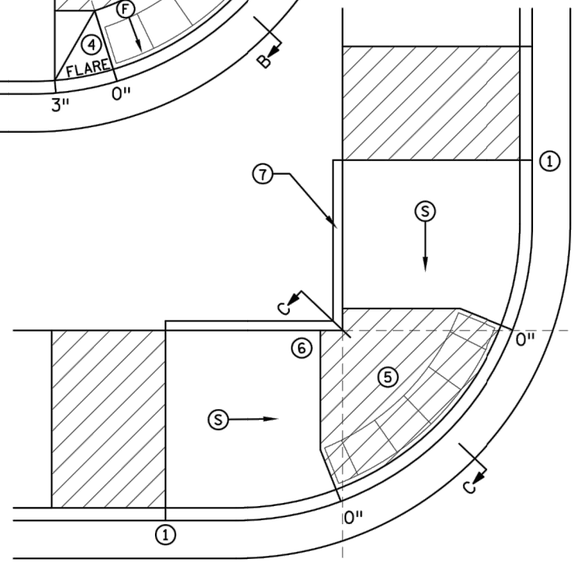


FAN (10)

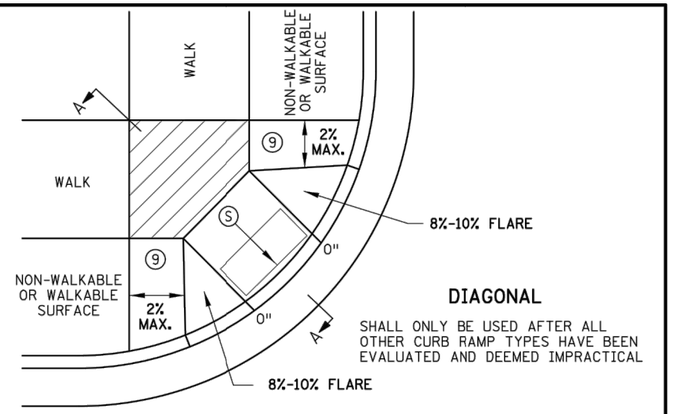


MODIFIED FAN (10)

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 1-23-2017

REVISED:

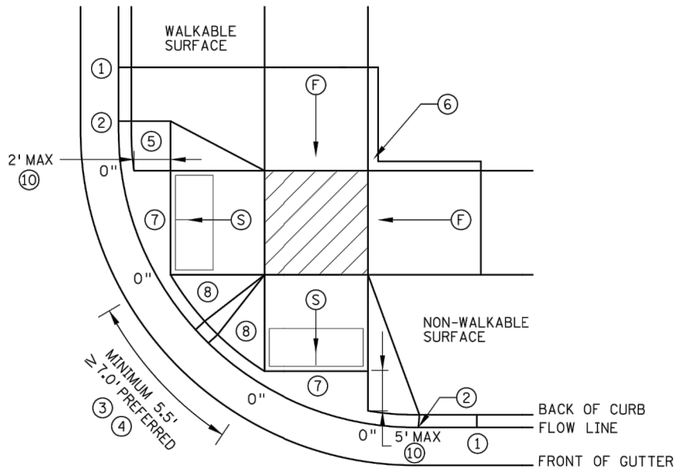
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

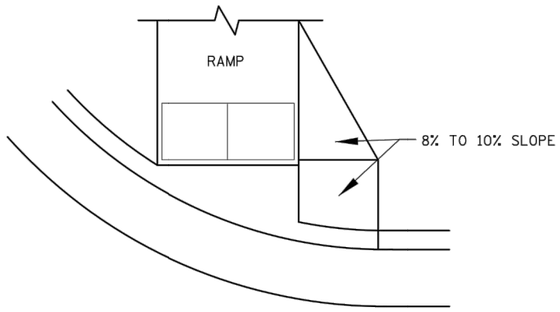
STATE PROJ. NO. (T.H.) SHEET NO. 13 OF 18 SHEETS

PLOTTED/REVISED: 4-APR-2018

IPLOT NAME: s250_1_spn
PATH & FILENAME: OT\DesignStandards\Development\New Border\200_Series\s250_1_spn.dgn



COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

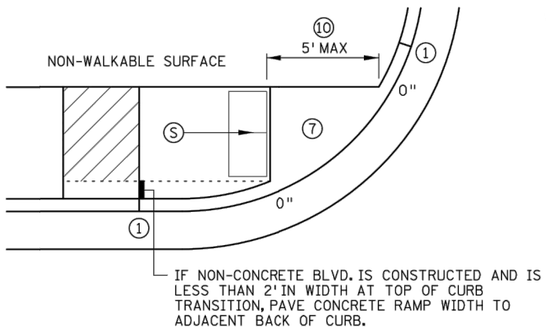
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

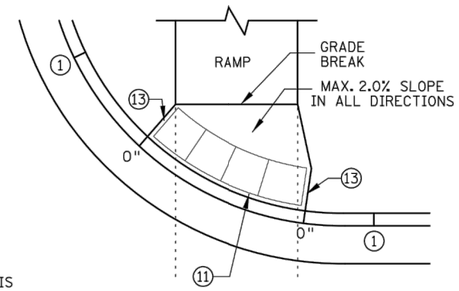
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

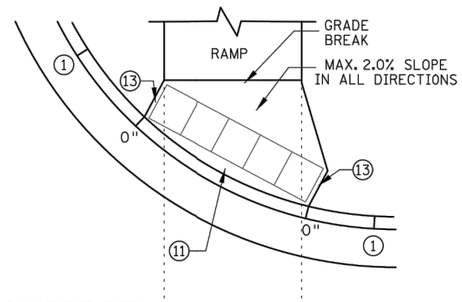
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

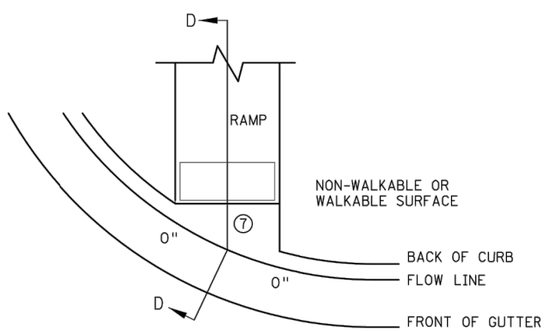


STANDARD ONE-WAY DIRECTIONAL ⑨

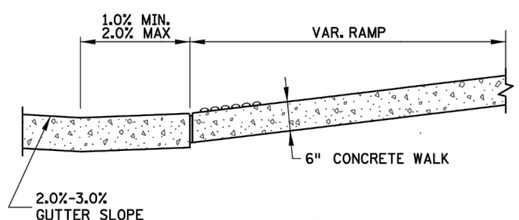


ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

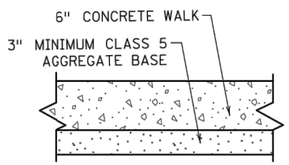




CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

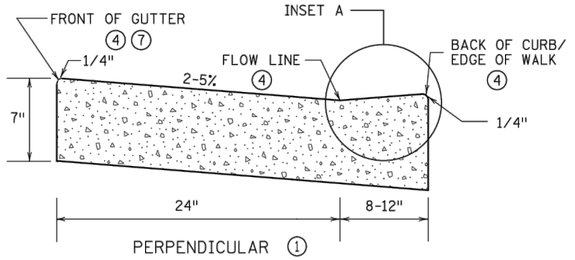
MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 2 OF 6
APPROVED: 1-23-2017
REVISED:

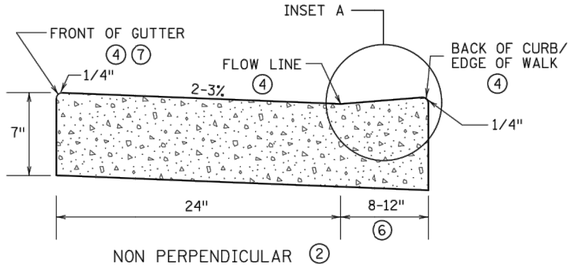
PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. 14 OF 18 SHEETS

PLOTTED/REVISED: 4-APR-2018
IPLOT NAME: s250_2_spn
PATH & FILENAME: OT\DesignStandards\Development\New Border\200_Series\s250_2_spn.dgn

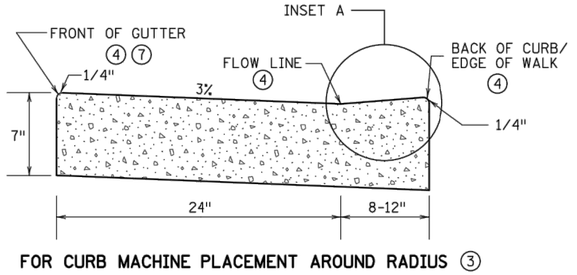


PERPENDICULAR (1)

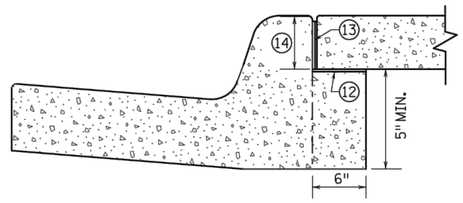


NON PERPENDICULAR (2)

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

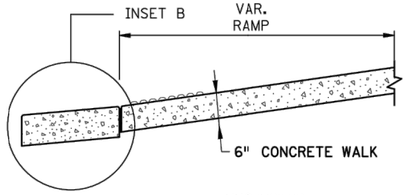


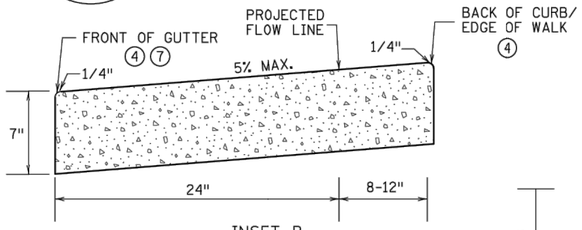
FOR CURB MACHINE PLACEMENT AROUND RADIUS (3)
(REGARDLESS OF RAMP TYPE)



OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB

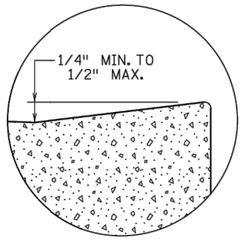
CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



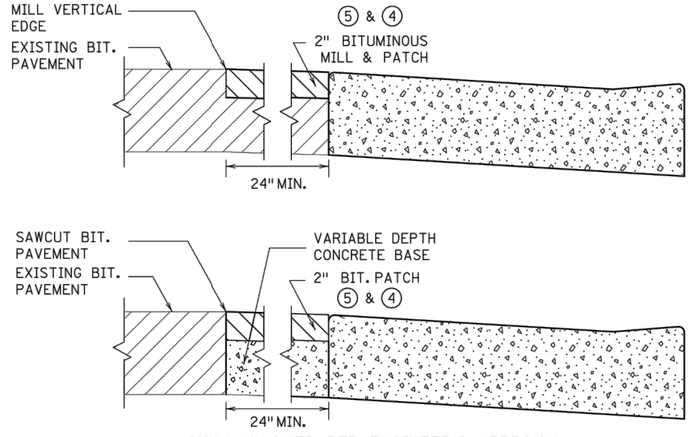


INSET B

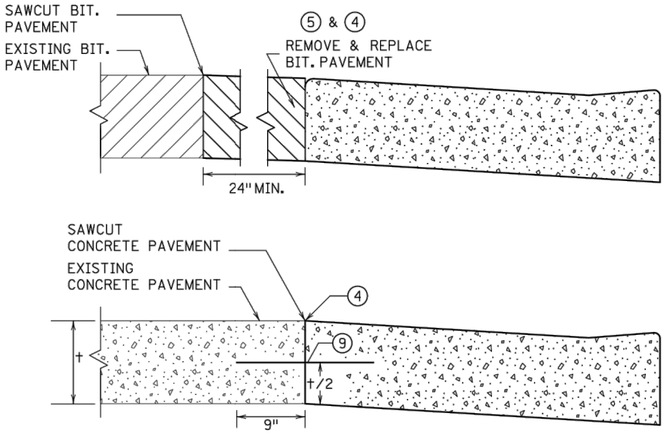
OUTFLOW GUTTER (8)



INSET A

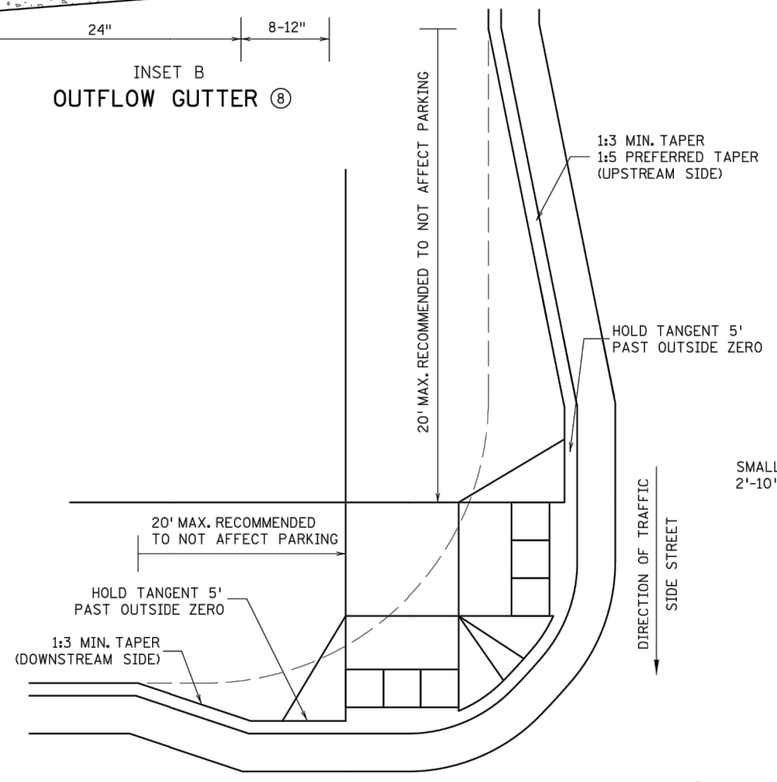


ONLY ALLOWED PER ENGINEER'S APPROVAL



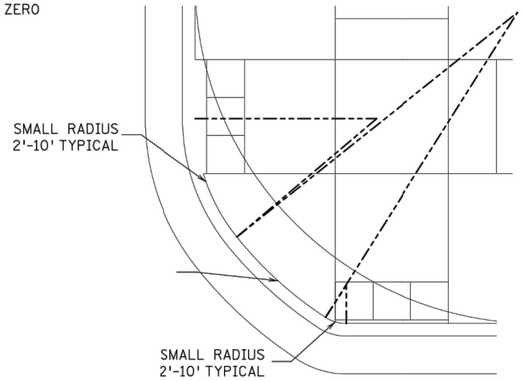
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) (11)

DIRECTION OF TRAFFIC
MAIN STREET



COMBINED DIRECTIONAL (10)
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

(1) FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

(2) FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

(3) BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

(4) THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

(5) ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

(6) VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

(7) TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

(8) SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

(9) DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

(10) HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

(11) CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

(12) PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

(13) 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

(14) DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 3 OF 6

APPROVED: 1-23-2017

REVISED:

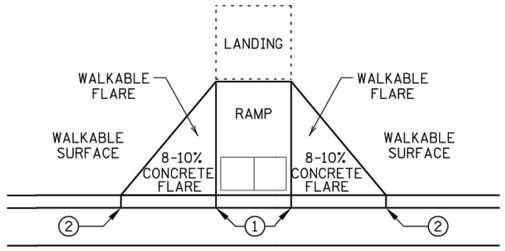
PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. 15 OF 18 SHEETS

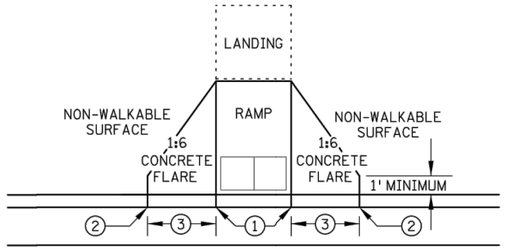
PLOTTED/REVISED: 4-APR-2018

IPLOT NAME: s250_3_spn

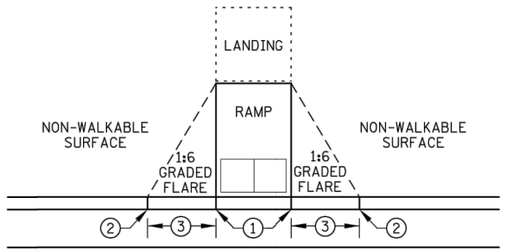
PATH & FILENAME: OTS\DesignStandards\Development\New Border\200_Series\s250_3_spn.dgn



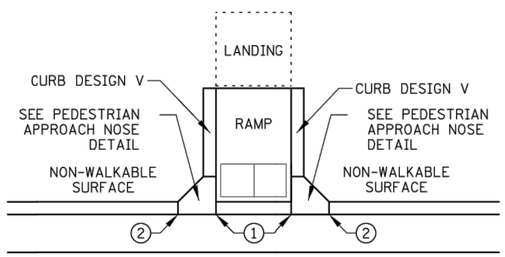
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

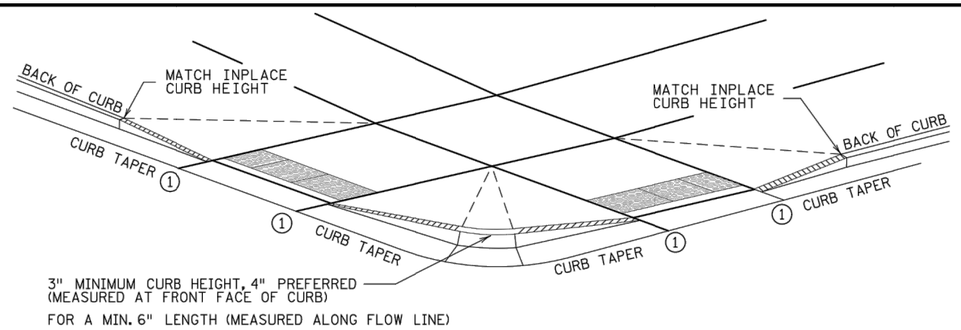


GRADED FLARES

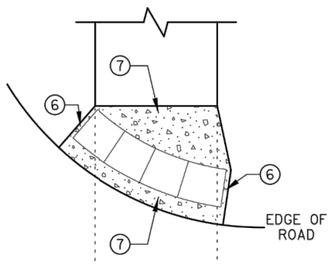


RETURNED CURB ⑤

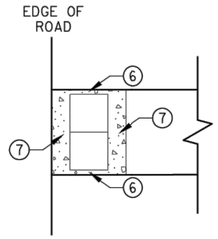
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧ CURB AND GUTTER

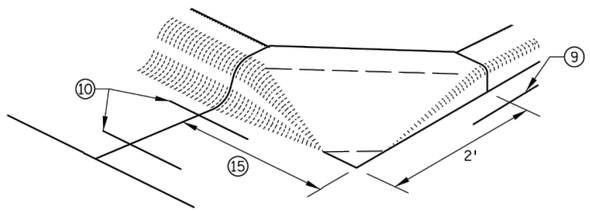


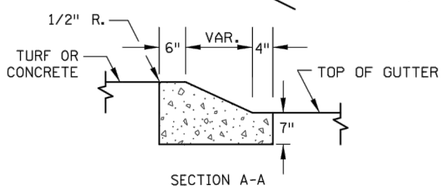
RADIAL DETECTABLE WARNING

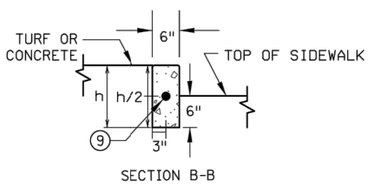


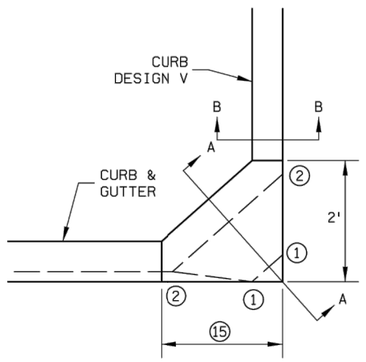
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

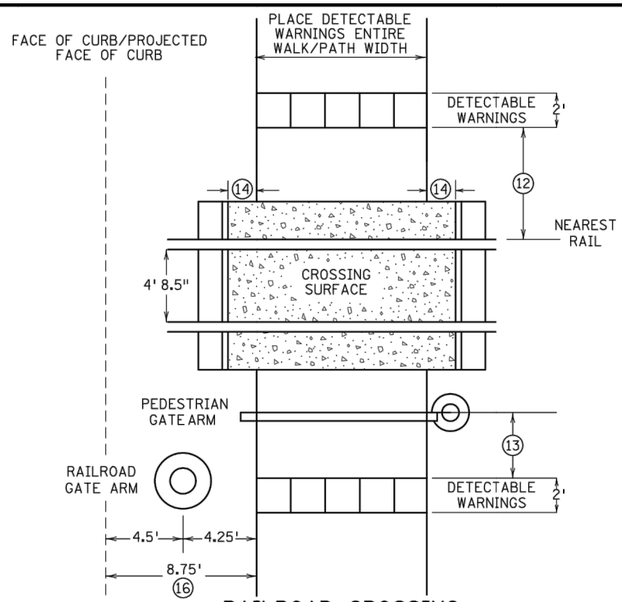








PEDESTRIAN APPROACH NOSE DETAIL
(FOR RETURNED CURB SIDE TREATMENT)



RAILROAD CROSSING PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250	4 OF 6
APPROVED: 1-23-2017 REVISED:	

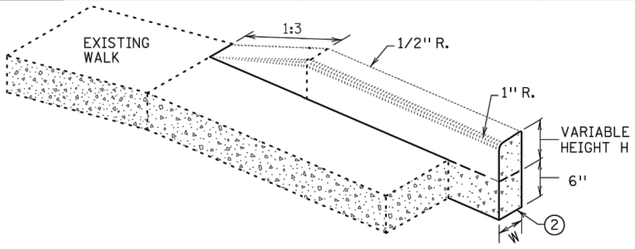
PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. 16 OF 18 SHEETS

PLOTTED/REVISED: 4-APR-2018

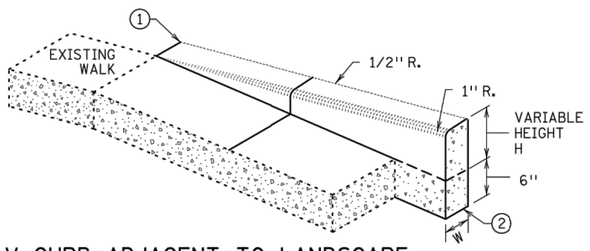
IPLOT NAME: s250_4_spn

PATH & FILENAME: OTS\DesignStandards\Development\New Border\200_Series\s250_4_spn.dgn



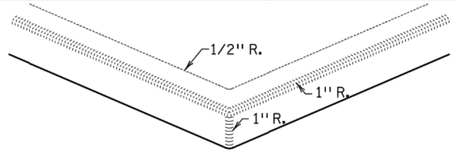
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

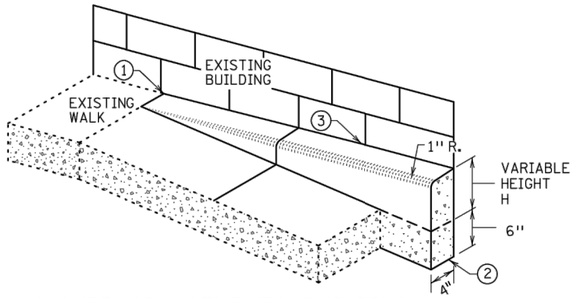


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

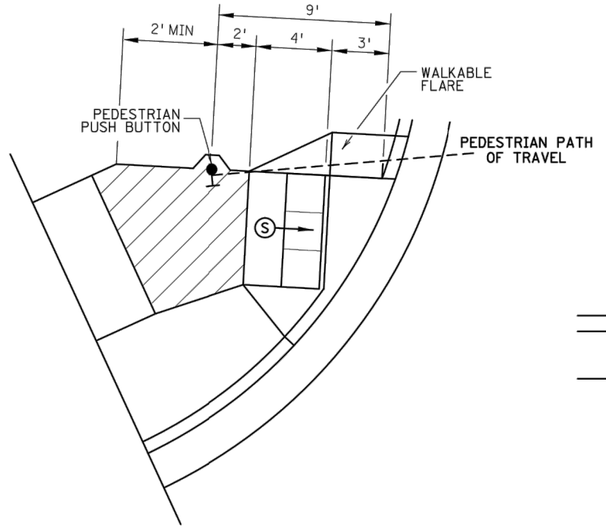


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

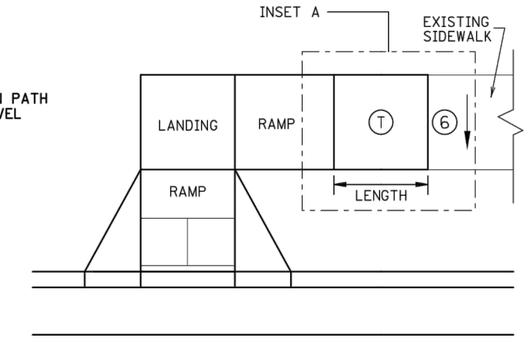
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

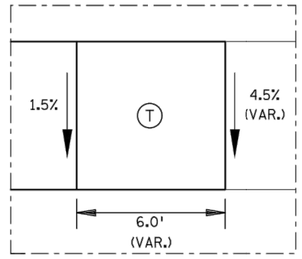


SEMI-DIRECTIONAL RAMP (3,4,9)

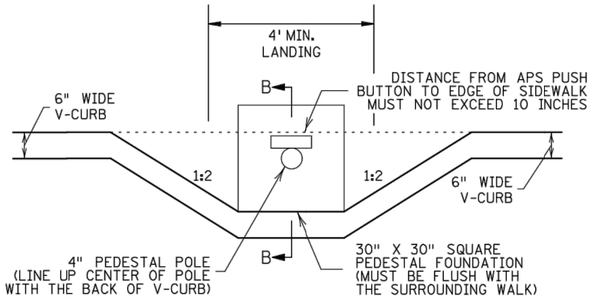
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)

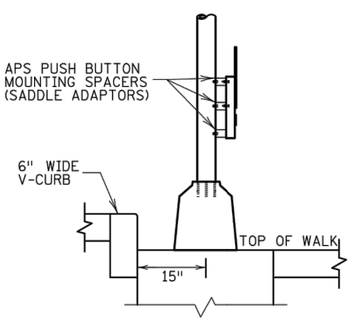




TRANSITION PANEL ④⑤

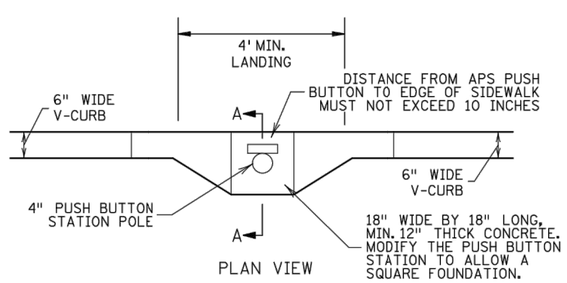


PLAN VIEW

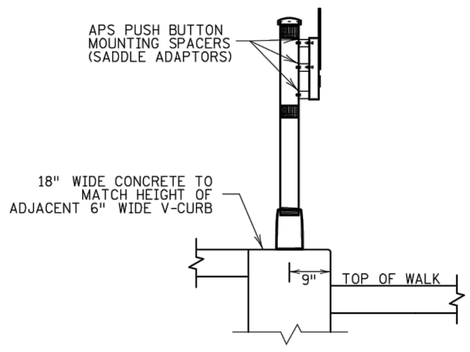


SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



PLAN VIEW



SECTION A-A

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250	5 OF 6
APPROVED: 1-23-2017	
REVISED:	

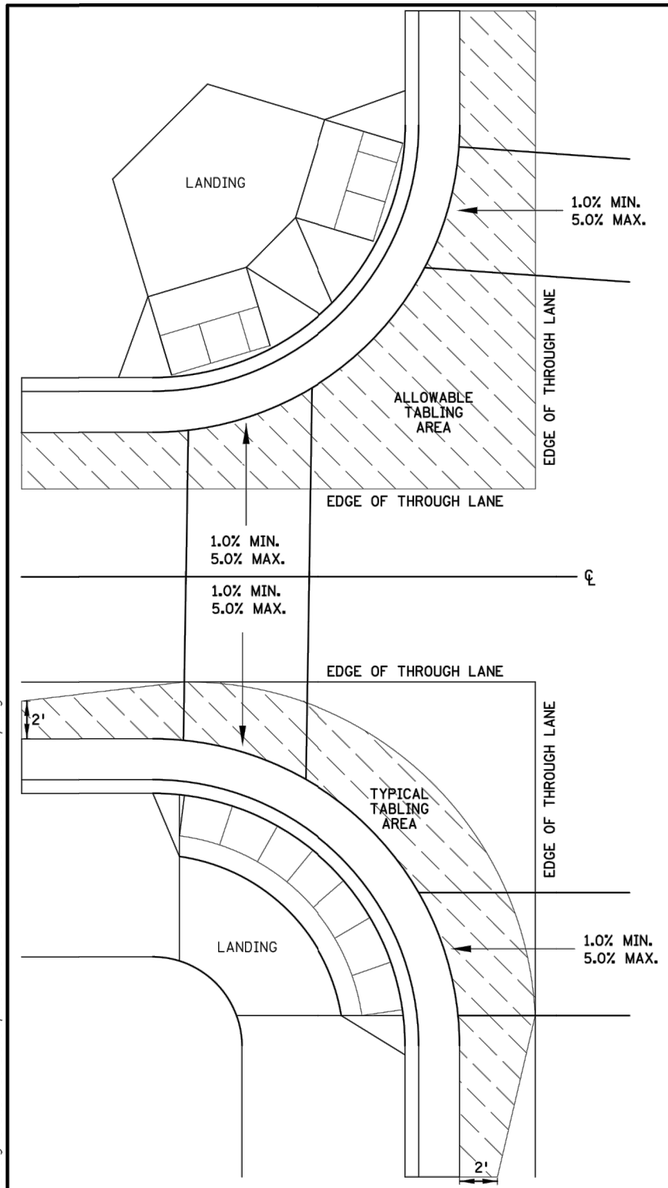
PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. 17 OF 18 SHEETS

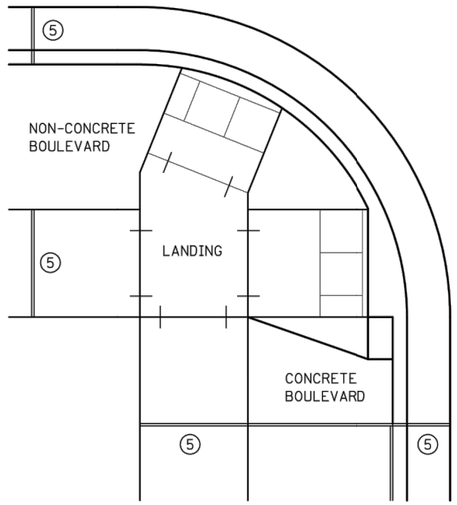
PLOTTED/REVISED: 4-APR-2018
IPLOT NAME: s250_5_spn
PATH & FILENAME: OTS\DesignStandards\Development\New Border\200_Series\s250_5_spn.dgn

PLOTTED/REVISED: 4-APR-2018

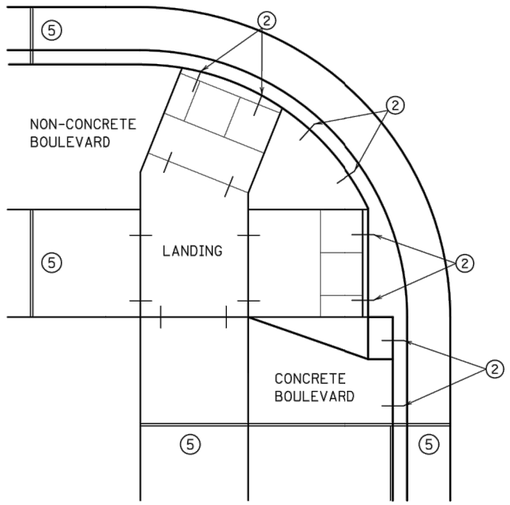
PLOT NAME: s250_6_spn
PATH & FILENAME: OTS\DesignStandards\Development\New Border\200_Series\s250_6_spn.dgn



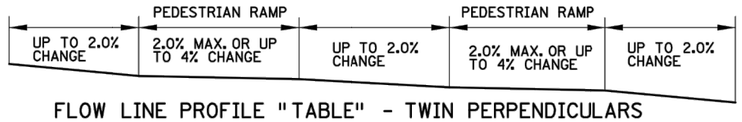
CURB LINE AND ROAD CROSSING ADJUSTMENTS



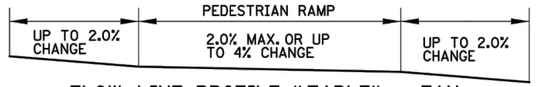
EXPANSION MATERIAL PLACEMENT FOR
CONCRETE AND BITUMINOUS ROADWAYS



OPTIONAL CURB LINE REINFORCEMENT ④
PLACEMENT ON BITUMINOUS ROADWAYS



FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



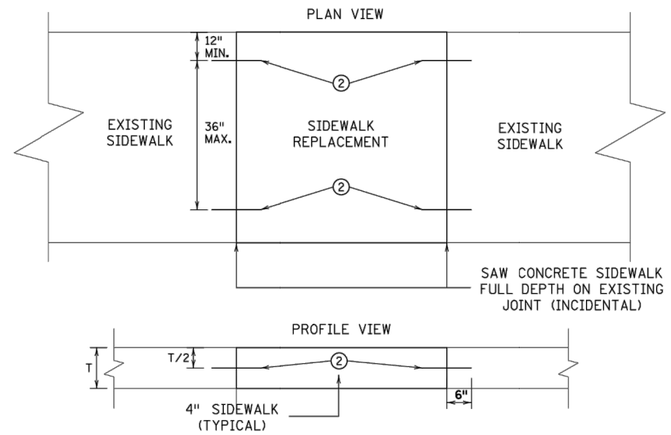
FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

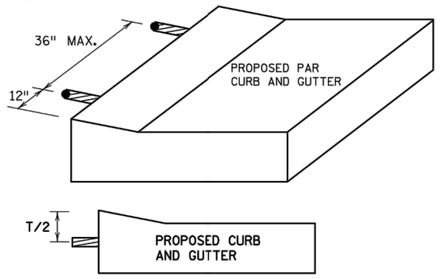


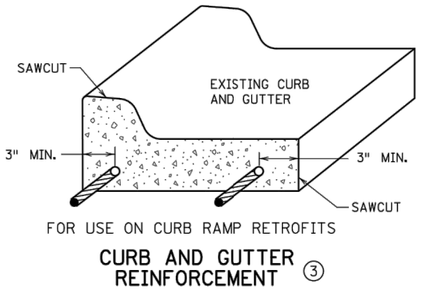
FLOW LINE PROFILE RAISE - FAN



OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED
ONLY WHEN SPECIFIED IN THE PLAN.

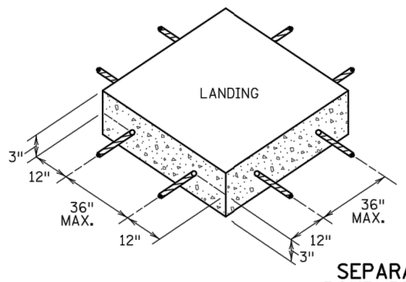


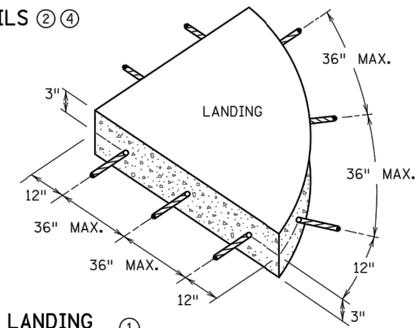


FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER
REINFORCEMENT ③

OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④





SEPARATE LANDING
POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.

③ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.

④ THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.

⑤ 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 1-23-2017
REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. 18 OF 18 SHEETS

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR COR SAPPHIRE ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this 1st day of OCTOBER, 2019 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "CITY") and **Sapphire Apartment, LLC** ("DEVELOPER").

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:

Outlot A, COR Parkview Addition, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, COR Sapphire Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, on July 9, 2019, pursuant to Resolution #19-140, the **CITY** approved the final plat for the Subject Property, which plat is known as **COR Sapphire Addition** (the "Plat"), which approval is contingent on certain requirements, including the **DEVELOPER** and the **CITY** entering into this Agreement.

THEREFORE, in consideration of the mutual promises set forth below, the **CITY** and the **DEVELOPER** agree as follows:

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

   a. Development Agreement. That the **DEVELOPER** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **DEVELOPER** 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 **DEVELOPER** provide proof that the respective governing boards of the **DEVELOPER** have authorized the **DEVELOPER'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.

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat and Site Plans, dated February 28, 2019, revised May 29, 2019, prepared by Hakanson Anderson. The Plans remain subject to: (a) **CITY** Staff's review and approval of revisions in conformance with staff comments and (b) such further revisions as the

DEVELOPER may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Utilities. The **DEVELOPER** acknowledges that any structure constructed on the **Subject Property** shall be serviced with public utilities with all applicable standards in City Code.

4. Stage I Improvements. There are no Stage I Improvements required.

5. Stage I Financial Surety. There are no Stage I Improvements and therefore, there is no Financial Surety required.

6. Stage II **CITY** Improvements. The future improvements the **DEVELOPER** must construct or install are as follows:

   a. Installation of survey monumentation.

(the "Stage II Improvements"). The **DEVELOPER** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

7. Payment of Development Fee's. The **DEVELOPER** must pay to the **CITY** the fees described on Exhibit A, which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, and Storm Management Fees.

8. Financial Guaranty for Required Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Required Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($625,000** which amount is 125% of the **CITY** Engineer's estimated cost of the Required Improvements. Upon completion of Required 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.

9. Inspection Fees for the Required Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Required Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($25,000)**, which amount is 5% of the City Engineer's estimated cost of the Required 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 and Stage II Improvements, acceptance by the **CITY**.

10. Warranty for Required Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$125,000**, which is 25% of the cost of the Required 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.

11. **DEVELOPER** Defaults. If the **DEVELOPER** defaults in the performance of one or more of the **DEVELOPER'S** obligations under this Contract, and i) the **CITY** gives the **DEVELOPER** 30 days written notice of the default and ii) the **DEVELOPER** fails to cure the default within said 30 days, 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 **DEVELOPER'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **DEVELOPER'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 **DEVELOPER** as promptly as possible that the **CITY** is undertaking to perform the **DEVELOPER'S** obligation or obligations. If the **CITY** performs one or more obligations of the **DEVELOPER**, the **DEVELOPER** 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 **DEVELOPER**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **DEVELOPER** 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 **DEVELOPER** 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 **DEVELOPER'S** Property. As an alternative to seeking recovery from the **DEVELOPER** or the financial guaranty, the **CITY** may levy special assessments against the **DEVELOPER** Property in accordance with Minnesota Statutes Section 429, and the **DEVELOPER**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **DEVELOPER** 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 **DEVELOPER** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **DEVELOPER** has provided to the **CITY** pursuant to Section 4 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 **DEVELOPER** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 9 (h) 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 8(d).

12. Maintenance Guarantee for Landscaping. It is herein agreed that the Developer shall provide a maintenance guarantee to ensure the survival of the plantings for Cor Sapphire Addition. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the City, in the amount of $6,682.50. [# tree plantings (46 trees) x cost/planting ($300/tree x 30% average non-survival rate] + [# shrub plantings (113 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 Developer. 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 Community Development Department. 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.

13. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs 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 **DEVELOPER** 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 **DEVELOPER'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 **DEVELOPER** 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 platted area until the **DEVELOPER** does comply. Upon the **CITY'S** demand **DEVELOPER** shall cease work until there is compliance.

d. Mailbox Locations. If the **DEVELOPER** desires to construct mailboxes within the public right of way, the **DEVELOPER** 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 **DEVELOPER** shall be responsible for the cost of establishing seed in all boulevards within 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 **DEVELOPER** 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. Plat Approval Expenses. The **DEVELOPER** 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.

g. Reimbursement to the **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.

h. 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.

i. 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 DEVELOPER:
Sapphire Apartment, LLC
Attn: Matt Kuker
7533 Sunwood Drive, Suite 315
Anoka, 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:

Sapphire Apartment, LLC

By: _____, Matt Kuker
Its: Chief Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this 7th day of Oct., 2019, by Matt Kuker, Chief Manager of Sapphire Apartment, LLC, a corporation Minnesota limited liability company, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

Valeria J. Kruger
Notary Public
Minnesota
My Commission Expires January 31, 2022

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 15th day of October, 2019, by John LeTourneau 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.

JOANN E SHAW
Notary Public
Minnesota
My Commission Expires January 31, 2020

_____
Notary Public

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

EXHIBIT A

Fees Payable to the City

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
20+ units per acre	118	per unit	*$2,550*	$255,765	15% density bonus ($45,135 credit)
Trail Development	118	per unit	*$1,500*	$177,000	
Subtotal Park and Trail Development				***$432,765***	
Water and Sewer Fees					
Water Trunk (Connection)	118	per acre	*$1,807*	$213,226	
Sanitary Sewer Trunk (Connection)	118	per acre	*$1,213*	$143,134	
Subtotal Water and Sewer Fees				***$356,360***	
Stormwater Management Fees					
Stormwater Management	118	per acre	*$487*	$57,466	
Subtotal Stormwater Management				***$57,466***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$846,591**	

CITY OF RAMSEY
AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT FOR COR SAPPHIRE ADDITION

This Development Agreement Amendment No. 2 (hereinafter the "Amendment No. 2") is dated as of this _____ day of September, 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **SAPPHIRE APARTMENT, LLC**, a limited liability corporation under the laws of the State of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** and **CITY** entered into a Development Agreement (the "Development Agreement") for COR Sapphire Addition on October 7, 2019.

B. The **PERMITTEE** and **CITY** entered into Development Agreement Amendment No. 1 on July 27, 2021, in which **PERMITTEE** agreed to complete construction of the Center Street Improvements no later than September 3, 2021.

C. As of September 3, 2021, **PERMITTEE** has not started construction of the Center Street Improvements.

D. The **CITY** is willing to extend the deadline to complete the Improvements, subject to the existing cost-sharing agreement.

Agreement

In consideration of the mutual promises set forth below, the parties agree as follows:

1. The recitals stated above are hereby incorporated into this Amendment No. 2.

2. Section 2 of the Development Agreement and section 2(b) of Amendment No. 1 are amended as follows: **PERMITTEE** shall complete construction of the Center Street Improvements no later than October 29, 2021.

3. The terms and conditions of the Development Agreement and Amendment No. 1 shall remain in effect except to the extent modified by this Amendment No. 2. To the extent there is a conflict between this Amendment and the Development Agreement or Amendment No. 1, this Amendment No. 2 shall govern.

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

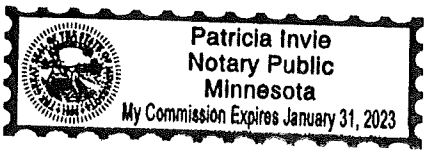
THE PERMITTEE:

Sapphire Apartment, LLC

By: _____, Matt Kuker
Its: Chief Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me on this 3rd day of September, 2021, by Matt Kuker, Chief Manager of Sapphire Apartment, LLC, a Minnesota Limited Liability Corporation, under the laws of the State of Minnesota on behalf of the corporation.



Patricia Invie

Notary Public

THE CITY:

City of Ramsey

By: _____
Its: Mayor

By: _____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this _____ day of September, 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

CITY OF RAMSEY
AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT FOR COR SAPPHIRE ADDITION

This Development Agreement Amendment No. 1 (hereinafter the "Amendment No. 1") is dated as of this 27th day of July, 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **SAPPHIRE APARTMENT, LLC**, a limited liability corporation under the laws of the State of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** and **CITY** entered into a Development Agreement (the "Development Agreement") for COR Sapphire Addition on October 7th, 2019.

B. The Development Agreement obligated the **PERMITTEE** to pay all costs for constructing the retaining wall and concrete cross gutter improvements as shown in the Grading, Drainage and Erosion Control Plans for the Sapphire Apartments, attached in **EXHIBIT A**.

C. The **PERMITTEE** and **CITY** wish to share in the costs for the **PERMITTEE** to construct the retaining wall, concrete sidewalk, boulevard and street improvements as shown in the Center Street Improvement Plans (the "Plans") prepared by Hakanson Anderson and Associates, dated July 22, 2021, which are not attached to this amendment but are in the **CITY's** files.

D. Estimated construction costs for the Center Street Improvements are attached in **EXHIBIT B**.

E. Final construction costs will not exceed the estimated construction costs.

Agreement

In consideration of the mutual promises set forth below, the parties agree as follows:

1. The recitals stated above are hereby incorporated into this Amendment No. 1.

2. Section 2 of the Development Agreement is amended as follows:

a. The Plans defined within this Amendment No. 1 shall be used to construct the retaining wall and concrete cross gutter improvements in lieu of the Plans identified within the Development Agreement.

b. The **PERMITTEE** agrees to complete the construction of the Center Street Improvements no later than September 3, 2021, to avoid conflicts with the **CITY's** Happy Days event.

c. All costs to construct the Center Street Improvements shall be shared by the parties as follows:

i. **PERMITTEE** agrees to pay for all costs to construct the retaining wall and concrete cross gutter improvements, including the proportionate share of mobilization costs, in an amount not to exceed **$12,410.85** as based on the estimated costs in **EXHIBIT B**.

ii. **CITY** agrees to pay for all costs to construct the concrete sidewalk, boulevard, and street improvements, including the proportionate share of mobilization costs, in an amount not to exceed **$141,740.15** as based on the estimated costs in **EXHIBIT B**.

d. The terms and conditions of the Development Agreement shall remain in effect except to the extent modified by this Amendment No. 1. To the extent there is a conflict between this Amendment No. 1 and the Development Agreement, this Amendment No. 1 shall govern.

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

THE PERMITTEE:

Sapphire Apartment, LLC

By:_____, Matt Kuker
Its: Chief Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2021, by Matt Kuker, Chief Manager of Sapphire Apartment, LLC, a Minnesota Limited Liability Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

City of Ramsey

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing 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

Grading, Drainage and Erosion Control Plan
Sapphire Apartments

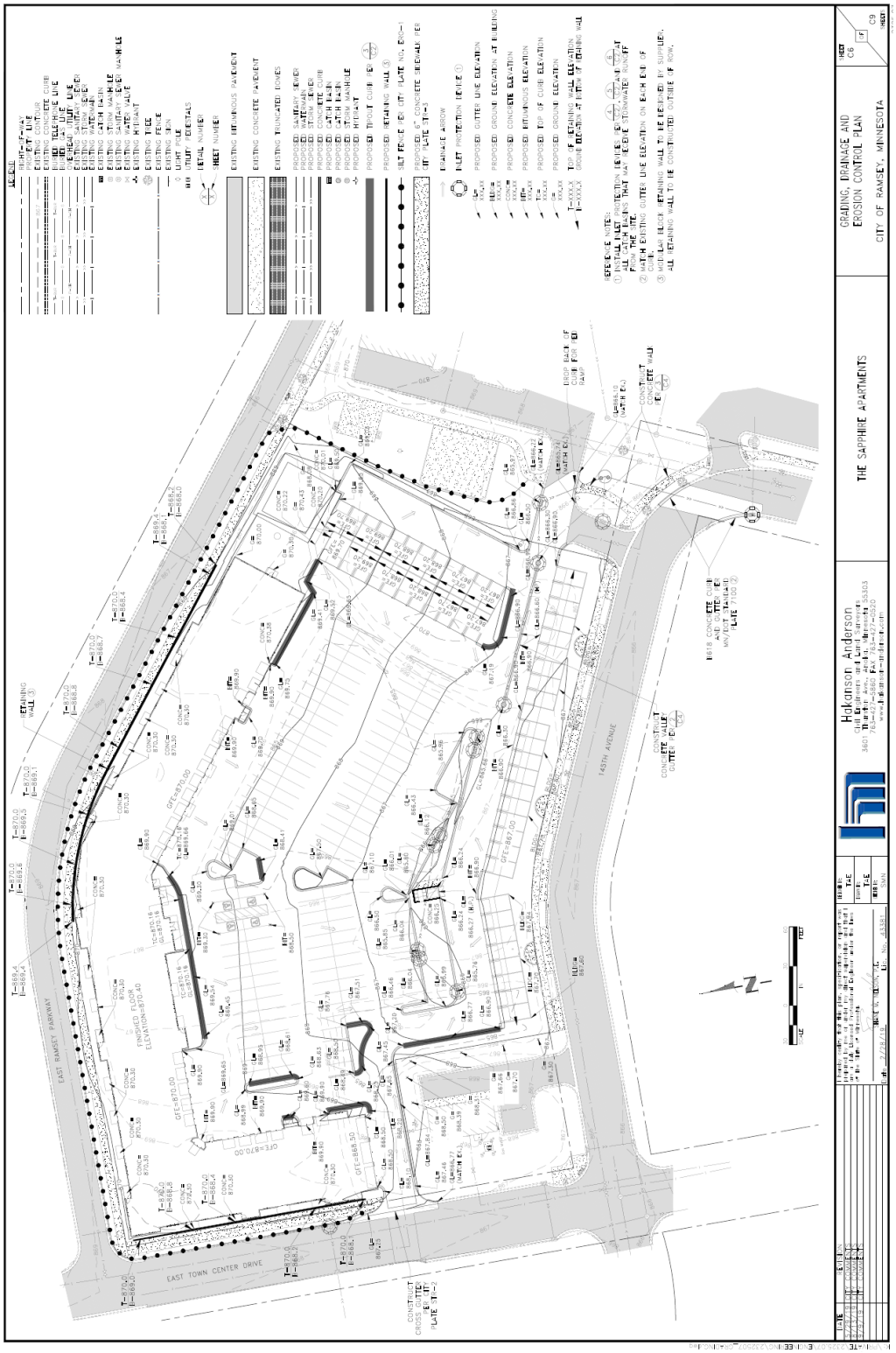


EXHIBIT B

Estimated Construction Costs for Center Street Improvements

CITY OF RAMSEY
ENGINEER'S OPINION OF PROBABLE COST
CENTER STREET CURB AND SIDEWALK IMPROVEMENTS
JULY 16, 2021

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
1	MOBILIZATION	1	LS	$ 12,000.00	$ 12,000.00
2	REMOVE CATCH BASIN	1	EACH	$ 1,800.00	$ 1,800.00
3	SAWING CONCRETE CURB & GUTTER	8	LF	$ 10.00	$ 80.00
4	SAWING BIT PAVEMENT (FULL DEPTH)	397	LF	$ 4.00	$ 1,588.00
5	SAWING CONCRETE SIDEWALK	6	LF	$ 8.00	$ 48.00
6	REMOVE CONCRETE CULVERT	2	LF	$ 100.00	$ 200.00
7	REMOVE BITUMINOUS CURB	208	LF	$ 5.00	$ 1,040.00
8	REMOVE CONCRETE CURB & GUTTER	92	LF	$ 20.00	$ 1,840.00
9	REMOVE BITUMINOUS PAVEMENT	570	SY	$ 6.00	$ 3,420.00
10	REMOVE CONCRETE SIDEWALK	82	SF	$ 8.00	$ 656.00
11	COMMON EXCAVATION (P)	170	CY	$ 40.00	$ 6,800.00
12	SELECT GRANULAR BORROW	30	CY	$ 40.00	$ 1,200.00
13	SUBGRADE PREPARATION - STREET	3	RDST	$ 250.00	$ 750.00
14	SUBGRADE PREPARATION - SIDEWALK	3	RDST	$ 350.00	$ 1,050.00
15	AGGREGATE BASE CLASS 5 - RAMSEY MODIFIED	90	TON	$ 45.00	$ 4,050.00
16	MILL BITUMINOUS SURFACE	39	SY	$ 10.00	$ 390.00
17	BITUMINOUS MATERIAL FOR TACK COAT	23	GAL	$ 3.00	$ 69.00
18	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C)	41	TON	$ 120.00	$ 4,920.00
19	TYPE SP 12.5 NONWEAR COURSE MIXTURE (3;C)	51	TON	$ 100.00	$ 5,100.00
20	4" DUAL CONDUIT FOR IRRIGATION	390	LF	$ 10.00	$ 3,900.00
21	15" RC PIPE DESIGN 3006	5	LF	$ 50.00	$ 250.00
22	6" PVC PIPE SCH 40	135	LF	$ 50.00	$ 6,750.00
23	6" PVC PIPE CAP	2	EACH	$ 50.00	$ 100.00
24	CONNECT TO EXISTING STORM SEWER	1	EACH	$ 500.00	$ 500.00
25	SALVAGE AND REINSTALL FRAME & CASTING	1	EACH	$ 800.00	$ 800.00
26	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	1	LS	$ 3,500.00	$ 3,500.00
27	6" CONCRETE WALK	2,439	SF	$ 10.00	$ 24,390.00
28	CONCRETE CURB & GUTTER DESIGN B618	325	LF	$ 40.00	$ 13,000.00
29	7" CONCRETE PAVEMENT (CROSS GUTTER)	38	SY	$ 70.00	$ 2,660.00
30	TRUNCATED DOMES	50.4	SF	$ 50.00	$ 2,520.00
31	SALVAGE AND REINSTALL SIGN	2	EACH	$ 100.00	$ 200.00
32	TRAFFIC CONTROL	1	LS	$ 1,200.00	$ 1,200.00
33	RETAINING WALL	230	SF	$ 25.00	$ 5,750.00
34	STORM DRAIN INLET PROTECTION	5	EACH	$ 150.00	$ 750.00
35	LOAM TOPSOIL BORROW	20	CY	$ 50.00	$ 1,000.00
36	SODDING TYPE LAWN	80	SY	$ 10.00	$ 800.00
37	CROSSWALK PREFORM THERMPLASTIC GROUND IN	120	SF	$ 10.00	$ 1,200.00
38	4" SOLID LINE PAINT (WHITE)	36	LF	$ 5.00	$ 180.00
				ESTIMATED CONSTRUCTION COST	$ 116,451.00
				CONSTRUCTION CONTINGENCY	$ 12,000.00
				ESTIMATED ENGINEERING COSTS	$ 25,700.00
				TOTAL ESTIMATED PROJECT COST	**$ 154,151.00**

CC Regular Session **5. 14.**

Meeting Date: 09/14/2021

Submitted For: Jeff Katers, Police **By:** Kyle Hemmerich, Police

Information

Title:

Adopt Resolution #21-262 to Approve Acceptance of a Grant for Dedicated DWI Enforcement.

Purpose/Background:

The Police Department has been participating in a grant that began January 1st, 2021 from the Minnesota Department of Public Safety (DPS), Office of Traffic Safety (OTS) that funds a full-time DWI officer for the last three quarters of the 2021 federal fiscal year. This grant is set to expire September 30th, 2021. In June, the Police Department applied for the grant again to continue having a full-time DWI officer. On August 16th, the Police Department was notified that the City of Ramsey was awarded the grant to cover all four quarters of the 2022 federal fiscal year (October 1st, 2021 through September 30th, 2022). The award is currently estimated at $114,397.14 of reimbursement funds; covering full-time wages, fringe benefits, and any potential overtime. The DWI officer works on local roads during peak nights and times when drinking and driving occurs, targeting traffic and DWI enforcement.

Federal guidelines require the money to be spent on projects designed to reduce DWI incidents. Progress continues to be made in reducing the incidents of impaired driving. All enforcement grants are part of the traffic safety program called Toward Zero Deaths (TZD), which works to create a safe driving culture in Minnesota by supporting a goal of zero road fatalities. Unfortunately since the start of the COVID-19 pandemic, the number of people being killed on the roadways has increased. However, since the Police Department's participation in the DWI officer grant on January 1st, 2021 through August 22nd, 2021, the DWI officer has made 1,010 traffic stops, 50 arrests (31 for DWI), towed 45 vehicles and issued citations for numerous traffic violations. It will never be known how many lives may have been saved by the hard work of the DWI officer since the beginning of the grant.

In 2019, it was conservatively estimated by the National Safety Council that the cost of alcohol-related crashes in Minnesota was $284 million. The same year, 23 percent of serious injuries sustained in crashes and 32 percent of traffic crash fatalities were alcohol-related. To address this ongoing issue, the Office of Traffic Safety will continue to offer a program supporting full-time officers dedicated to DWI enforcement and traffic safety. Only agencies from the top fifteen counties with the most impaired-related deaths and serious injuries are eligible for grant funds. Unfortunately, Anoka County is one of these fifteen counties. The goal listed in Ramsey's application is to reduce dunk driving-related deaths and alcohol-related suspected serious injuries.

The current staffing level will allow the Police Department to participate in this grant. The Police Department will not need to hire any additional officers solely for this position due to the continuation of the 2021 DWI officer into 2022. There may be additional opportunities in the future years to continue to apply for this grant. There will be minimal funding by the city to pay for any non-traffic enforcement related activities. This occurs when the DWI officer assists patrol officers on high priority incidents. Once the incident is under control, the DWI officer then switches back to grant funded pay.

Funding Source:

This grant is funded for 12 months, beginning October 1st, 2021 and ending September 30th, 2022 (following the federal fiscal year). The grant is federally financed by the National Highway Traffic Safety Administration (NHTSA) with impaired driving funds. There may be future opportunities to apply for another grant to continue funding, however, it is not guaranteed that the Ramsey Police Department would be awarded again.

There will need to be enough money allocated in the wage budget to cover the last quarter of 2022 (Oct-Dec) in

case the police department does not receive funding for the 2023 federal fiscal year.

Recommendation:

Staff recommends the city council authorize the police department's participation in the grant program, with the understanding that if the funding ends after this year the DWI officer would be included in the 2023 budget.

Outcome/Action:

Motion to adopt Resolution #21-262 to approve acceptance of a grant for dedicated DWI enforcement.

Attachments

2022 DWI Officer RFP
Resolution #21-262

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	09/07/2021 12:16 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:38 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:39 AM
Form Started By: Kyle Hemmerich		Started On: 08/22/2021 10:27 PM
Final Approval Date: 09/09/2021		

Minnesota Department of Public Safety
2022 DWI Officer Request for Proposal

The Minnesota Department of Public Safety (DPS), Office of Traffic Safety (OTS) is seeking proposals from law enforcement agencies for a full time DWI officer. The DWI officer will work the peak nights and times when drinking and driving occurs.

This grant is federally financed by the National Highway Traffic Safety Administration (NHTSA) with impaired driving funds. Federal guidelines require this money be spent on projects designed to reduce DWI incidents. Because of this requirement, the DWI officer can only be funded for the enforcement of laws prohibiting driving while impaired.

The DPS-OTS has a mandate to promote the safety of those who use public roadways. The NHTSA provides federal funding to the DPS-OTS to design and implement public education and traffic law enforcement programs to fulfill this mandate. The DPS-OTS and NHTSA seek to support traffic safety interventions that have been proven to reduce deaths and severe injuries caused by motor vehicle crashes. The DPS-OTS is committed to funding projects that have identified traffic safety problems with proposed enforcement strategies likely to alleviate those problems.

Progress continues to be made in reducing the incidents of impaired driving, which unfortunately still remains an issue. In 2019, it was conservatively estimated by the National Safety Council that the cost of alcohol-related crashes in Minnesota was $284 million. In the same year, 23 percent of serious injuries sustained in crashes and 32 percent of traffic crash fatalities were alcohol-related. To address this ongoing issue, the Office of Traffic Safety will continue to offer a program supporting full time officers dedicated to DWI enforcement. Applicant agencies must have a sworn complement of at least 20 officers.

The OTS is committed to funding programs that have identified traffic safety issues with proposed enforcement strategies likely to alleviate those problems. All enforcement grants support the statewide Toward Zero Deaths (TZD) safety program, which works to create a safe driving culture in Minnesota by supporting a goal of zero road fatalities. Therefore, it is a requirement of this grant that applying agencies have a 2021 enforcement grant.

ENFORCEMENT DIRECTIVES

The 2019 Minnesota Motor Vehicle Crash Facts data shows the hours between 5:00 p.m. and 5:00 a.m. as having the highest concentration of alcohol-related crashes. For that reason, to generate the greatest impact the DWI officer's work shift must be between the hours of 5:00 p.m. and 5:00 a.m. The DWI Officer will be required to be on active patrol a minimum of two Fridays and two Saturdays per month as part of the DWI Officer's impaired driving enforcement. The DPS-OTS encourages the DWI Officer to wear a High Visibility Enforcement safety vest during patrol activities. The DPS-OTS encourages the DWI Officer (when on duty) participate alongside officers engaged in Saturation Enforcement Grant activities within the DWI Officer's home county. *NOTE: The grant funding covers personnel only, equipment will not be included with the 2022 DWI Officer Grant, but will be a match amount criteria.*

The following days are required to be worked, unless the DWI officer is on paid leave:

- October 30, 2021
- March 17 or 18, 2022
- May 14, 2022
- July 1 or 2, 2022

Earned Media:

Through earned media, the public can become aware of your agency's full time DWI officer and the consequences of driving while intoxicated. If your agency would like to propose a publicity plan using earned media, please include a detailed narrative with the application. *The earned media plan is optional; however, if one is proposed it will be included in the evaluation of your application.*

Allocating Time:

Straight time – Shift time the DWI Officer spends working dedicated to DWI enforcement. This does not include time (beyond 15 minutes) to assist another officer.

15-Minute Rule - If an officer backs up a law enforcement partner during a call for service, which exceeds 15 minutes, the officer must close their ROAR log. A new log must be created when the officer returns to their DWI Officer shift. When the time exceeds fifteen successive minutes, it is an unallowable grant expense.

Overtime – will be included if it was required to complete a DWI Officer shift, (e.g., the officer is in the process of charging someone at 5:00 (shift end time) and needs to work until 5:30 to complete the procedure, including paperwork).

Court time – is an acceptable use of funds for the agency's acting DWI officer to attend court time outside of their normal work schedule, as long as it pertains to an arrest where they were the arresting officer and that took place during their tenure as DWI officer.

SFST, ARIDE & OPUE training – Time for the DWI Officer to take training required to maintain eligibility to work Enforcement activities. Also, any training time that is required of all sworn personnel of the agency will be reimbursed.

Leave Time –Sick leave, and vacation earned prior to the beginning of this project cannot be paid for with grant funds. Sick leave and vacation earned by the officer while paid for with grant funds are eligible for reimbursement.

Compensatory time (comp. time) will not be reimbursed with grant funds – The amount incurred at time earned, could potentially be expensed at a different rate. Also, there is no way of knowing when the assigned DWI Officer will use comp time earned. Because of these reasons, comp. time is a non-reimbursable expense.

Community Education Outreach – Up to three hours each month for community outreach and media opportunites, with written pre approval from the DPS-OTS Grant Manager. This opportunity must be used to decrease impaired driving, in part by educating the community about their DWI Officer.

OTS Required Meetings – Time for the DWI Officer to attend OTS required meetings requested by the State Authorized Representative.

TZD Statewide Conference –The DWI officer is required to attend the TZD Conference, either in person or virtually. The TZD Conference will be a hybrid event held Oct. 13-14, in Rochester, Minnesota. This means that the conference will be held in person at the Mayo Civic Center at limited capacity and adhere to all state health and safety guidelines. In addition, the conference general sessions and select concurrent sessions will be available for live virtual viewing. More information will be posted to the conference TZD Conference page Web site as it becomes available.

- Change in hotel reimbursement: Because federal funding continues to be limited, the Office of Traffic Safety will not reimburse grantees for the cost of hotel rooms at the conference. Several DPS-OTS grants include reimbursement of officer/employee wages, which continue to increase. When funding becomes limited, these programs along with hotel costs are not sustainable. To continue working toward the goal of zero deaths, the DPS-OTS will fund traffic safety activities instead of hotel costs.

- TZD Conference registration fee: The DPS-OTS will continue to pay the $125.00 in-person TZD Conference registration fee, or the $75.00 virtual conference fee. The DPS-OTS grant coordinators will provide further instructions on how to register after grants are awarded.

- Reimbursement of mileage and meals: The DPS-OTS will not reimburse mileage or meal expenses for the TZD Conference. Mileage should be tracked and included as agency match on the Time and Miles spreadsheet. DWI Officer time will be reimbursed as straight time, training.

The DPS-OTS expects the assigned DWI officer will not change more than once per year. The DWI officer rate includes salaries and fringe benefits, which must be in accordance with common practice for the classification level.

DWI OFFICER QUALIFICATIONS

The agency will provide a qualified officer who has a minimum of two years of experience as a licensed peace officer. The DWI officer will work on all aspects of this project. In addition, the following training must have been completed by the officer prior to the beginning of grant funded enforcement.

- IACP's 16-hour Standardized Field Sobriety Testing (SFST) course
- IACP's Advanced Roadside Impaired Driving Enforcement (ARIDE) or Drugs That Impair Driving (DTID)
- Minnesota's Occupant Protection Usage and Enforcement (OPUE) course

ARIDE Online – 6 POST credits
This course will instruct officers on the difference between alcohol and drug impaired drivers; how they are detected and what can be expected. Officers will learn the observable signs of seven major drug categories, medical conditions that mimic drug influence, and what they will see when they encounter drivers under the influence of specific drugs. This course may be used as ARIDE refresher.

OPUE Online
This online curriculum is only necessary for people who had the classroom training more than five years ago or have never taken OPUE at all.

Training information can be found on the Minnesota State Patrol's site:

https://dps.mn.gov/divisions/msp/about/Pages/law-enforcement-training.aspx

Quick Reference Guide:

Course	Length	Type
Standardized Field Sobriety Testing (SFST)	16 hours	classroom
Drugs That Impair Driving (DTID) - offered until Sept. 30, 2015 **OR** Advanced Roadside Impaired Driving Enforcement (ARIDE) replaced DTID on Oct. 1, 2015	6 or 8 hours 10 hours	classroom classroom
Occupant Protection Usage and Enforcement (OPUE)	3 hours	Classroom (until Oct. 1, 2015)

Effective Oct. 1, 2015, all training courses are required to be refreshed *within* five years of their previous training date.

Course	Length	Type
Standardized Field Sobriety Testing (SFST)	4 hours	classroom
Advanced Roadside Impaired Driving Enforcement (ARIDE)	5 hours	online
Occupant Protection Usage and Enforcement (OPUE)	3 hours	online

APPLICATION EVALUATION PROCESS

Each application will be reviewed by a coordination team at The DPS-OTS.
The criteria that will be used to evaluate applications may include, but are not limited to the following:

- Performance history for both the proposed DWI Officer and their agency (Required Statistics Tab in work plan)
- Budget completeness and reasonableness (Budget Tab in work plan)
- Performance Measures (Performance Tab in work plan)
- DPS-OTS past experience with applying agency
- If all essential information and attachments have been completed and uploaded as required. Incomplete applications will not be considered.
- Media plan (optional)

GENERAL FUNDING AND REIMBURSEMENT RULES

The grant will coincide with the federal fiscal year which begins October 1, 2021 and ends September 30, 2022 and will cover funding for the salary of one full time DWI Officer up to $125,125.00 (up to $125,000 in DWI Officer Salary plus up to $125 for TZD registration). NHTSA guidelines stipulate that general types of police services normally provided to the public, cannot be reimbursed through grant funds.

Agencies with a currently funded DWI Officer are eligible to apply for a continuation and will be evaluated using the stated application data and on past performance. In order to receive any funding for the Federal Fiscal Year 2022, the agencies must submit an application. Applicant agencies must have a complement of at least 20 sworn peace officers.

The grant funds are to be used for DWI enforcement and are available on a cost reimbursement basis. Costs are reimbursed after they are incurred and paid by the grantee agencies. As a result, applicant agencies must have "start-up" monies available. Recipients must submit invoices for reimbursement on a quarterly basis.

Officer time and fringe benefits that are reimbursed through this grant must be for actual hours spent on DWI enforcement and other eligible time as discussed on page 2. Only the employer's portion of fringe benefits is eligible for reimbursement. The State has an obligation to determine if costs to be reimbursed by this grant contract are reasonable. If requested, the grantee must furnish an explanation of the basis for such rates.

Administration of Grant
Administrator time will not be covered by the grant and should be calculated as agency matching funds.

Match - Matching funds are a requirement for the grant. Expenses related to the project that are paid for with state, county, municipal and/or private funding clearly demonstrate a vested interest and real commitment to the project. Appropriate matching funds must be reported on the invoice and documentation for them included with the invoice. Agencies can claim matching funds as any real costs that are not included in the grant-reimbursed budget such as:

- Squad car mileage costs (the number of miles driven are required to be reported) and operating expenses
- DWI Officer and supervisor/administrator time that is not covered by the grant including any DWI Officer leave time not covered by the grant.

REPORTING REQUIREMENTS:

Payment Requests (Financial Status Report/FSR) must include the approved spreadsheet (see example on page 12). Payment requests are required to be submitted via E-grants to the DPS-OTS on the following schedule:

- Monday, January 24, 2022: All project activity between Oct. 1 and Dec. 31, 2021
- Monday, April 18, 2022: All project activity between Jan. 1 and Mar. 31, 2022
- Monday, July 18, 2022: All project activity between Apr. 1 and Jun. 30, 2022 – ***Time sensitive***
- Monday, October 24, 2022: All project activity between Jul. 1 and Sep. 30, 2022 – ***Time sensitive***

Progress Reports shall Officer Activity Summary Reports from ROAR, and a narrative report on agency letterhead consisting of review of performance measures and successes and challenges. Progress Reports are required to be submitted via E-grants to the DPS-OTS on the following schedule:

- Monday, January 24, 2022: All project activity between Oct. 1 and Dec. 31, 2021
- Monday, April 18, 2022: All project activity between Jan. 1 and March 31, 2022
- Monday, July 18, 2022: All project activity between April 1 and June 30, 2022
- Monday, Oct. 24, 2022: All project activity between July 1 and Sept. 30, 2022

NOTE: Report any activity paid for by the agency as match (e.g., time assisting on other calls). It is crucial to provide number of hours, explanation of non-DWI- related hours and what funding was used to pay for non-DWI time.

Final Report Requirement

A final Report is due Oct. 24, 2022, and should include the following:

- Review of the DWI Officer activity
- Review of the budget
- Review of the performance measures
- Media recap, if applicable
- Describe successes and challenges

Real-Time Officer Activity Reporting (ROAR)

A requirement of the grant is that DWI Enforcement hours be entered into ROAR. The Officer Activity Summary Report generated from this input will be submitted into E-grants as the quarterly progress report, along with a word document describing the DWI Officer's performance in obtaining the agency's targets.

DWI eCharging

The DPS-OTS requires that DWIs written by an agency in a DWI Officer Grant be processed using the DWI eCharging system. If you have questions regarding the system or would like to schedule training, contact Mike Asleson, DWI eCharging Deployment Manager at the Bureau of Criminal Apprehension at, (651) 793-2448; or mike.asleson@state.mn.us.

DWI Dashboard

Maps DWI's, severe and fatal crashes throughout Minnesota which helps law enforcement agencies coordinate and plan enforcement efforts. DWI Dashboard can be found on MyBCA.

2022 Enforcement Calendar

The DWI Officer is encouraged to work with partner agencies during impaired driving saturation patrols in or near the agency's jurisdiction. While the main focus of this project should be detecting and intervening impaired driving, the DWI Officer is encouraged to provide enforcement of targeted behaviors during DPS-OTS sanctioned enforcement activities (i.e., seatbelt campaign, speed campaign, distracted campaign, etc.). The 2022 Enforcement Calendar can be found on page 13.

Resolution Process

Before a grant may be executed, the agency listed in the application must provide the DPS-OTS with a resolution from the appropriate city council or county board authorizing its participation in the program. Legal signatures for a city are the Mayor and City Clerk (M.S. 412.201): for a county are the Board Chair and Clerk of County Board (M.S. 375.13); or individual(s) named in resolution approved by appropriate City Council or County Board.

The sample resolution will ensure acceptability by DPS-OTS and quicker processing of awarded grants. Including a grant dollar amount in the resolution will cause problems if the amount awarded is different than the amount requested. If your council or board requires a specific amount, have the words "or a lesser amount as awarded by the Department of Public Safety" added after the amount is specified. Including the proper name of an authorized official, rather than just a title, will cause problems if the person in that position or office changes. If your council or board requires a specific name as well as title, have the words "and (his or her) successor (on staff or in office)" added after the name is specified.

Example

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT

Be it resolved that (Name of Your Agency) enter into a grant agreement with the Minnesota Department of Public Safety, for the DWI Officer grant during the period from October 1, 2021 through September 30, 2022.

(Title of Agency Authorized Official) is hereby authorized to execute such agreements and amendments as are necessary to implement the project on behalf of (Name of Agency) and to be the fiscal agent and administer the grant.

(Signature block example – other formats for certifying a resolution has been adopted are permitted. In addition, you could instead provide a copy of official minutes of council meeting at which the resolution was approved.)

I certify that the above resolution was adopted by the (City Council or County Board) of City/County on (Date).

SIGNED:	WITNESSETH:
_____	_____
(Signature)	*(Signature)*
City Mayor*	City Clerk*
_____	_____
(Title)	*(Title)*
_____	_____
(Date)	*(Date)*

*or individual(s) named in approved resolution.

Termination of a Grant

A grant may be cancelled by the DPS-OTS if any of the following occur:

- Breaches of laws, requirements, rules or procedures by the grantee.
- Failure to have reportable activity in one quarter, unless approved in advance by the OTS grant coordinator
- Ineligible costs submitted on two Financial Status Reports
- Late Financial Status Reports /invoices one month late twice during the grant year, unless the grantee was given prior approval from the DPS-OTS coordinator
- Failure to respond to communications from DPS-OTS

Proposal Package Checklist
The application is completed in the DPS-OTS Web-based E-Grants system and includes:

- Agency Information
- Grant Information and Work Plan (attach work plan)
  Note: This includes statistics for both the proposed DWI Officer and their agency.
- Certification that the applicant agrees to the 2022 DWI Officer RFP, Program Guidelines, Terms and Conditions, and Federal Audit Requirements
- Pre Award Risk Assessment (Grantee)
- Budget
- Signature Option

Negotiations on applications may occur; clarification may be needed, hours, plans, or budgets may be modified. Applications must be submitted to the DPS-OTS via E-Grants by 4:00 p.m. on Friday, July 2, 2021.

QUESTIONS regarding the application and evaluation process must be directed to Duane Siedschlag at duane.siedschlag@state.mn.us by 4 p.m., Wednesday, June 25, 2021. Answers to questions that are not specific to a proposal will be posted to the OTS Website within approximately three business days.

Grant Application Instructions

Grant applications are due to the DPS-OTS via E-Grants by 4:00 p.m. Friday, July 2, 2021. All sections of the application MUST be completed. ***Incomplete applications will not be evaluated***.

Responses to the RFP will be submitted as an application through E-Grants. If you are new to the system click on the New User link, on the E-Grants log in page, fill out the form and save. Your request will be reviewed by the DPS-OTS within two business days. Instructions on how to use E-Grants are located on the E-Grants home page under Training Materials.

Complete the following sections in the application:

Agency Information - Complete the section in E-Grants
Complete the information about the agency, including complete contact information for agency, Chief Law Enforcement Officer and the Agency Contact. The applying agency is responsible for fiscal oversight of the project.

Applicant Specified Information- Complete the section and upload work plan in E-Grants
Complete the grant information such as the population of and number of liquor licenses held within the jurisdictions served, DWI incidences and Drunk Driving related deaths within agency's county. To complete the work Plan, use data provided by OTS in the crash data grid located on pages 1 16. Complete the Agency History/Work Plan. This will include if applicant currently has a Enforcement grant, the name of the designated DWI Officer, if the applying agency uses e-Charging. A link to the 2022 DWI Officer Work Plan can be found in the work plan area. This will include the agencies and their designated DWI Officer's past results. The work plan will need to be filled out and uploaded into E-grants. Select the work plan (described in detail below); once completed, upload it to E-Grants. Please view the instructions to accomplish this. The total sworn complement of officers will need to be completed. An area is also provided for applicant to enter an optional earned media plan.

Work Plan
DWI Officer Use the following instructions to complete the work plan:

Performance Measures Tab
Complete all tan cells as indicated in the worksheet. *Example page 13*

Required Statistics Tab
Complete all blue cells as indicated in the worksheet. *Example page 14*

Budget Tab
The DWI Officer funding amount will automatically calculate based on the information entered. To create the final totals. Fill in the green cells. *Example page 15*

- Step 1 – Enter the estimated number of straight and overtime hours the DWI Officer will work during the Federal Fiscal year.
- Step 2 – Enter the DWI Officer's straight and overtime hourly rates
- Step 3 – Enter the straight time and overtime fringe percentage rates for the DWI Officer.
- Stop 4 – The registration fee option for the TZD Conference.

Certifications
The legal applicant must acknowledge that the following documents that are attached to this Request for Proposal have been read in their entirety. E-Grants does not require a signature, but by checking the box in front of each document listed, the applicant indicates they have read them and agree with the information, terms, and conditions in the documents.

These documents will be incorporated into the grant agreement if funds are awarded to the fiscal agency. The documents include:

- 2022 DWI Officers Request for Proposal (this document)
- Grant Program Guidelines (Attachment A)
- Terms and Conditions (Attachment B)
- Federal Audit Requirements (Attachment C)
- Approved Work Plan and Budget

Risk Assessment - Complete the form in E-Grants
The federal government requires a pre-award risk assessment for all grant applications.

Budget Summary
This page is populated from the information entered into the budget in E-Grants

Budget
The budget amounts from the work plan must be entered into the budget page within E-Grants. In E-Grants, there are two amounts to enter for each budget item. One is the budgeted amount and the other is the amount for your agency's match.

Fill in a $0.00 in the match line, even though you will report match on quarterly invoices. There is an additional *(match only)* budget item of Operating Expenses.

When filling out this budget page, enter in your requested amount for State Reimbursement and $0.00 for Local Match.

Signature Option
The DPS-OTS allows acceptance of grant agreements and amendments using several signature options. Indicate the type of signature you will use to sign the grant agreement if funds are awarded.

Sample of Approved Invoice Spreadsheet:

DWI Officer Agency: Enter Agency Name

DWI Officer Time Entry For the Month(s) of: Federal Year: 2019

Cost Computation for Strt Time =((Hours*Rate per Hour) + (Hours*Rate per Hour*Fringe Rate)

Cost Computation for Overtime =((Hours*Rate per Hour*1.5) + (Hours*Rate per Hour*1.5*Fringe Rate)

DWI Officer Name	Date (m-dd)	Miles Driven	Type of Duty	OTS Reimb Strt Hours	OTS Reimb OT Hours	Agency Match Strt Hours	Agency Match OT Hours	OTS Reimb Straight Time	OTS Reimb Overtime	Agency Match Straight Time	Agency Match Overtime	Agency Match Mileage
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
DWI Officer Name								$ -	$ -	$ -	$ -	$ -
19	*Subtotal DWI Officer*			*0*	*0*	*0*	*0*	$ -	$ -	$ -	$ -	$ -
Administrator Name			Admin					$ -	$ -	$ -	$ -	$ -
Administrator Name			Admin					$ -	$ -	$ -	$ -	$ -
Administrator Name			Admin					$ -	$ -	$ -	$ -	$ -
		Sub-Total Admin		*0*	*0*	*0*	*0*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Totals		0		0	0	0	0	$ -	$ -	$ -	$ -	$ -

Type of Duty: *Patrol, Assist, Court, Supervision/Admin., Training, Mtg., Holiday, Leave (includes vacation and sick)*

DWI Officer Straight Rate/Hr =	$ 35.18	Admin Rate/Hour =	$ 57.12		
Off. Fringe Rate Straight Time:	21.19%	Supervisor Fringe Rate Strt. Time:	21.19%		
Off. Fringe Rate Over time	17.65%	Supervisor Fringe Rate Overtime:	17.65%		

Total Time	$ -
Total Non-Rad/Lid Equip	$ -

Comment Box (Explain unusual or Other):

Example of Work Plan
Performance Tab

Performance Measures

COMPLETE ALL TAN CELLS

Grant Performance Measures

OTS is requesting law enforcement grantees create local performance standards that support our state's traffic safety targets. Evaluation with quantifiable objectives is needed to gage success of enforcement activities. Each applicant must provide targets for each measurement provided below. The numbers entered should be attainable, yet challenging. These performance measures help evaluate the success of DWI Officer program.

Measurement		2022 DWI Officer Targets
Impaired Driving Arrests During the 2021 Federal Fiscal Year		
DWI's Issued		
Impaired Driving Arrest During the 2021 Federal Fiscal Year		
Average Stops Per Hour		
Number of Vehicles Towed		
Number of People Taken into Custody (from a traffic stop) *NOTE: The number in the 2nd box will automatically calculate. The calculation will subtract the number of DWI's issued from the number entered into the first (tan) box on this line.*		0
Number of DAR/DAS/DAC		
Measurement		**2022 Agency Targets**
Alcohol Related Fatalities and Severe Injuries 5 year average 2015-2019		
Average of All Drunk Driving-Related Deaths & Alcohol-Related Suspected Serious Injuries (use link found on page 10 of RFP)		
2022 Target for Alcohol Related Fatalities and Severe Injuries		
2022 Goal for Average of All Drunk Driving-Related Deaths & Alcohol-Related Suspected Serious Injuries		

Example of Work Plan
Required Statistics Tab

Agency/2022 DWI Officer Statistics

COMPLETE ALL BLUE CELLS

Six Quarters of Data

Enter the information below (in blue boxes). There is one column for the applying agency's statistics and another for the statistics generated by the potential 2022 DWI Officer. The data required should be pulled from October 2020 through March 2021 and does not need to be grant funded. The agency will need to utilize their records management system and/or ROAR to obtain statistics. There is a box at bottom of chart for additional notes.

Measurement	Agency Statistics from 10/1/2020-3/31/21		Potential 2022 DWI Officer Statistics from 10/1/2020-3/31/21
Average Stops Per Hour			
DWI's Issued (The OTS will verify through eCharging)			
Number of Vehicles Towed			
Number of People Taken into Custody (resulting from a traffic stop)			
Number of DAR/DAS/DAC			

*Provide all available data from agency's records management system and/or ROAR. Enter any additional notes in box below.

Example of Work Plan Budget Tab

2022 DWI Officer Budget

COMPLETE ALL GREEN CELLS

Agency Name	

DWI Enforcement - Estimation of hours

DWI Enforcement enter estimate of hours to be worked		
Enter the number of anticipated Overtime hours		
Subtotal Straight Time DWI Officer		$ -
Subtotal Overtime DWI Officer		$ -

DWI Officer Grant- Rates of Pay (including Fringe Benefits)

DWI Officer Straight Rate/Hour =		Admin Rate/Hour =	
DWI Off. Fringe Rate Straight Time:		Supervisor Fringe Rate Strt. Time:	
DWI Off. Fringe Rate Over time		Supervisor Fringe Rate Overtime:	
Total DWI Officer Funding			$ -

TZD Conference

In Person Registration ($125.00) *enter 1 in box if attending in person		$0.00
Virtual Registration ($75.00) *enter 1 in box if attending virtually		$0.00
Total Funding Requested for Grant		**$ -**

Enforcement Calendar - FFY22

Enforcement Dates

- DWI (optional): Oct. 30-31; 2021 - Halloween
- DWI (optional): Nov. 4-6; 2021 - Deer hunting opener
- DWI: Nov. 24-27; Dec. 2-4; 9-11; 16-18; 23-25; 30-31, 2021
- DWI (optional): Feb. 13, 2022 - Super Bowl
- DWI (optional): March 12 and/or 17, 2022 - St. Patrick's Day celebrations
- Distracted: April 1-30, 2022
- DWI (optional): Every Thursday-Sunday, May 12- Sept. 5, 2022
- Seat belts and child restraints: May 23 - June 5, 2022
- Speed: July 1 - 31, 2022
- DWI: Aug. 19 - Sept. 5, 2022
- Move Over (optional): Aug. 31, 2022
- Seat belts and child restraints: Sept. 18-24, 2022

Short Report Due Dates (Each agency required to submit)

- Jan. 7: DWI arrests, highest B.A.C., from Nov. 24 - Dec. 31, 2021
- May 6: Use of wireless device citations, from April 1-30, 2022
- June 10: Seat belt/child restraint citations from May 23– June 5, 2022
- Aug. 5: Speed citations from July 1-31, 2022
- Sept. 9: DWI arrests, highest B.A.C., from Aug. 19 - Sept. 5, 2022
- Sept. 30: Seat belt/child restraint citations from Sept. 18-24, 2022

○ Short Report Due Dates

DRIVE SMART! DriveSmartMN.org

- Announcement to Media
- Enhanced Enforcement
- Statewide Results to Media
- Optional DWI Enforcement
- Statewide Enforcement

Enforcement Grant recipients should collaborate with Toward Zero Deaths education and outreach programs to support enforcement campaigns.

Quarter 1

October 2021

S	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30 31

November 2021

S	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December 2021

S	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Quarter 2

January 2022

S	M	T	W	Th	F	Sa
						1
2	3	4	5	6	○7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29 30

February 2022

S	M	T	W	Th	F	Sa
	Jan 31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March 2022

S	M	T	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Quarter 3

April 2022

S	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2022

S	M	T	W	Th	F	Sa
1	2	3	4	5	○6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022

S	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	○10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Quarter 4

July 2022

S	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30 31

August 2022

S	M	T	W	Th	F	Sa
	1	2	3	4	○5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 2022

S	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	○9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	○30	

County Population, VMT, and Behavioral Measures (2015-2019)

County Details		All Fatalities and Serious Injuries				Speed Related Fatalities and Serious Injuries				Distraction Related Fatalities and Serious Injuries				Alcohol Related Fatalities and Serious Injuries				Unbelted Fatalities and Serious Injuries			
County	Population	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT
Aitkin	15,782	59	12	40	4.48	22	4	24	1.67	11	2	30	0.84	37	7	46	2.81	14	3	38	1.06
Anoka	353,333	609	122	3	3.8	88	18	5	0.55	69	14	2	0.43	511	102	3	3.19	48	10	5	0.3
Becker	34,080	113	23	22	5.25	31	6	17	1.44	25	5	11	1.16	87	17	20	4.04	30	6	9	1.39
Beltrami	46,509	98	20	26	4.68	15	3	33	0.72	14	3	24	0.67	78	16	24	3.72	19	4	25	0.91
Benton	40,243	92	18	28	3.68	11	2	47	0.44	10	2	33	0.4	65	13	32	2.6	16	3	35	0.64
Big Stone	5,026	16	3	80	4.53	4	1	75	1.13	1	0	81	0.28	11	2	80	3.11	8	2	52	2.26
Blue Earth	67,371	140	28	16	4.33	18	4	30	0.56	24	5	12	0.74	106	21	15	3.28	22	4	18	0.68
Brown	25,291	42	8	52	3.5	8	2	56	0.67	7	1	44	0.58	31	6	51	2.58	7	1	59	0.58
Carlton	35,778	90	18	29	3.54	20	4	26	0.79	6	1	49	0.24	67	13	30	2.63	15	3	36	0.59
Carver	103,085	142	28	15	3.12	28	6	22	0.62	20	4	16	0.44	119	24	13	2.61	19	4	25	0.42
Cass	29,233	114	23	21	5.25	38	8	11	1.75	16	3	22	0.74	87	17	20	4.01	24	5	12	1.11
Chippewa	12,021	31	6	62	3.79	8	2	56	0.98	4	1	56	0.49	17	3	71	2.08	8	2	52	0.98
Chisago	55,397	117	23	20	2.82	37	7	12	0.89	17	3	21	0.41	80	16	23	1.93	20	4	21	0.48
Clay	63,482	69	14	38	1.76	20	4	26	0.51	3	1	63	0.08	52	10	39	1.32	14	3	38	0.36
Clearwater	8,825	27	5	67	4.59	8	2	56	1.36	8	2	41	1.36	22	4	63	3.74	7	1	59	1.19
Cook	5,345	20	4	76	3.31	8	2	56	1.32	3	1	63	0.5	20	4	65	3.31	4	1	77	0.66
Cottonwood	11,374	31	6	62	4.12	2	0	84	0.27	4	1	56	0.53	22	4	63	2.92	9	2	50	1.2
Crow Wing	64,449	158	32	12	3.71	31	6	17	0.73	18	4	19	0.42	114	23	14	2.68	20	4	21	0.47
Dakota	423,472	558	112	4	2.67	103	21	3	0.49	64	13	3	0.31	463	93	4	2.22	54	11	4	0.26
Dodge	20,686	40	8	56	3.48	11	2	47	0.96	5	1	53	0.43	30	6	53	2.61	6	1	65	0.52
Douglas	37,697	90	18	29	2.95	20	4	26	0.66	10	2	33	0.33	70	14	28	2.29	23	5	16	0.75
Faribault	13,725	41	8	55	3.38	16	3	31	1.32	8	2	41	0.66	26	5	59	2.14	18	4	31	1.48
Fillmore	20,963	46	9	50	3.87	6	1	68	0.5	7	1	44	0.59	29	6	54	2.44	8	2	52	0.67
Freeborn	30,525	83	17	31	2.98	29	6	21	1.04	4	1	56	0.14	68	14	29	2.44	18	4	31	0.65
Goodhue	46,576	146	29	14	4.13	27	5	23	0.76	14	3	24	0.4	105	21	16	2.97	27	5	11	0.76
Grant	5,921	14	3	81	2.09	3	1	79	0.45	0	0	84	0	11	2	80	1.64	8	2	52	1.19
Hennepin	1,249,981	1,895	379	1	3.99	409	82	1	0.86	173	35	1	0.36	1,647	329	1	3.47	164	33	1	0.35
Houston	18,734	35	7	60	3.57	4	1	75	0.41	4	1	56	0.41	19	4	68	1.94	5	1	75	0.51
Hubbard	21,057	74	15	35	5.35	31	6	17	2.24	11	2	30	0.8	55	11	38	3.98	17	3	33	1.23
Isanti	39,516	109	22	24	5.42	21	4	25	1.04	12	2	28	0.6	73	15	26	3.63	20	4	21	1
Itasca	45,414	121	24	19	4.77	34	7	15	1.34	22	4	13	0.87	103	21	17	4.06	24	5	12	0.95
Jackson	9,967	35	7	60	2.59	6	1	68	0.44	2	0	73	0.15	28	6	56	2.07	6	1	65	0.44
Kanabec	16,056	57	11	43	6.46	10	2	50	1.13	18	4	19	2.04	40	8	44	4.53	14	3	38	1.59
Kandiyohi	42,775	93	19	27	3.74	15	3	33	0.6	22	4	13	0.88	74	15	25	2.97	15	3	36	0.6
Kittson	4,316	9	2	84	2.19	2	0	84	0.49	3	1	63	0.73	9	2	84	2.19	3	1	81	0.73
Koochiching	12,668	20	4	76	3.01	8	2	56	1.2	3	1	63	0.45	12	2	78	1.81	4	1	77	0.6
Lac Qui Parle	6,717	14	3	81	2.51	4	1	75	0.72	2	0	73	0.36	10	2	82	1.79	1	0	82	0.18
Lake	10,603	46	9	50	5.12	14	3	39	1.56	7	1	44	0.78	40	8	44	4.45	6	1	65	0.67
Lake of Woods	3,842	8	2	85	3.14	1	0	87	0.39	2	0	73	0.78	5	1	87	1.96	1	0	82	0.39
Le Sueur	28,110	57	11	43	4.02	13	3	43	0.92	10	2	33	0.71	42	8	42	2.96	7	1	59	0.49
Lincoln	5,714	13	3	83	3.29	3	1	79	0.76	2	0	73	0.51	12	2	78	3.03	0	0	86	0
Lyon	25,724	59	12	40	4.17	14	3	39	0.99	4	1	56	0.28	43	9	41	3.04	13	3	42	0.92
McLeod	35,918	83	17	31	4.55	9	2	54	0.49	19	4	17	1.04	67	13	30	3.67	19	4	25	1.04
Mahnomen	5,505	25	5	69	6.26	3	1	79	0.75	3	1	63	0.75	15	3	73	3.76	7	1	59	1.75

County Population, VMT, and Behavioral Measures (2015-2019)

County Details		All Fatalities and Serious Injuries				Speed Related Fatalities and Serious Injuries				Distraction Related Fatalities and Serious Injuries				Alcohol Related Fatalities and Serious Injuries				Unbelted Fatalities and Serious Injuries			
County	Population	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT	Total	Avg Per Year	Rank	Rate Per VMT
Marshall	9,362	21	4	75	2.49	4	1	75	0.47	4	1	56	0.47	10	2	82	1.19	1	0	82	0.12
Martin	19,888	64	13	39	4.08	15	3	33	0.96	9	2	37	0.57	57	11	34	3.63	13	3	42	0.83
Meeker	23,160	56	11	45	4.36	10	2	50	0.78	3	1	63	0.23	37	7	46	2.88	8	2	52	0.62
Mille Lacs	25,967	75	15	34	3.47	16	3	31	0.74	9	2	37	0.42	57	11	34	2.64	19	4	25	0.88
Morrison	33,049	101	20	25	3.98	15	3	33	0.59	6	1	49	0.24	71	14	27	2.8	23	5	16	0.91
Mower	39,623	51	10	47	2.43	12	2	45	0.57	10	2	33	0.48	41	8	43	1.96	7	1	59	0.33
Murray	8,322	18	4	79	3.21	2	0	84	0.36	0	0	84	0	15	3	73	2.67	6	1	65	1.07
Nicollet	33,888	58	12	42	2.86	14	3	39	0.69	7	1	44	0.35	51	10	40	2.52	6	1	65	0.3
Nobles	21,906	36	7	59	2.23	7	1	62	0.43	1	0	81	0.06	27	5	58	1.67	10	2	49	0.62
Norman	6,549	29	6	66	5.7	11	2	47	2.16	3	1	63	0.59	25	5	61	4.91	6	1	65	1.18
Olmsted	155,631	280	56	6	3.67	48	10	9	0.63	32	6	8	0.42	212	42	6	2.78	34	7	6	0.45
Otter Tail	58,296	151	30	13	3.58	33	7	16	0.78	19	4	17	0.45	123	25	12	2.91	34	7	6	0.8
Pennington	14,276	31	6	62	4.31	7	1	62	0.97	3	1	63	0.42	18	4	69	2.5	8	2	52	1.11
Pine	29,239	128	26	17	4.5	37	7	12	1.3	8	2	41	0.28	95	19	19	3.34	20	4	21	0.7
Pipestone	9,170	24	5	70	3.87	7	1	62	1.13	2	0	73	0.32	15	3	73	2.42	4	1	77	0.65
Polk	31,609	76	15	33	3.69	13	3	43	0.63	15	3	23	0.73	59	12	33	2.86	21	4	20	1.02
Pope	11,035	23	5	73	2.95	6	1	68	0.77	3	1	63	0.38	20	4	65	2.56	7	1	59	0.9
Ramsey	546,225	686	137	2	2.93	173	35	2	0.74	59	12	4	0.25	590	118	2	2.52	67	13	2	0.29
Red Lake	4,011	6	1	87	2.04	3	1	79	1.02	0	0	84	0	6	1	85	2.04	0	0	86	0
Redwood	15,299	42	8	52	3.83	10	2	50	0.91	7	1	44	0.64	25	5	61	2.28	11	2	46	1
Renville	14,727	47	9	49	3.68	15	3	33	1.17	9	2	37	0.7	31	6	51	2.43	17	3	33	1.33
Rice	66,041	128	26	17	3.42	19	4	29	0.51	11	2	30	0.29	102	20	18	2.72	19	4	25	0.51
Rock	9,474	24	5	70	2.57	7	1	62	0.75	2	0	73	0.21	17	3	71	1.82	5	1	75	0.54
Roseau	15,494	24	5	70	2.75	8	2	56	0.92	6	1	49	0.69	18	4	69	2.07	6	1	65	0.69
St. Louis	199,994	378	76	5	3.5	98	20	4	0.91	52	10	5	0.48	301	60	5	2.79	66	13	3	0.61
Scott	144,524	244	49	9	3.52	60	12	7	0.87	29	6	10	0.42	190	38	8	2.74	31	6	8	0.45
Sherburne	94,766	220	44	10	4.68	44	9	10	0.94	31	6	9	0.66	149	30	11	3.17	22	4	18	0.47
Sibley	14,900	52	10	46	5.25	7	1	62	0.71	13	3	27	1.31	34	7	48	3.44	6	1	65	0.61
Stearns	157,461	252	50	8	2.6	60	12	7	0.62	35	7	7	0.36	183	37	9	1.89	30	6	9	0.31
Steele	36,869	72	14	36	2.63	14	3	39	0.51	9	2	37	0.33	56	11	37	2.04	11	2	46	0.4
Stevens	9,748	22	4	74	4.17	5	1	71	0.95	2	0	73	0.38	15	3	73	2.84	6	1	65	1.14
Swift	9,382	38	8	58	5.44	9	2	54	1.29	2	0	73	0.29	28	6	56	4.01	12	2	44	1.72
Todd	24,454	70	14	37	4.4	15	3	33	0.94	14	3	24	0.88	57	11	34	3.58	14	3	38	0.88
Traverse	3,334	7	1	86	2.89	3	1	79	1.24	1	0	81	0.41	6	1	85	2.48	1	0	82	0.41
Wabasha	21,422	49	10	48	4.42	5	1	71	0.45	5	1	53	0.45	34	7	48	3.07	4	1	77	0.36
Wadena	13,785	39	8	57	4.73	7	1	62	0.85	5	1	53	0.61	26	5	59	3.16	9	2	50	1.09
Waseca	18,790	42	8	52	4.15	12	2	45	1.19	6	1	49	0.59	32	6	50	3.16	12	2	44	1.19
Washington	257,062	257	51	7	2.1	62	12	6	0.51	39	8	6	0.32	209	42	7	1.7	24	5	12	0.2
Watonwan	10,928	31	6	62	3.53	5	1	71	0.57	3	1	63	0.34	29	6	54	3.31	6	1	65	0.68
Wilkin	6,331	19	4	78	2.24	10	2	50	1.18	0	0	84	0	14	3	77	1.65	8	2	52	0.94
Winona	50,894	112	22	23	3.52	36	7	14	1.13	12	2	28	0.38	82	16	22	2.58	19	4	25	0.6
Wright	134,673	205	41	11	2.57	30	6	20	0.38	21	4	15	0.26	170	34	10	2.13	24	5	12	0.3
Yellow Medicine	9,856	27	5	67	3.8	5	1	71	0.7	4	1	56	0.56	20	4	65	2.81	11	2	46	1.55
Statewide	**5,590,406**	**10,054**	**23**		**3.48**	**2,192**	**5**		**0.76**	**1,202**	**3**		**0.42**	**2,391**	**5**		**0.83**	**1,460**	**3**		**0.51**

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-262

RESOLUTION TO APPROVE ACCEPTANCE OF A GRANT FOR DEDICATED DWI ENFORCEMENT

WHEREAS, the city of Ramsey is within Anoka County, which has been identified as one of the top fifteen Minnesota counties for impaired driving fatalities; and

WHEREAS, the city of Ramsey Police Department applied for, and has been awarded, a grant from the Minnesota Department of Public Safety - Office of Traffic Safety for additional funding for impaired driving enforcement; and

WHEREAS, the safety of Ramsey residents and the motoring public is improved by additional enforcement and education of impaired driving.

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

1. The city council adopt resolution #21-262, authorizing The Ramsey Police Department to enter into a grant agreement with the Minnesota Department of Public Safety, for the DWI Officer grant during the period from October 1, 2021, through September 30, 2022.

2. The Chief of Police is hereby authorized to execute such agreements and amendments as are necessary to implement the project on behalf of the City of Ramsey and its Police Department and to be the fiscal agent and administer the grant.

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 14th day of September, 2021.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 15.**

Meeting Date: 09/14/2021

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #21-264 Approving Distribution of Environmental Assessment Worksheet (EAW) for Trott Brook North; Case of Sotarra

Purpose/Background:

The City Council has previously seen a Sketch Plan for a residential development on the Makowksy Property, most recently on March 23, 2021 (case here: Agenda - View Meetings (cityoframsey.com). The project is being proposed by Sotarra, previously the Excelsior Group (the "Applicant"). The site is generally known as "Trott Brook North" which is the area between Variolite St and Nowthen Blvd NW, north of Trott Brook. The site has approximately 124 acres of buildable (e.g. non-wetland, non-road) property. Based on the size of the property, and current zoning for 80 foot wide, quarter acre lots, the proposed project requires an Environmental Assessment Worksheet (EAW) under State Statute.

Please note that this does not give approval to the plat/project itself, but is a step required by Minnesota Rules prior to approval of a Preliminary Plat due to the size of the project. The Preliminary Plat (entitlement) will be in front of the City Council at future meetings to discuss. Additional note: this action does not give final approval of the EAW; it simply authorizes for distribution for applicable agencies and general public.

The City Council authorized the development (at cost of the Applicant) via Resolution #21-173 in June 2021. That case can be found here: Agenda - View Meetings (cityoframsey.com)

Notification:

Notification of the Public Comment Period will be made consistent with Minnesota Rules.

Staff has attempted to notify all Property Owners within 700 feet of the Subject Property as part of the previous zoning amendment request (denied) and subsequent revised Sketch Plan Review. The same notification will be provided for any future public hearing related to the project. Additionally, there is a webpage dedicated to the project.

Observations/Alternatives:

The draft Sketch Plan, developed with no deviations to City Code standards per City Council and Staff direction, is included as reference - this is not an approval of said sketch plan, but is incorporated for reference of context and number of lots, which requires an EAW based on the significant acreage of the Subject Property.

Areas of interest for residents and the Council, included in the EAW are:

1. Traffic Study/Intersection Specific Research: The Project's traffic analysis only analyzes those intersections directly associated with the Project. It is standard to also model key nodes surrounding the area. These intersections are noted in the attached traffic study. Staff has directed the Applicant to move forward with the assumption that improvements will be required to Nowthen Blvd, as well as upgrades to 173rd Ave NW, consistent with previous Council direction.
2. Park Area: The land includes historical barns and homestead that the City's Park Department will be requesting be donated to the City as part of this project. This park area is large enough to be one of the City's larger, more regional, parks. This is not a standard part of an EAW, but has been incorporated into the EAW

to ensure that the project meets environmental requirements.

3. Infrastructure: Another non-typical item included in this EAW is the proposed infrastructure for the area, which is also being studied via an Infrastructure Study, authorized by the City Council, and jointly paid for by the City Council and both adjacent project developers. The EAW takes into account the extension of City utilities onto the Subject Property.

Amendments requested by the City must be incorporated within the final document to be submitted after the Public Comment Period.

Funding Source:

The Applicant is responsible for all costs associated with review and distribution.

Recommendation:

Staff recommends adoption of Resolution #21-264 which is allowing distribution of the EAW only. This does not approve the EAW, or grant any approvals for the project or site design. This approval is a required step to ensure adequate environmental protections.

Action:

Motion to adopt Resolution #21-264.

Attachments

Site Location Map

Approved #21-173 (Background Information)

DRAFT Sketch Plan (Background Information)

ACTION Resolution #21-264

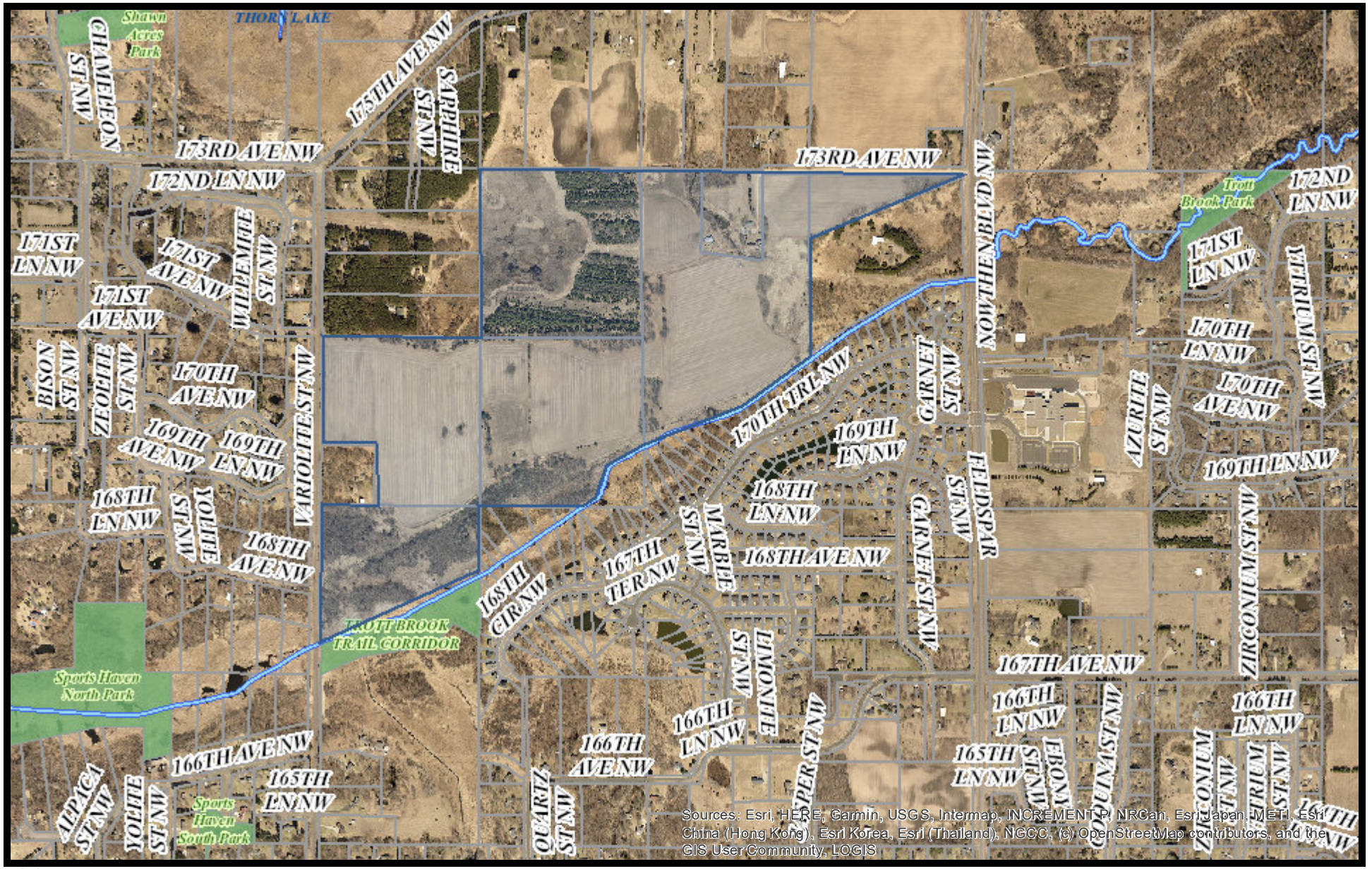
Trott Brook EAW

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 01:58 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 02:32 PM
Form Started By: Chloe McGuire Brigl		Started On: 09/08/2021 10:14 AM
Final Approval Date: 09/09/2021		

Site Location Map

Trott Brook North



8/9/2021, 11:08:27 AM

0 0.075 0.15 0.3 0.45 0.6 mi

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

RESOLUTION #21-173

RESOLUTION AUTHORIZING AN ENVIRONMENTAL ASSESSMENT WORKSHEET OF THE TROTT BROOK NORTH DEVELOPMENT

WHEREAS, on February 4, 2021, The Excelsior Group submitted an Application for Sketch Plan Review for a 270 lot residential subdivision; and

WHEREAS, Minnesota Rules Chapter 4410 requires projects of this size to complete a Mandatory Environmental Assessment Worksheet (EAW); and

WHEREAS, the City Council of the City of Ramsey has considered and directed the Applicant to prepare an EAW at their regular meeting on June 22, 2021.

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

1. That the Ramsey City Council hereby authorizes an EAW for the Trott Brook North Development EAW.

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

and the following voted against the same:

and the following abstained:

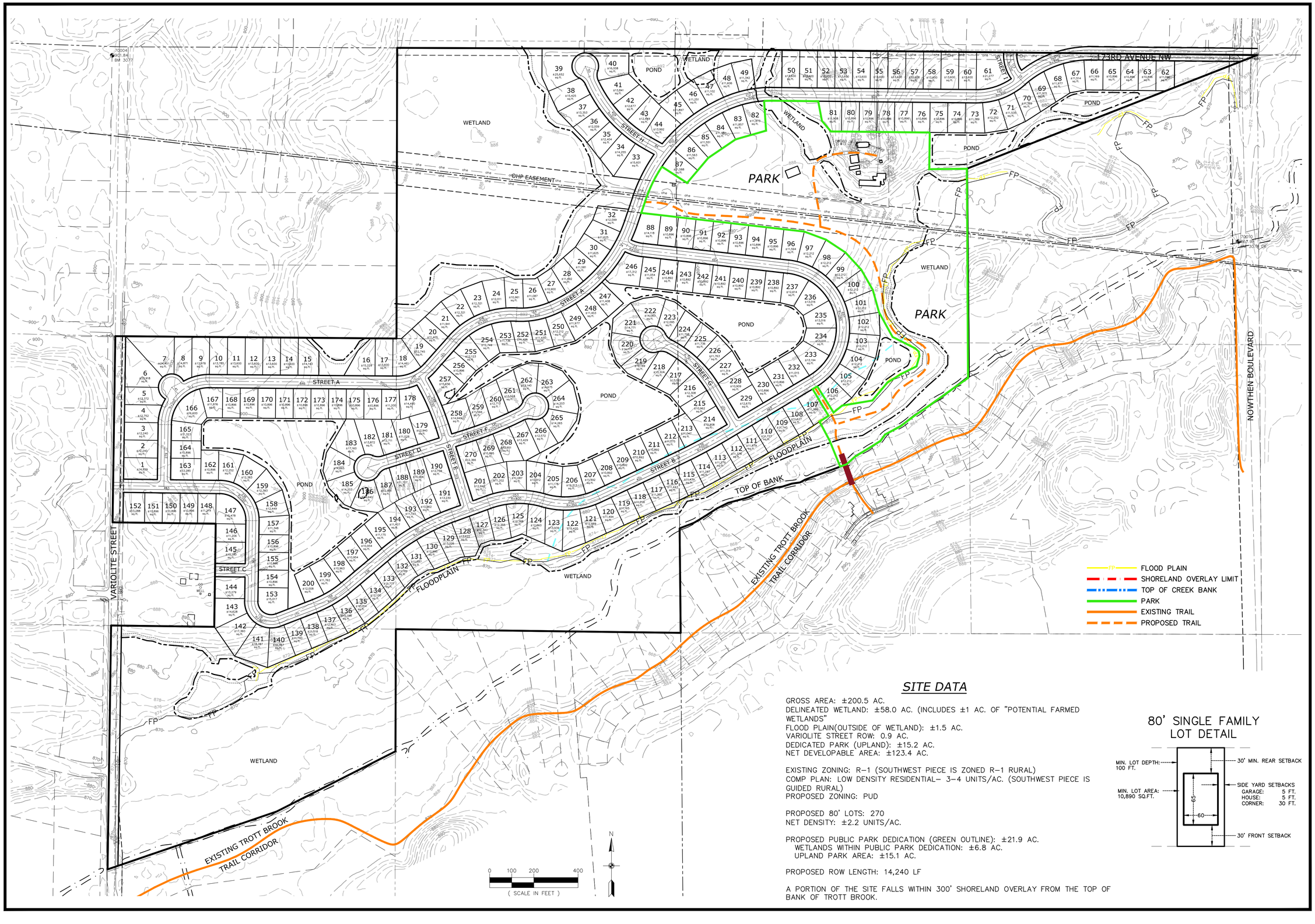
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of June, 2021.

_____
Mayor

ATTEST:

_____
City Clerk



SITE DATA

GROSS AREA: ±200.5 AC.
DELINEATED WETLAND: ±58.0 AC. (INCLUDES ±1 AC. OF "POTENTIAL FARMED WETLANDS"
FLOOD PLAIN(OUTSIDE OF WETLAND): ±1.5 AC.
VARIOLITE STREET ROW: 0.9 AC.
DEDICATED PARK (UPLAND): ±15.2 AC.
NET DEVELOPABLE AREA: ±123.4 AC.

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/AC. (SOUTHWEST PIECE IS GUIDED RURAL)
PROPOSED ZONING: PUD

PROPOSED 80' LOTS: 270
NET DENSITY: ±2.2 UNITS/AC.

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.9 AC.
WETLANDS WITHIN PUBLIC PARK DEDICATION: ±6.8 AC.
UPLAND PARK AREA: ±15.1 AC.

PROPOSED ROW LENGTH: 14,240 LF

A PORTION OF THE SITE FALLS WITHIN 300' SHORELAND OVERLAY FROM THE TOP OF BANK OF TROTT BROOK.

80' SINGLE FAMILY LOT DETAIL

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

CONCEPT PLAN

TROTT BROOK PROPERTY
Ramsey, Minnesota

SONTARRA, LLC
1660 Hwy 100 South, Suite 400
St. Louis Park, Minnesota 55416

REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY: C#
ISSUE DATE: 07/22/2021
FILE NO: XXX

REVIEW COPY

1 of 1

Save Date: 07/22/21 | Upts/9461 • 9480/9461 • trott brook\cad c3d\survey\layouts\9461-Layout 2.dwg

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

RESOLUTION #21-264

RESOLUTION AUTHORIZING THE DISTRIBUTION OF THE RIVERSTONE ADDITION ENVIRONMENTAL ASSESSMENT WORKSHEET

WHEREAS, on September 8, 2021, Sotarra (the "Applicant") provided the City a copy of the Environmental Assessment Worksheet (EAW); and

WHEREAS, Minnesota Rules Chapter 4410 requires projects of this size to complete a Mandatory Environmental Assessment Worksheet (EAW); and

WHEREAS, the City Council authorized the Applicant to develop an EAW in June 2022 via Resolution #21-173; and

WHEREAS, the City Council of the City of Ramsey has considered the draft EAW as complete and authorized Staff and the Applicant to distribute the EAW under Minnesota Rules Chapter 4410.

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

1) That the Ramsey City Council hereby authorizes the Trott Brook North EAW for distribution and public comment.

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 14th day of September 2021.

_____
Mayor

ATTEST:

_____

City Clerk

Trott Brook Crossing
Environmental Assessment Worksheet



September 8, 2021

Responsible Governmental Unit (RGU)

City of Ramsey
Community Development
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
http://www.cityoframsey.com/

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

Memorandum

To: Minnesota Environmental Quality Board
Environmental Review Distribution List

From: Bruce Westby, City Engineer

Date: September 8, 2021

Subject: Trott Brook Crossing EAW

As the Responsible Governmental Unit (RGU), the City of Ramsey is issuing this Environmental Assessment Worksheet (EAW) for Trott Brook Crossing. The public comment period on this EAW begins when the public notice is published in the Minnesota Environmental Quality Board (EQB) Monitor on September 28, 2021. A press release and public notice will be submitted for publication in the Anoka County Union Herald. Public comments on this EAW will be accepted by the City of Ramsey until 4:30pm on October 28, 2021.

Environmental Assessment Worksheet (EAW)

Trott Brook Crossing

CONTENTS

Title Page

List of Tables ii
List of Exhibits ii
List of Appendices ii

1. Project Title 1
2. Proposer 1
3. RGU 1
4. Reason for EAW Preparation 1
5. Project Location 1
6. Project Description 2
7. Cover Types 3
8. Permits and Approvals Required 5
9. Land Use 6
10. Geology, Soils and Topography / Land Forms 7
11. Water Resources 10
12. Contamination / Hazardous Materials / Wastes 20
13. Fish, Wildlife, Plant Communities and Sensitive Ecological Resources (Rare Features) 22
14. Historic Properties 26
15. Visual 26
16. Air 26
17. Noise 28
18. Transportation 29
19. Cumulative Potential Effects 31
20. Other Potential Environmental Effects 34

RGU CERTIFICATION. 35

TABLES

Title Page
Table 1. Project Magnitude 3
Table 2. Cover Types 4
Table 3. Permits and Approvals Required 5
Table 4. Soil Classifications 9
Table 5. Delineated Wetlands on the Trott Brook Crossing Site 11
Table 6. Impaired Waters 12
Table 7. Ground Water Elevations Observed During Geotechnical Site Assessment 13
Table 8. Piezometer Water Level Summary 13
Table 9. Nearby Field Verified Groundwater Wells – Minnesota Well Index 14
Table 10. City of Ramsey Municipal Water Appropriation Permits 18
Table 11. Estimated Solid Waste Composition 21
Table 12. Project Trip Generation Estimates 30
Table 13. Other Projects in the City of Ramsey 33

FIGURES

Title No.
Project Location 1
USGS Topography 2
Slopes 3
Cover Types 4
Surrounding Land Use 5
Floodplains, Wetlands, Shoreland, Public Water Courses 6
Soils Mapping. 7

APPENDICES

Site Concept Plan ..... A
Wetland Delineation Report ..... B
GeoTechnical Boring Report C
MN Well Index Boring Logs ..... D
Rare Plant Survey ..... E
Phase I Archaeological Survey Report ..... F
Traffic Memorandum and Traffic Impact Study ..... G

Environmental Assessment Worksheet (EAW)

Trott Brook Crossing

This Environmental Assessment Worksheet (EAW) form and EAW Guidelines are available at the Environmental Quality Board's website at: http://www.eqb.state.mn.us/EnvRevGuidanceDocuments.htm. The EAW form provides information about a project that may have the potential for significant environmental effects. The EAW Guidelines provide additional detail and resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item, or can be addresses collectively under EAW Item 19.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. Project Title: **Trott Brook Crossing**

2. Proposer:	Sotarra	**RGU:**	City of Ramsey
Contact person:	Tracey Rust	Contact person:	Bruce Westby
Title:	Senior Development Manager	Title:	City Engineer
Address:	1660 Highway 100 S, Suite 400	Address:	7550 Sunwood Drive NW
	St. Louis Park, MN 55416		Ramsey, MN 55303
Phone:	(952)-221-2566	Phone:	(763) 433-9826
Fax:	N/A	Fax:	(763) 433-9848
Email	Tracey.rust@sotarra.com	Email	bwestby@ci.ramsey.mn.us

4. Reason for EAW Preparation

Required:
- ☐ EIS Scoping
- ☑ Mandatory EAW

Discretionary:
- ☐ Citizen petition
- ☐ RGU discretion
- ☐ Proposer initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):
MN Rules Part 4410.4300, Subp. 19.D. (Residential development)

5. Project Location

County: Anoka County, Minnesota
City/Township: City of Ramsey
PLS Location (¼, ¼, Section, Township, Range): part of W ½ of Section 10 and part of the E ½ of Section 9, T32N, R25W
Watershed (81 major watershed scale): Rum River (21)
GPS Coordinates: 45.280233, -93.451084
Tax Parcel Number(s): 10-32-25-21-0002, 10-32-25-22-0003, 10-32-25-22-0002, 09-32-25-11-0001, 09-32-25-14-0001, 09-32-25-42-0003 and 09-32-25-13-0001

At a minimum attach each of the following to the EAW:

- *County map showing the general location of the project;*
- *U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); and*
- *Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan.*

6. Project Description

a. Provide the brief project summary to be published in the EQB Monitor, (approximately 50 words).

Trott Brook Crossing is proposed on approximately 200.5 acres of land in the northern portion of the City of Ramsey, Anoka County. The project will include as many as 275 single-family homes and parkland with tree preservation. Site development will include installation of municipal sewer and water, mass grading, and stormwater management practices.

b. Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.

Trott Brook Crossing is proposed on approximately 200.5 acres of land in the northern part of the City of Ramsey, Anoka County, Minnesota (**Figure 1**). The project area is primarily cropland and wetlands, with a lesser amount of woodland and grassland. The site is located in the West ½ of Section 10 and part of the E ½ of Section 9, Township 32 North, Range 25 West (**Figure 2**).

The project will include as many as 275 single-family homes, installation of municipal sewer and water, mass grading, and stormwater management practices. The proposed Site Plan is included in **Appendix A**. The project will convert about 94 acres of cropland and 25 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will include about 7 acres of tree avoidance, 56 acres of wetlands and about 10 acre of grassland preservation. The project will include dedication of a 21.9-acre public park.

The site includes sandy soils, 40 feet of topographic relief, and with flat to moderate slopes (**Figure 3**). Slopes within the developed area will be graded and recontoured during project construction. The development area will be mass graded to install utilities, streets, residential building pads, and stormwater basins.

Development of the project area will involve installation of public and private infrastructure, including streets, municipal water and sanitary sewer, stormwater systems, electrical lines, and telephone lines. The project area will be served by City of Ramsey fire and police services and by the Anoka-Hennepin School District.

It is anticipated that construction of the development will start in April of 2022 and be phased over approximately seven years, depending on market conditions. Sanitary sewer will be extended from Nowthen Blvd NW. Construction will generally be phased from the east to the west based on market demand. The number of phases will be determined by market demand and absorption. Infrastructure will be installed at the initiation of each construction phase. In most cases, streets, water main, and sanitary sewer will only be installed to serve the upcoming phase of construction. Stormwater basins will be created at the start of each construction phase to treat stormwater and minimize potential effects of stormwater runoff.

c. *Project magnitude:*

Table 1. Project Magnitude

Characteristic	Number of Units
Total Project Acreage	200.5
Linear project length	N/A
Number and type of residential units	As many as 275 single-family detached
Commercial building area (square feet)	0
Industrial building area (square feet)	0
Institutional building area (square feet)	0
Other uses – specify (acres)	N/A
Structure height(s) (feet)	20-35

d. *Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.*

The purpose of the Trott Brook Crossing is to provide a single-family residential development in the City of Ramsey to meet market demand, in proximity to transportation corridors and open spaces. The project will be carried out by a private entity.

e. *Are future stages of this development including development on any other property planned or likely to happen?* ☐ Yes ☑ No
If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

Future stages are not planned or likely.

f. *Is this project a subsequent stage of an earlier project?* ☐ Yes ☑ No
If yes, briefly describe the past development, timeline and any past environmental review.

The project is not a subsequent stage of an earlier project.

7. Cover Types

Estimate the acreage of the site with each of the following cover types before and after development:

Table 2. Cover Types

Land Cover	Before (acres)[1]	After (acres)[2]
Wetlands	58.33	56.33
Deep water/streams	0.94	0.94
Wooded/forest	32.66	7.37
Brush/grassland	11.94	10.50
Cropland	93.57	0.00
Lawn/landscaping	0.40	72.01
Impervious surface	2.66	36.32
Stormwater pond	0.00	17.03
Other (describe)	0.00	0.00
Totals	200.50	200.50

Existing cover types are shown on **Figure 4**.

8. Permits and Approvals Required

List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.

Table 3. Permits and Approvals Required

Unit of Government	Type of Application	Status
City of Ramsey	Mandatory EAW Decision	To be applied for
City of Ramsey	Preliminary and Final Plat Approval	To be applied for
City of Ramsey	Grading Permit	To be applied for
City of Ramsey	Building Permit	To be applied for
City of Ramsey	Comprehensive Plan Amendment	To be applied for
City of Ramsey	Zoning Amendment	To be applied for
City of Ramsey	MUSA Expansion	To be applied for
City of Ramsey	Stormwater Management and Erosion Control Approval	To be applied for
City of Ramsey	Variance	To be applied for if needed
City of Ramsey	Municipal Water Connection Permit	To be applied for
City of Ramsey	Sanitary Sewer Connection Permit	To be applied for
Lower Rum River WMO	Wetland Boundary and Type Approval	To be applied for
Lower Rum River WMO	Wetland Fill Permit	To be applied for
Lower Rum River WMO	Watershed Permit	To be applied for
Minnesota Department of Health	Water Main Extension Approval	To be applied for
Minnesota Department of Natural Resources	Water Appropriation Permit	To be applied for
Minnesota Department of Natural Resources	Public Waters Work Permit	To be applied for
Minnesota Pollution Control Agency	NPDES/SDS General Permit	To be applied for
Minnesota Pollution Control Agency	Sanitary Sewer Extension Approval	To be applied for
U. S. Army Corps of Engineers	Wetland Delineation Concurrence	Submitted
U. S. Army Corps of Engineers	Approved Jurisdictional Determination	To be applied for
U. S. Army Corps of Engineers	Wetland or Water Resource Impact Permit	To be applied for

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 9-18, or the RGU can address all cumulative potential effects in response to EAW Item No. 19. If

addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 19

9. Land Use

a. Describe:

i. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, prime or unique farmlands.

Approximately 47% of the project area has been in agricultural use since at least the 1930s and the remaining portion consists of wetlands, woodland, grassland and a small amount of impervious and lawn at the farmstead and gravel access road. Surrounding land use is residential to the south and west, agricultural (future residential) to the north, and residential to the east (**Figure 5**).

Farmland ratings for soils mapped in the project area are listed in **Table 4** under **Item 10b** of this EAW. Of the fifteen soil map units present in the project area, one soil type covering 5.69% of the site is prime farmland if drained, and fourteen soils covering the remainder of the site are not prime farmland.

ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The City of Ramsey 2040 Comprehensive Plan guides the site for R-1 (Low-Density Residential [MUSA]). The Comprehensive Plan requires Low-Density Residential to develop at densities of 3-4 units per acre. The proposed project could not meet that density requirement while also meeting the City minimum lot size requirements. Therefore, the net density of the site, after factoring out open space, is 2.2 lots/acre. The plat dedicates 21.9 acres for parks and open space with approximately 6.8 acres of the park consisting of wetlands. The proposed plan for Trott Brook Crossing includes a trail connection with the existing development to the south. The City of Ramsey Comprehensive Parks and Recreation Plan shows proposed future trail connections west and east of the existing development south of Trott Brook. Mapping prepared by the Minnesota DNR shows Metro Conservation Corridors on the western, eastern and northern portions of the City of Ramsey including Trott Brook Crossing.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

<u>Zoning Overview</u>

The City of Ramsey Zoning Map shows the majority of the project area zoned for R-1 MUSA (Low-Density Residential). One parcel (PID #09-32-25-42-0003) on the southwest portion of the site is currently zoned R-1 Rural Developing, but will be rezoned to R1 MUSA. The Trott Brook Crossing project will comply with City R-1 MUSA zoning requirements with plat approval.

The project area does not fall in or near a wild and scenic river or an agricultural preserve, and is not within the Mississippi River Corridor Critical Areas (MRCCA).

Floodplains

The site includes floodplain on the southern portion adjacent to Trott Brook, MN DNR Public Waterway M-063-001.5 (**Figure 6**). The site falls in FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) Panel 27003C0165E, which shows that the floodway elevation adjacent to Trott Brook, Flood Zone AE (1% annual chance flood), ranges from 871.4 feet at the upstream end of the site to 871.2 feet at the downstream end of the site. The project will avoid floodplain impacts and comply with Lower Rum River Watershed Management Organization (LRRWMO) Stormwater Standards that require lowest floor elevations to be at least 3 feet above the highest anticipated groundwater table and 2 feet above the 100-year flood elevation, or 1 foot above the emergency overflow of storm ponds, whichever is greater.

Shorelands

The Trott Brook Crossing development site includes shoreland on the southern portion (**Figure 7**). The shoreland overlay district extends 300 feet from the edge of the bank of the river channel of Trott Brook (MN DNR Public Waterway M-063-001.5), or to the landward extent of the floodplain, whichever is greater.

The City of Ramsey ordinances specify that the minimum lot width within shoreland for the Trott Brook Crossing project is 80 feet, and that the lots within shoreland do not exceed 25% impervious surface. The project proponent will be designing with lot lines that do not extend into floodplain, wetlands or wetland buffers, but will be submitting a variance for impervious surface for lots on the southern portion of the project that exceed the 25% impervious threshold.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The project is compatible with surrounding land uses, which include primarily residential and agricultural land. The Trott Brook Crossing project will comply with City R-1 zoning requirements. The net density of the site is 2.2 lots/acre, similar to the existing residential development adjacent to and south of the project.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 9b above.

To minimize the affects of development on adjacent properties, the project proponent may include additional landscape plantings where it borders large lots in the western end of the project.

10. Geology, Soils and Topography / Land Forms

a. Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have

on these features. Identify any project designs or mitigation measures to address effects to geologic features.

The Geologic Atlas of Anoka County, Minnesota (Minnesota Geological Survey 2013) indicates the surficial geology of the area is characterized by the following three units:

Richfield terrace - Sand and gravelly sand about 50 to 70 feet (15 to 21 meters) above the modern floodplain, ranging in elevation from about 870 feet (265 meters) in southern Fridley to about 915 feet (279 meters) in western Ramsey.

Peat and muck - Partially decomposed plant matter deposited in swamps, commonly formed in ice-block melt-out depressions and in former meltwater channels. Generally mapped only where greater than 4 feet (1.2 meters) thick. Includes fine-grained organic matter laid down in ponded water, marl at depth in places, and small bodies of open water.

Sand and clay facies - Generally thinly bedded, clay to sandy silt; silt predominates over clay in most places. Deposited in ice-block melt-out depressions by slack water of the Mississippi River at the Richfield terrace level. In places may include exhumed silt and clay of the New Brighton Formation (unit Qbc).

The estimated depth to bedrock in the project area, based on the Geologic Atlas, generally ranges between 51 and 350 feet.

Sinkholes and karst lands are not known to occur in western Anoka County where the project is located. Minnesota Karst Lands and Sinkhole Mapping prepared by Calvin Alexander and others (2006) does not shows karst lands or sinkholes in or near the project area. The site geology is not anticipated to be problematic.

b. Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 11.b.ii.

The Web Soil Survey indicates the project area includes fifteen soil mapping units that consist of mostly loamy sands (**Table 4** and **Figure 7**).

Table 4. Soil Classifications

Symbol	Soil Name	% of Area	% Hydric	Hydric Category	Farmland Category
NyC	Nymore loamy sand, 6 to 12 percent slopes	16.88	0	Non-Hydric	Not prime farmland
Rf	Rifle mucky peat	16.86	100	Hydric	Not prime farmland
NyA	Nymore loamy sand, 0 to 2 percent slopes	13.63	0	Non-Hydric	Not prime farmland
NyB	Nymore loamy sand, 2 to 6 percent slopes	11.53	5	Predominantly Non-Hydric	Not prime farmland
Mc	Marsh	8.23	100	Hydric	Not prime farmland
AnA	Anoka loamy fine sand, 0 to 2 percent slopes	7.73	0	Non-Hydric	Not prime farmland
ZmB	Zimmerman fine sand, 1 to 6 percent slopes	6.28	2	Predominantly Non-Hydric	Not prime farmland
Bx	Brickton silt loam	5.69	93	Predominantly Hydric	Prime farmland if drained
NrD	Nymore loamy coarse sand, 12 to 25 percent slopes	4.85	0	Non-Hydric	Not prime farmland
Bm	Blomford loamy fine sand	4.26	95	Predominantly Hydric	Not prime farmland
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	3.29	95	Predominantly Hydric	Not prime farmland
D67C	Hubbard loamy sand, Mississippi River Valley, 6 to 12 percent slopes	0.51	0	Predominantly Non-Hydric	Not prime farmland
ZmC	Zimmerman fine sand, 6 to 12 percent slopes	0.27	4	Predominantly Non-Hydric	Not prime farmland
ZmD	Zimmerman fine sand, 12 to 24 percent slopes	0.03	2	Predominantly Non-Hydric	Not prime farmland
AnB	Anoka loamy fine sand, 2 to 6 percent slopes	0.002	0	Non-Hydric	Not prime farmland

Three of the fifteen soils do not have limitations for dwelling units and local streets. Twelve of the soils (AnA, AnB, AnC, Bm, Bx, D20A, Mc, NrD, Rf, ZmC, ZmD, NyC) have limitations due to factors such as ponding, depth to saturated zone, shrink-swell, frost action, and slope.

Grading operations for residential development construction are expected to affect about 115 acres and involve movement of about 400,000-500,000 cubic yards of soil to construct streets, residential building pads, and stormwater features.

Elevations in the project area range from 904 feet above mean sea level at the highest point in the northwestern part of the site to 864 feet at the lowest point in the southeastern part of the site.

Review of a Digital Elevation Model (DEM) showing slopes of 0-11.9%, 12.0-17.9% and 18.0-19.6% revealed that the site contains only narrow bands of steep slopes that do not extend further than 50 feet, and no bluffs (**Figure 3**). Soils mapping classifies the steepest part of the site as 12-25% slopes (**Table 4, Figure 7**). As shown on the Site Plan (**Appendix A**), these slopes are proposed to be developed into residential lots and a street.

Development of the project area will disturb more than one acre of land and therefore will require application for coverage under the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) General Permit administered by the Minnesota Pollution Control Agency (MPCA) prior to initiation of earthwork. In compliance with the General NPDES Permit for construction activities, the project proponent and construction contractor will need to implement Best Management Practices (BMPs) to reduce erosion and sedimentation and stabilize exposed soils after construction. Erosion and sedimentation control BMPs related to stormwater runoff are discussed in greater detail within **Item 11.b.ii**. Additional BMPs required for construction projects within 1 mile of and draining to impaired waters are listed under **Item 11.a.i.**

NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 11 must be consistent with the geology, soils *and topography/land forms and potential effects described in EAW Item 10.*

11. Water Resources

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

Eight wetlands were delineated on the subject site by Kjolhaug Environmental Services on June 2, 2021 (**Figure 6**). A wetland delineation report has been submitted to the Lower Rum River Watershed Management Organization (LRRWMO) and the U.S. Army Corps of Engineers (USACE), and concurrence is pending. The U.S. Army Corps of assigned the wetland delineation submittal regulatory file no. 2021-01498-SSC on July 27, 2021. The wetland delineation report has been included in **Appendix B**. Delineated wetlands within the project boundary are summarized below on the following page in **Table 5**.

Table 5. Delineated Wetlands on the Trott Brook Crossing Site

WL ID	Wetland Area (acres)	Circular 39	Cowardin	Eggers and Reed	Vegetation	Observed Drainage Features	Mapped NWI Wetland
1	0.03	Type 1	PEMAf	Farmed, seasonally flooded basin	Sparse manna grass	None. Isolated depression surrounded by upland.	PEM1Af
2	0.03	Type 1	PEMAf	Farmed, seasonally flooded basin	Healthy corn with ag weeds (yellow rocket, cinquefoil)	None. Isolated depression surrounded by upland.	--
3	0.006	Type 1	PEMAf	Farmed, seasonally flooded basin	Sparse groundsel	None. Isolated depression surrounded by upland.	PEM1Af
4	17.99 (on-site)	Type 3/2/1	PEMC/B/A	Shallow marsh, sedge meadow, and wet meadow	Sedges interior with fringe of cattail and lake sedge, with outer perimeter of reed canary grass	Wetland extends offsite to west and north	PEM1C/PEM1A/ PFO1A
5	38.08 (on-site)	Type 3/2/1/6	PEMC/B/A/ PSS1A/ PFO1A	Shallow marsh, sedge meadow, wet meadow and deciduous forested and scrub-shrub floodplain	Sedge dominated fringe with lesser reed canary grass, transitioning to nanny berry, dogwood, green ash floodplain (see footnote)	Wetland located along the edge of Trott Brook	R2UBFx/PEM1Cd/ PFO1A/PEM1Ad/ PSS1A
6	0.31 (on-site)	Type 3/2	PEMC/B	Shallow marsh and wet meadow	Cattail center with reed canary grass fringe with lesser lake sedge, giant goldenrod, and willow shrubs	Wetland connects to offsite wetland bordering Trott Brook	PEM1C/PEM1A/ PFO1A
7, 7a, 7b	0.96, 0.11, 0.02	Type 5/3/1	PUBGx/ PEMC/PEMA	Excavated shallow open water, shallow marsh, and wet meadow	Open water, cattail, reed canary grass	Wetland drains to Wetland 5 via ephemeral gully	PABG/PEM1Ad
8	0.43	Type 2/1	PEMB/Af	Wet meadow and seasonally flooded basin (farmed edge)	Cattail, reed canary grass, farmed edge	None. Isolated depression surrounded by upland.	--

Wetland 5 Footnote: The SW portion of Wetland 5 contained a canopy of American elm, black ash, yellow birch, basswood, green ash, and paper birch with common buckthorn in the understory. The majority of Wetland 5 was wet meadow next to the floodplain of Trott Brook. Species observed included wood nettle Jack in the pulpit, white snakeroot, sedges, burdock, enchanter's nightshade, sweet cicely, bedstraw, sensitive fern, lady fern, violet, geranium, jewelweed, meadowrue, reed canary grass, manna grass, bugleweed, and horsetail.

Impaired waters (including their DNR Public Water Inventory Number) within one mile of the project are listed below in **Table 6**.

Table 6. Impaired Waters

Name	DNR ID	AUID	Reach	Impairment Type (s)	Approved TMDL(s)
Trott Brook	M-063-001.5	07010207-680	CD 51 to Rum R	AQL (Aquatic Life)	TMDL approved for: Dissolved oxygen TMDL not required for: None Additional impairments: FishesBio; InvertBio

Impaired waters listed by the Minnesota Pollution Control Agency (MPCA) and located within 1 mile of the site include Trott Brook (AUID 07010207-680), which is impaired for aquatic life (AQL). Because Trott Brook is an impaired receiving water within 1 mile of the project, additional BMPs are required for water quality protection, including:

1. complete stabilization of exposed soil within seven calendar days after construction activity in respective parts the project temporarily or permanently ceases;
2. temporary sediment basin(s) for common drainage areas covering five or more acres of area disturbed at one time; and
3. mandatory Stormwater Pollution Prevention Plan (SWPPP) review because the project will disturb more than 50 acres land.

The SWPPP must be submitted to the MPCA at least 30 days prior to the construction start date.

The project area does not include any trout streams/lakes, wildlife lakes, migratory waterfowl feeding/resting lake, or outstanding resource value waters.

ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any on-site and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

Groundwater discharge was observed at several springs within the northern portion of Wetland 5 (**Figure 6**). Depth to groundwater varies across upland portion of the project area from 7.5 feet to deeper than 21 feet below the soil surface based upon geotechnical borings and piezometer readings. Haugo GeoTechnical Services (HGTS) performed geotechnical soil borings on the site on July 21, 2021. Groundwater elevations observed during geotechnical borings are shown on the following page in **Table 7**. A field map and boring logs provided by HGTS are included in **Appendix C**.

Table 7. Ground Water Elevations Observed During Geotechnical Site Assessment

Boring Number	Ground Elevation, Feet MSL	Water Table Depth Below Ground Surface, Feet (End of Drilling)	Water Table Elevation, Feet MSL (End of Drilling)
1	884.3	18.1	866.2
2	903.2	Not encountered	No water table to 882.2
3	889.1	12.2	876.9
4	892.4	11.3	881.1
5	888.3	12.5	875.8
6	883.3	11.1	872.2
7	882.6	19.6	863.0
8	875.1	12.2	862.9
9	888.5	Not listed, 7.5 at time of drilling	881.0 at time of drilling
10	890.0	12.2	877.8
11	902.5	Not encountered	No water table to 881.5
12	885.7	14.5	871.2

Three piezometers were installed on July 21, 2021 by Haugo GeoTechnical Services (**Table 8**). Piezometer locations are shown in the GeoTechnical Boring Report (**Appendix C**).

Table 8. Piezometer Water Level Summary

Piezometer Number	Date	Approximate Depth to Groundwater (feet)	Approximate Groundwater Elevation (feet)
SB-4/P-4	8/4/2021	10.81	883.7
SB-6/P-6	8/4/2021	8.26	876.6
SB-10/P10	8/4/2021	8.75	884.3

The groundwater elevations observed with geotechnical borings and piezometer readings ranged from 7.5 feet below the soil surface to greater than 21 feet below the soil surface. The elevation of groundwater observed ranged from to 862.9 to 884.3 ft msl.

Boring logs for nearby wells were also referenced to determine the depth to groundwater in the project area. The elevation depth to static groundwater levels in 11 groundwater wells located near the project area ranged from 15 to 25 feet and from 862 ft msl to 885 ft msl (**Table 9**).

Table 9. Nearby Field Verified Groundwater Wells – Minnesota Well Index

Well No.	Surface Elevation (ft msl)	Depth (feet)	Cased Depth (feet)	Depth to		Location (Direction from Site, within 0.25 miles)	Aquifer
				Static Water Level Elevation (ft msl)	Bedrock (feet)		
434642	883	97	84	865	-	South	Quat. buried artes. aquifer
471736	884	170	135	869	120	South	Tunnel City Group
450174	885	58	50	870	-	North	Quat. buried artes. aquifer
570113	895	85	76	873	-	North	Quat. buried artes. aquifer
460099	885	165	141	869	139	South	Tunnel City Group
408603	884	196	156	869	105	East	Tunnel City-Wonewoc
521655	898	75	66	883	-	North	Quat. buried artes. aquifer
510517	910	170	120	885	98	North	Tunnel City Group
743426	885	104	92	862	-	South	Quat. buried artes. aquifer
562382	904	142	126	879	117	North	Tunnel City Group

The project area does not fall within a Minnesota Department of Health (MDH) wellhead protection area. Although numerous groundwater wells are located in the general vicinity of the site, the Minnesota County Well Index does not identify any wells located on-site. One unregistered well was found during the land survey for the property on the central portion of the site adjacent to the farmstead.

b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

i. Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.

1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.

The project is expected to produce normal domestic wastewater that is typical of residential developments. The project will not include industrial wastewater production or on-site wastewater treatment.

Sanitary wastewater production for the project was estimated using methods described in the Sewer Availability Charge (SAC) Procedure Manual (Metropolitan Council 2017). Metropolitan Council has established 274 gallons per day (GPD) as the average daily wastewater production from a typical single-family residential unit. Based on this residential equivalent, the project is expected to generate an average flow of 72,610-75,350 gallons of wastewater per day (approximately 265-275 residential units). Trott Brook Crossing is proposed to be served with sanitary sewer via a new lift station located in the southwest corner of the property and a forcemain sewer east of Variolite Street NW, which will connect to an existing sanitary sewer stub north of 166th Avenue NW.

Domestic wastewater from the project will be routed through the City of Ramsey sanitary sewer system and ultimately to the Metropolitan Wastewater Treatment Plant (MWWTP) located on the Mississippi River near Pig's Eye Lake in St. Paul. With the capacity to treat 314 million gallons of wastewater per day (MGD), this is the largest wastewater treatment facility in Minnesota. As of June 2021, the MWWTP receives a flow of 164 MGD, equal to 52% of its capacity. The MWWTP is owned and operated by Metropolitan Council. The Metropolitan Council's 2040 Water Resources Policy Plan includes a specific plan to serve the region's projected growth through 2040 and a general plan to serve the region's growth far beyond 2040. The City of Ramsey and Metropolitan Council have planned for increased capacity to convey and treat sanitary wastewater. The proposed project is not expected to require expansion of wastewater treatment infrastructure or raise wastewater treatment capacity concerns.

2) *If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.*

Wastewater will not be discharged to subsurface sewage treatment systems.

3) *If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges.*

Wastewater will be treated in the MWWTP described above and then discharged to the Mississippi River. The MWWTP is an advanced secondary wastewater treatment plant located on the east bank of the Mississippi River, approximately three miles south of downtown St. Paul. Treatment capability is maintained during times of flood by a levee and floodwall that protect the plant treatment area. The plant uses an activated sludge process to remove phosphorus and ammonia nitrogen from wastewater prior to discharge to the Mississippi River. Sludge is processed by thickening, centrifugal dewatering, and fluidbed incineration with energy recovery (steam and electricity). These processing facilities were completed in 2004 as part of a major rehabilitation and upgrade program at the plant, which included state-of-the-art air pollution control systems and an alkaline stabilization system that produces biosolids for agricultural utilization. Ash from incineration is disposed of in a landfill.

ii. *Stormwater - Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental*

effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.

Pre-Construction Site Runoff

Soils in the project area are sandy with high infiltration rates, and most precipitation likely infiltrates into the ground, resulting in little surface runoff. Surface runoff from the project area under existing conditions likely contains some sediment, pesticides, fertilizers, and other nutrients. Existing runoff on the northwest portion of the site drains to the northwest into a wetland complex that extends offsite. Existing runoff on the south and central portion of the site drains to the south into wetland adjacent to Trott Brook.

Post-Construction Site Runoff

Compliance with LRRWMO, City of Ramsey, and NPDES requirements will minimize and mitigate potential adverse effects on receiving waters. Project development will change the land use from agricultural and woodland to residential with streets and parks. This land use change is expected to have mixed effects on runoff water volume and quality. Post-development runoff water quality will be typical of suburban developments, and will likely be slightly degraded by pollutants carried in runoff from streets, roofs, and driveways.

The proposed project will add about 36.32 acres of impervious surface, consisting of streets, homes, and driveways. The increased impervious surface area is expected to increase runoff volume and urban pollutants locally during significant storm events. However, stormwater rate and volume controls that comply with City of Ramsey and LRRWMO requirements will limit increases in runoff volume and associated pollutant transport. Much of the increased runoff and pollution is expected to be associated with large, infrequent storm events. The creation of stormwater ponds and infiltration basins is expected to mitigate potential adverse effects from the increased impervious surface area.

The project will include approximately 17.03 acres of stormwater and infiltration basins in compliance with City of Ramsey and LRRWMO requirements. Potential adverse effects of runoff volume and quality will be mitigated by the construction of stormwater basins designed to manage peak runoff rates, runoff volume, and water quality. Storm water volume control and BMP's will have at least the total net new impervious routed to them to provide full credit.

Storm events will discharge runoff at flow rates that are less than existing rates into Trott Brook and the wetland on the northwest portion of the site. Proposed stormwater management and erosion and sediment control practices are expected to minimize cumulative effects of post-development runoff on downstream waters. Project construction will include other water quality BMPs such as temporary sediment basins to comply with the MPCA General Stormwater Permit for Construction Activity.

Section 117-392 of the of Ramsey City Code requires permanent stormwater pollution controls, including: (1) infiltrating or retaining the first inch of precipitation over the impervious surface of the site; (2) retaining the post-construction runoff volume on-site for the 95th percentile storm; and (3) no

increase in the post-construction rate, volume, and duration of runoff over existing conditions for the one- and two-year storms. LRRWMO Stormwater Standards require stormwater basins designed to store the volume of the 100-year storm; stormwater treatment to NURP standards prior to discharge to a lake, stream, wetland, or offsite; and infiltration of a runoff volume equal to 1 inch from all impervious surfaces on-site. The proposed project design will meet these requirements, and will provide volume reduction consistent with City requirements.

Stormwater ponds designed to NURP criteria are considered effective in removing sediment, pollutants, and nutrients, as discussed in Protecting Water Quality in Urban Areas: Best Management Practices for Dealing with Storm Water Runoff from Urban, Suburban and Developing Areas of Minnesota (MPCA 2000). The NURP research projects conducted by the U.S. EPA concluded that 90% removal of total suspended solids was an attainable goal, and that significant removal of other pollutants, such as phosphorus, was also achievable. Although nutrient removal efficiency varies with site conditions, well-designed wet ponds and constructed wetland treatment systems are effective in removing sediment and associated pollutants, such as trace metals, nutrients and hydrocarbons. Stormwater basins also remove or treat oxygen-demanding substances, bacteria and dissolved nutrients.

Stormwater and Erosion Control BMPs

Because project construction will disturb more than one acre of land, the project proponent will be required to apply to the MPCA for coverage under the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) General Permit prior to initiating earthwork on the site. BMPs will be employed during construction to reduce erosion and sediment loading of stormwater runoff. Inspection of BMPs will be required after each rainfall exceeding 0.5 inches in 24 hours, and on a routine basis every 7 days. The NPDES permit will also require perimeter sediment control maintenance and sediment removal. BMPs to be implemented during construction include:

1. Construction of temporary sediment basins in the locations proposed for stormwater ponding, and development of these basins for permanent use following construction.
2. Installation of silt fence and other perimeter erosion controls prior to initiation of earthwork and maintenance of these controls until viable turf or ground cover is established on exposed areas.
3. Periodic street cleaning and installation of a rock construction entrance to reduce tracking of dirt onto public streets.
4. Stabilization of exposed soils within the time limits specified in the General NPDES permit.
5. Energy dissipation, such as riprap, installed at storm sewer outfalls.
6. Use of cover crops, native seed mixes, sod, and landscaping to stabilize exposed surface soils after final grading.

Erosion control plans will be reviewed and accepted by the City of Ramsey and the LRRWMO prior to project construction initiation. Potential adverse effects from construction-related sediment and erosion on water quality will be minimized by implementation of the above BMPs during and after construction.

iii. Water Appropriation. Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.

Surface/Groundwater Appropriations and Dewatering

Project construction may require temporary dewatering and groundwater appropriation to facilitate installation of sanitary sewer and excavation of storm ponds. The project will not involve installation of new water wells. Project construction will require a MN DNR water appropriation permit if dewatering required for installation of utilities exceeds 10,000 gallons/day or 1 million gallons/year. The extent and duration of temporary construction dewatering needed is currently unknown. Construction dewatering may be unnecessary. Groundwater appropriated for construction dewatering will be discharged to temporary sediment basins within the project area. It is not anticipated that construction dewatering will be extensive or continue long enough to affect nearby domestic water wells.

Well Abandonment

The project area does not include any existing registered wells according to the Minnesota Well Index (**Table 9, Appendix D**). However, one unregistered well was found in the central portion of the site during the land survey for the property. The project proponent will ensure the well is abandoned in compliance with MDH requirements prior to project construction as noted under **Item 11.a.ii**.

Connection to a Public Water Supply

The project will be connected to the City of Ramsey municipal water supply. The City of Ramsey draws its public water supply from the Tunnel City-Wonewoc aquifer. The City currently maintains eight municipal wells with a permitted capacity to pump a total of 850 million gallons of water per year (MGY) based on Minnesota DNR water use data (**Table 10**). The Ramsey Water Supply Plan projects that the permitted volume of 850 MGY will not be exceeded until between 2025 and 2030.

Table 10. City of Ramsey Municipal Water Appropriation Permits

Permit No.	Well No.	Annual Permitted Volume (MGY)	Annual Average Use 2013-2018 (MGY)	Annual Maximum Use 2013-2018 (MGY)
1985-6005	161441	850	113.8	144.3
1985-6005	416183	850	0.9	5.5
1985-6005	580303	850	88.2	164.9
1985-6005	580313	850	124.2	194.0
1985-6005	593672	850	56.3	82.3
1985-6005	706840	850	122.9	138.1

Permit No.	Well No.	Annual Permitted Volume (MGY)	Annual Average Use 2013-2018 (MGY)	Annual Maximum Use 2013-2018 (MGY)
1985-6005	743832	850	89.1	161.6
1985-6005	743833	850	51.5	129.9

During 2013-2018, these wells used a combined average of 646.9 MGY, indicating an average available unused permitted volume of 203.1 MGY. Based on past use and permitted capacity, the existing municipal wells have sufficient surplus capacity to serve the proposed project. A twelve (12) inch watermain exists under the east side of Variolite Street between 163rd Avenue NW and 173rd Avenue NW. Watermain extended through the Trott Brook is anticipated to be 8-inch diameter (to be determined). Water flow, pressure, and storage will be adequate to serve the development area. As indicated under **Item 11.a.ii**, the project is not located in or near a wellhead protection area.

iv. Surface Waters

a) Wetlands. Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed, and identify those probable locations.

The project is estimated to include less than 2.0 acres of wetland impacts. Wetlands proposed for impact will primarily consist of isolated depressions within the farmed portion of the site, and a road crossing on the eastern portion of the site. Wetland impacts may also be required to facilitate construction of a pedestrian bridge over Trott Brook as discussed in **Item 11.iv.b**. The project proponent will be required to demonstrate wetland impact avoidance and minimization measures by preparing a wetland permit application and responding to agency comments during wetland the permitting process.

The project proponent will be required to replace wetland impacts at appropriate ratios through the purchase of approved wetland credits from available wetland banks. Wetland replacement is most likely to occur offsite at available wetland banks because wetland banking allows for use of wetland credits that are created and functioning prior to wetland impacts. Under the WCA and CWA, it is anticipated that required wetland credits will come from banks located in the same Wetland Bank Service Area, and potentially within the same Major Watershed as the wetland impacts. Ultimately, the wetland credits that may be purchased for compensatory mitigation will depend upon the credit balances available for sale at the time when wetland replacement occurs.

The project proponent will be required to implement BMPs or other management practices that help reduce and eliminate wetland impacts over time. Project proponents and construction contractors will choose stormwater practices appropriate for the site and install practices according to permit guidelines. Stormwater treatment basins will be designed to treat runoff from impervious surfaces and help maintain the hydrology of avoided wetlands either through discharge of treated surface

runoff or infiltration. Buffers will be provided around avoided wetlands, which will preserve wetland functions and values over time.

b) Other Surface Waters. Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

Trott Brook (MN DNR Public Waterway M-063-001.5) is located on the southern portion of the site. There is an existing trail stub in a residential development on the south side of Trott Brook that was intended to extend northward onto the Trott Brook Crossing site. The proposed trail connection is anticipated to consist of an approximately 8-foot wide bridge that will facilitate pedestrian traffic between residential neighborhoods and the City of Ramsey. The proposed bridge may include a boardwalk within the wetland fringing Trott Brook to minimize wetland impacts. The pedestrian trail crossing is not anticipated to impede watercraft usage within Trott Brook.

The proposed project is not expected to affect and other surface water features such as lakes, streams, ponds, intermittent channels, or county/judicial ditches.

12. Contamination / Hazardous Materials / Wastes

a. Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

The majority of the project area has been in agricultural use since at least the 1930s and the remainder has consisted of woodland and grassland. The project area does not include any known pipelines, transmission lines, or registered storage tanks. The site is not known to include environmental hazards and the agricultural land use history suggests a low potential for environmental contamination. The project area is not known to include previous building sites, disposal areas, storage tanks or pipelines.

What's in My Neighborhood

Review of MPCA and Minnesota Department of Agriculture (MDA) "What's in My Neighborhood" (WIMN) interactive website initially showed 51 observations of potential contamination sites at two locations on the western portion of Trott Brook Crossing. However, upon further review of the potential contamination site details, 33 of those sites were located outside of the City of Ramsey and

the remaining 28 sites appear to be associated with projects that are not located on the Trott Brook Crossing development site. MPCA staff were contacted and have indicated that the WIMN interactive website has varying levels of data accuracy and may contain mapping errors.

No soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines were listed on properties bordering Trott Brook Crossing.

b. Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

Neither the construction process nor the proposed residential development is expected to generate substantial solid or hazardous wastes, solid animal manure, sludge, or ash. Construction contractors will be required to dispose of wastes generated at the site during construction using approved methods and facilities. Contractors will be expected to minimize and mitigate adverse effects from solid waste generation and storage by recycling construction waste to the degree practicable. Brush and tree waste generated by construction will likely be chipped or otherwise disposed of rather than burned on site.

Residents of the Trott Brook Crossing development will contract individually with waste haulers for solid waste collection and recycling services under the City's open trash and recycling collection system, which uses eight licensed waste haulers. The City has a contract for residential curbside recycling of paper, plastics, glass, and metals, but has an open hauling system for garbage service. Participation in the recycling program by future residents of the project area is expected to reduce the volume of solid waste generated by the project. Residents can also enroll in the City's organics recycling program to further reduce solid waste. Solid waste generated in the City of Ramsey that is not recycled or hazardous is trucked to a nearby landfill such as the Elk River Landfill.

Once constructed, the project will generate wastes typical of residential development operations. Most solid waste is expected to include organics, paper, other waste, and plastic (**Table 11**).

Table 11. Estimated Solid Waste Composition

Waste Type	Estimated %
Organic	31.0
Paper	24.5
Other	18.3
Plastic	17.9
Hazardous	0.4
Metal	4.5
Glass	2.2
Electronics	1.2
Total	100.0

Waste Type	Estimated %

Source: 2013 Statewide Waste Characterization (Burns & McDonnell for MPCA 2013).

c. *Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.*

Development of the project area is not expected to generate or require storage of substantial amounts of hazardous wastes or materials. Future residential development is expected to result in the storage or generation of small amounts of typical household cleaners, paints, lubricants, and small engine fuels over time. Petroleum storage tanks and commercial petroleum-based businesses are not proposed in the project area. The project may include temporary storage of fuel for construction equipment, which will be conducted in accordance with local and state regulations.

d. *Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.*

Normal construction and household hazardous wastes are anticipated. Toxic or hazardous materials such as fuel for construction equipment and materials used in the construction of homes (paint, adhesives, stains, contaminated rags, acids, bases, herbicides, and pesticides) will likely be used during site preparation and home construction. Spills of these materials are not likely to occur, but a substantial spill could require notification of the Minnesota Duty Officer. Contractors and builders will be responsible for proper management and disposal of wastes generated during construction. Homeowners will be responsible for management and disposal of hazardous waste thereafter. Homeowners will be able to dispose of household hazardous waste at the Anoka County Household Hazardous Waste Facility.

13. Fish, Wildlife, Plant Communities and Sensitive Ecological Resources (Rare Features)

a. *Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.*

Fish and wildlife resources on and near the site are related to the composition, quality, size, and connectivity of plant communities such as cultivated cropland, wetlands, woodlands, and grasslands. Vegetative cover types on the project area were mapped based on aerial photography and site observations made during the wetland delineation and field reviews (**Figure 4**). The project area is primarily cropland and woodland, with a lesser amount of grassland. Habitats in the project area are

likely used by wildlife adapted to agricultural and suburban environments, such as white-tailed deer, songbirds, small mammals, reptiles and amphibians.

The project area falls in the Anoka Sandplain Ecological Subsection of the MN DNR Ecological Classification System and the Anoka Sand Plain and Mississippi Valley Outwash of the Level IV Ecoregion of the U.S. EPA. This area consists of a flat, sandy lake plain and terraces along the Mississippi River. Land use in the area includes row crops, small grains, suburban development, wetlands, woodlands.

Much of the project area has reduced wildlife habitat value because it has been utilized to produce annually tilled agricultural crops for years. Cropland consisted of corn during field surveys in 2021. A tree survey will be performed to assess the quantity and quality of woodland on the project site, and identify any specimen trees present. The majority of the woodland proposed for removal with implementation of the project consists of rows of planted trees, which have limited ecological value.

*b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (**LA-989**) and/or correspondence number (**ERDB [none assigned]**) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.*

State

A Natural Heritage Inventory System (NHIS) data request was submitted to the MN DNR to assess whether known locations of rare plant or animal species or other significant natural features are known to occur within an approximate 1-mile radius of the project area. A response had not yet been obtained from the MN DNR at the time this EAW was approved for distribution. In lieu of an MN DNR NHIS database search, Kjolhaug Environmental Services queried a licensed copy of the NHIS database to assess rare species and natural features previously identified on or near the site.

The NHIS review identified records of one state special concern species and one state threatened species recorded within a 1-mile radius of the project area. Neither of these species is on the Federal threatened and endangered species list.

Observations of Blanding's turtles (*Emydoidea blandingii*), a state threatened reptile, were recorded within one mile of the project area. Blanding's turtles prefer calm shallow water, rich aquatic vegetation, and select open grassy uplands with sandy soils for nesting. The project area includes potential Blanding's turtle nesting habitat, therefore the following measures will be implemented to minimize potential impacts:

- Designing the project roadways with surmountable curbs;
- Installing silt fencing to keep turtles out of construction areas and removing fencing after the area has been revegetated; and
- Distributing the Blanding's turtle flier to all contractors working on-site.

Midwest Natural Resources (MNR) conducted two field surveys in the project area for State Threatened and Endangered vascular plant species. MNR found no State Threatened or Endangered species, however one Special Concern species, the St. Lawrence grapefern (*Sceptridium rugulosum*), was discovered on the northern portion of the site. The Special Concern status is given to plant species that are either uncommon in the state or have specific habitat requirements, but do not meet criteria for State Endangered or Threatened. The rare plant survey recommended an additional survey of the site within the wetland fringing Trott Brook during the spring of 2022. The rare plant survey is included in **Appendix E**.

Federal

Online information on rare species information maintained by the U.S. Fish and Wildlife Service (USFWS) was also reviewed for the project area. The U.S. Fish and Wildlife Service (USFWS) listed the northern long-eared bat (*Myotis septentrionalis*) as federally threatened on May 4, 2015. On February 2, 2017, the USFWS listed the rusty patched bumble bee (*Bombus affinis*) as federally endangered.

A review of the USFWS Information for Planning and Consultation (IPaC) website with a polygon encompassing the project area identified the northern long-eared bat as the only federally-listed threatened or endangered species that may potentially be affected by activities at the project location. The IPaC website also noted that there are no critical habitats at this location.

The northern long-eared bat hibernates in caves during winter and establishes maternity roosting colonies under the loose bark of trees during the summer. The project area is not known to include caves and includes limited tree cover. As of June 3, 2020, MN DNR data showed no documented maternity roost trees or hibernacula entrances of the northern long-eared bat in the project vicinity.

A review of the USFWS Rusty Patched Bumble Bee Map indicates the project area falls within a Low Potential Zone. This means that the rusty patched bumble bee is not likely to be present in the project area. Most habitats suitable for rusty patched bumble bees in the Upper Midwest have been converted by agriculture or other land uses. Rusty patched bumble bees need areas that provide nectar and pollen from flowers, nesting sites (underground and abandoned rodent cavities or clumps of grasses), and overwintering sites for hibernating queens (undisturbed soil). Site reviews have not identified native prairie plantings or diverse areas of native wildflowers in the project area, indicating a lack of highly suitable bumble bee habitat.

c. *Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.*

Project development is expected to convert about 94 acres of cropland and 25 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will include about 7 acres of tree preservation, 56 acres of avoided wetlands and floodplain and about 11 acres of grassland preservation.

The project may affect the number and type of wildlife species in the area, but changes in wildlife abundance are not expected to be regionally significant. The existing cropland and woodland provide wildlife food and cover. Some wildlife species that depend on agricultural cropland and woodland will be displaced by the project. The project will likely have short-term negative effects and long-term positive effects on species adapted to suburban habitats. Non-migratory species with small home ranges, like small mammals, may experience adverse effects such as mortality during project construction.

The project may have effects on Blanding's turtles that may occur in the area. To minimize potential adverse effects on turtles and their mobility, the project will minimize wetland impacts, implement sediment and erosion controls, design with primarily surmountable curbs on roadways, and consider using erosion control materials constructed of organic fibers rather than plastic.

The project involves removal of woodland that may provide suitable roosting habitat for the northern long-eared bat, but the federally threatened bat has not been documented on the site and the majority of the construction area is cropland devoid of potential roost trees. The majority of the woodland proposed for removal with project implementation consists of planted rows of conifers. Northern long-eared bats (NLEB) prefer large, mature trees with shaggy bark. The trees proposed for removal with development of Trott Brook Crossing do not appear to be consistent with NLEB habitat.

Although project construction could be expected to slightly increase the potential for spread of invasive and weedy species, much of the project area has been disturbed by agricultural use for decades. BMPs may include the cleaning of construction equipment before transport, which might reduce the potential spread of invasive species.

d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

Measures to minimize and mitigate adverse effects on wildlife include the preservation of 7.37acres of woodland, creation of 17.03 acres of stormwater basins, dedicating wetland buffers adjacent to avoided wetlands and dedicating 21.9 acres of land for a public park. As indicated above, the project proponent will minimize potential effects on Blanding's turtles through wetland impact minimization and avoidance, implementing erosion and sediment control and designing with surmountable curbs on roadways. To the extent practicable, potential effects on northern long-eared bats and other woodland wildlife can be further minimized by clearing trees during October to April, outside of the wildlife breeding season. The most important practice is to avoid tree clearing during June 1 to August 15 when bats are rearing young.

A City of Ramsey staff member observed showy lady slippers (*Cypripedium reginae*) adjacent to Trott Brook near the project site (not within project limits). While showy lady slippers are not listed by the State or Federal government as a threatened or endangered species, they do have public value. When the pedestrian bridge is constructed over Trott Brook, the location of the crossing will be inspected to determine whether showy lady slippers are present. If present, the location of the trail or boardwalk access may be shifted to minimize impacts to this vascular plant species.

14. Historic Properties

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

Nienow Cultural Consultants was retained to complete a Phase I Archaeological Survey of the project area.

Fieldwork was conducted during June 14-16, 2020, under the direction of Principal Investigator Jeremy Nienow, PhD., RPA, and licensed archaeological surveyor. Fieldwork consisted of a surface survey of all agricultural fields. Surface visibility in the agricultural fields ranged between 70 and 90%. Surface survey transects were spaced on a maximum of seven meter intervals. Nine shovel tests were excavated. Shovel tests were typically 35-40 centimeters (cm) wide and at least 80cm deep.

The surface survey identified six prehistoric artifacts including five tertiary quartz flakes and one piece of quartz shatter. No artifacts were identified during shovel testing. Based on these results, Nienow Cultural Consultants did not recommend the site eligible for the National Register of Historic Places, and did not recommend any further archaeological work. The Phase I Archaeological Survey Report is included in **Appendix F**.

15. Visual

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

The project primarily entails conversion of farm fields to a single-family residential development, with smaller areas of woodland, wetland and meadow conversion. Substantial effects on visual resources are not anticipated in conjunction with project development, as the main visual effect will be the transition of views of the project area from mostly open agricultural land to residential development. The project will not involve installation of intense lights that would cause glare, nor will it include industries that would emit vapor plumes.

16. Air

a. Stationary source emissions. Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.

The proposed project does not include heavy industrial facilities, but the project will still involve some stationary source air emissions. New residences are expected to include heating and cooling systems operated by natural gas and electricity, which will result in direct or indirect sources of stationary greenhouse gas (GHG) emissions. Emissions from heating and cooling systems are expected to be similar to those from other homes in the surrounding area.

The Minnesota Environmental Quality Board is working on a framework for integrating greenhouse gas (GHG) quantification and assessment requirements into the Environmental Review Program. However, standard requirements and assessment methods are not yet complete. In light of this constraint and in the absence of official guidance, the GHG assessment presented here is qualitative.

Common GHG greenhouse gas emissions include CO2, CH4, N2O. GHG emissions are customarily converted to carbon dioxide equivalents (CO2e) using global warming conversion factors to represent the global warming potential over 100 years, equivalent to one ton of CO2 derived from fossil fuel.

GHG emissions are expected to result from:

1. Operation of petroleum fueled equipment during project construction;
2. Combustion of natural gas used for heating homes;
3. Fossil fuels burned to generate electricity used at the project during construction and in homes;
4. Vehicle and air transportation related to project construction and operation;
5. Transport, treatment, and storage of solid waste and wastewater produced on-site;
6. Loss of carbon sequestration due to conversion of natural vegetation to developed and paved surfaces; and
7. Refrigeration, air conditioning, and the related manufacturing, service, and leakage of equipment.

Mitigation and adaption measures could help the project lessen the impacts of climate change and GHG emissions. Such measures may include:

1. Build homes with energy efficient building materials and lighting.
2. Encourage home purchases with energy efficient appliance and equipment.
3. Install programmable thermostats to allow more control over heating and cooling.
4. If irrigation systems are installed, City code requires them to include rain sensors or some other form of water efficient technology, such as a smart controller.
5. In open space areas, plant no-mow or prairie/pollinator mixes to increase carbon sequestration.
6. Plant trees within the development to increase carbon sequestration.
7. Install low-flow toilets and showers to reduce water consumption and natural gas combustion for heating water.

8. Consider installing rooftop solar, electric charging station or battery storage to make the development ready for electric vehicle use.
9. Protect trees along the Rush Creek corridor.

b. Vehicle emissions. Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.

The proposed project will generate increased traffic in the area, which will result in a relatively small corresponding increase in carbon monoxide, carbon dioxide and other vehicle-related air emissions. GHG emissions related to traffic and transportation are listed under **Item 16.a** above. The project does not include air quality monitoring or modeling.

c. Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

The project is not expected to generate dust or odors at levels considered unusual for suburban development construction practices. Dust and odors produced during construction is expected to be consistent with applicable regulations of the MPCA and local governments. Dust and odor levels are expected to be slightly higher during project construction than post-construction.

The construction process is expected to generate some fugitive dust, but dust is not expected to be generated in objectionable quantities. The dust receptors near the project area include the single-family homes south of Trott Brook Crossing, the Brookside Elementary School east of the site, and rural residential homes north and west of the site. Odors routinely generated during construction will be typical of those associated with construction activity, such as exhaust from diesel and gasoline powered construction equipment.

Consideration will be given to suppression of airborne dust by application of water if fugitive dust generation during site grading exceeds levels typically expected during normal construction practices.

17. Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

Construction Noise

It is anticipated that local noise levels will temporarily increase during project construction, but noise levels are expected to be at or near existing levels after construction is complete. Noise levels on and adjacent to the project area will vary considerably during construction, depending on the amount of construction that occurs simultaneously, the time of operation, and the distance between construction equipment and receptors.

Noise receptors near the project area include the single-family homes south of Trott Brook Crossing, the Brookside Elementary School east of the site, and rural residential homes north and west of the site. Residences near the project site will experience elevated noise levels at various times during construction compared to existing noise levels. Grading and excavation will require heavy equipment, such as scrapers, bulldozers, and other excavating equipment.

The project is expected to minimize disturbances caused by construction noise and conform to Minnesota noise rules and standards. These rules require noise to stay within specified levels depending on the land use and the time of day or night.

Noise generated by construction equipment and building construction will be limited primarily to daylight hours when noise levels are commonly higher than at night. Contractors will be required to minimize noise impacts by maintaining equipment properly, including the use of mufflers and other noise controls as specified by manufacturers.

18. Transportation

a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.

S^2 Traffic Solutions, LLC (SSTS) completed a Traffic Impact Study to estimate the trips generated by the proposed project and evaluate the potential need for transportation or roadway improvements. The complete Traffic Study is included in **Appendix G**.

Existing and Proposed Parking Spaces

The project area includes three existing homes, outbuildings, and a small number of parking stalls in garages, driveways, and residential yards. The proposed 270 single-family homes will include off-street parking and garages.

Estimated Traffic Generation

SSTS prepared a Traffic Impact Study for 270 single-family homes (**Figure 3**). The Traffic Study assumed full development of the site by 2026. The complete Traffic Impact Study is included in **Appendix G**.

Trip generation was estimated using the methodology outlined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017). The proposed project is expected to generate about 2,593 vehicle trips per day. Within the PM peak hour, the project is expected to generate 264 trips, consisting of 166 entering vehicles and 98 exiting vehicles (**Table 13**). The Traffic Study included in **Appendix G** provides a full description and analysis of the peak hour traffic and traffic recommendations.

Table 12. Project Trip Generation Estimates

Land Use	ITE Code	No. of Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Single-family homes/Detached Townhomes	210	270	2,593	49	147	196	166	98	264
Total			2,593	49	147	196	166	98	264

Availability of Transit and Alternative Transportation

Metro Transit provides transit services to the City of Ramsey. The nearest transit facility is a transit stop and North Star Commuter Train Station, 4 miles south of site.

Anoka County Transit provides Transit Link dial-a-ride transit service in conjunction with Metropolitan Council. This is a public transportation service that operates using accessible buses where regular fixed-route transit is unavailable.

Metro Mobility service is also available in Anoka County. This is a shared public transportation service for certified riders who are unable to used regular fixed-route bus due to a disability or health condition.

Trails and sidewalks provide another alternative approach for local travel. The project will include sidewalks along some residential streets and trails that link to the Trott Brook Recreational Trail which runs along the southern border of the property.

b. *Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: http://www.dot.state.mn.us/accessmanagement/resources.html) or a similar local guidance.*

SSTS documented existing conditions of the nearby roadways with a field inventory during the week of July 25, 2021. The study focused on the following intersections:

1. Variolite Street NW and Alpine Drive
2. Variolite Street NW and 161st Avenue NW

3. Variolite Street NW and 173rd Avenue NW
4. Nowthen Boulevard NW and Ramsey Boulevard NW
5. Nowthen Boulevard NW and 167th Avenue NW
6. Nowthen Boulevard NW and 173rd Avenue NW
7. Nowthen Boulevard NW and 175th Avenue NW

Peak hour turning movement counts were conducted at the above intersections on July 28th, 2021 and indicate the AM peak hour occurs at 7:00 AM – 8:00 AM, and the PM peak hour occurs at 4:30 PM to 5:30 PM.

SSTS analyzed intersection operations using Synchro/Simtraffic, 11th Edition for the 2026 Build out year and for the 2040 Planning Horizon year. There are no improvement projects planned for the study area roadways and none were assumed for the No-Build or Build conditions.

Effects on Traffic and Roadways

The results of the analysis show that all intersections are expected to operate at acceptable LOS C or better with manageable vehicle queues for both the No-Build and Build conditions. However, the eastbound movement at the intersection of Ramsey Boulevard NW and Nowthen Boulevard NW will experience long delays during the 2040 PM peak time. Preliminary review of Peak Hour signal warrants and roundabout suggest they may be satisfied in the 2040 timeline. Further, preliminary safety analysis indicates this intersection has a higher crash rate than similar intersections in Minnesota. It is suggested this intersection be monitored to determine if safety improvements or traffic control changes should occur by 2040. Details are included in **Appendix G**.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

As mentioned, the traffic analysis considered full build out by 2026 and evaluated conditions in 2026 and 2040. It is recommended 173rd Avenue NW include a dedicated right turn lane at its intersection with Nowthen Boulevard NW, and that the new intersection at 170th Avenue NW and Variolite Street NW include a northbound right turn lane and a southbound left turn by-pass lane. No other improvement or mitigation are necessary to provide adequate operations at the study area intersections. The site access is already provided with a northbound left turn by-pass lane and southbound right turn lanes from Nowthen Boulevard NW, and similar geometrics (northbound designated right turn lane and southbound left turn by-pass lane) are planned for the new access intersection to Variolite Street NW. The transportation system serving the area will have sufficient capacity to include traffic from the proposed project as well as other anticipated projects.

19. Cumulative Potential Effects

Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items.

a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.

It is anticipated that the project area will develop over approximately the next seven years, but the actual timing of development could vary depending on the demand for housing and market conditions. Fourteen other projects proposed in the City of Ramsey are expected to develop during this time period. These projects and their geographic locations are described under **Item 19.b** below.

b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

The City of Ramsey is reviewing and has recently approved other development projects that are located within 3.6 miles from the Trott Brook Crossing development site (**Table 13**). These projects include single-family homes, industrial buildings and commercial buildings. Projects in close proximity to Trott Brook Crossing could potentially interact to result in cumulative effects.

Table 13. Other Projects in the City of Ramsey

Name	Description	Status	Distance/Direction from Trott Brook Crossing
Williams Woods	9 rural residential homes	Under review	0.25 miles north
Hunt Property	79 single-family homes	Under review	Adjacent to the northeast portion of Trott Brook Crossing
Knoll Properties 2nd Addition	65,000 square foot industrial building with planned 52,000 square foot second phase	Under review	3.6 miles south
Riverstone South	243 single-family homes	Under review	2.8 miles southwest
Storyteller Café	6,892 square foot mixed use building	Approved	2.9 miles south
Garden View Villas	18 single-family homes	Approved	2.4 miles south
Bunker Lake Industrial Park	Multi-phase industrial park	Approved	2.8 miles south
GiGi's Salon and Spa	9,706 sf commercial building	Approved	2.6 miles south
Northfork Meadows	88 single-family homes	Approved	2.3 miles southwest
O'Reilly Auto Parts – Java Properties	7,453 sf commercial building	Approved	2.9 miles south
Oppidan Industrial Proposal	3 building industrial project	Approved	2.5 miles south
The Preserve at Northfork	29 single-family homes and 61 villa homes	Approved	2.7 miles southwest
Ramsey Villas North	3 single-family homes	Approved	3.4 miles southeast
West Armstrong Retail	15,000 square foot multi-tenant retail	Approved	2.8 miles south

c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

Reasonably foreseeable future projects may combine with the proposed project to result in cumulative effects on municipal infrastructure and natural resources. The potential for cumulative

effects varies with the type of resource affected and the geographic area of impact. Geographic separation between projects serves to reduce the potential for cumulative effects.

Potential cumulative effects on public infrastructure relate to municipal water supply systems, sanitary sewer conveyance and treatment systems, stormwater management systems, and traffic and transportation systems. The City of Ramsey has planned for continued growth and expanded infrastructure system capacity to address these effects and serve anticipated future projects. The City of Ramsey will consider the timing and staging of other development proposals within the context of the Comprehensive Plan and related growth management tools. Cumulative effects on public infrastructure are not expected to be significant.

Potential cumulative effects of known and anticipated future projects on natural resources depend on the type, density, and location of future developments. Effects on natural resources such as wetlands and wildlife habitat vary with project location and biological diversity. Project effects on natural resources may combine with effects of nearby concurrent projects to result in subtle local cumulative effects, such as habitat fragmentation. Requirements for stormwater management and erosion and sediment control are expected to minimize cumulative effects of post-development runoff on downstream waters. Policies and regulations of the City of Ramsey, the Lower Rum River Watershed Management Organization, and other government agencies require the stormwater mitigation measures discussed in this EAW. These mitigation measures will minimized potential cumulative effects on the environment.

The project will contribute to and be affected by cumulative effects related to climate change. In Minnesota, climate change has already caused increased extreme heat, large precipitation events, flooding, annual precipitation, and growing season days. These trends will continue and increase until climate change is reversed. Effects of climate change on future project area residents could include flooding; increased maintenance of roadways, storm sewers, and drainage routes; increased human heat stress and health issues, high pollen counts; and decreased need for irrigation. Increased heat could also affect construction practices such as roofing and outdoor activities such as summer and winter sports. Snow skiing and snowmobiling could be impacted due to lack of snow and warmer temperatures. Undesirable pests such as deer ticks and fungal infections could increase as a result of climate change. Some climate change impacts, such as extreme drought, coastal flooding, and shortages of food and water, are expected to affect other parts of the planet more severely than the project area.

Climate change impacts are incremental and cumulative in nature. Just as the project will be impacted by climate change, the project will also make an incremental contribution to climate change impacts through the emission of greenhouse gases.

20. Other Potential Environmental Effects

If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No other additional environmental effects are anticipated as a result of development of the project area. All potential environmental effects have been addressed in **Items 1** through **19**.

RGU CERTIFICATION.

(The Environmental Quality Board will only accept SIGNED Environmental Assessment Worksheets for public notice in the EQB Monitor.)

I hereby certify that:

- *The information contained in this document is accurate and complete to the best of my knowledge.*
- *The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.*
- *Copies of this EAW are being sent to the entire EQB distribution list.*

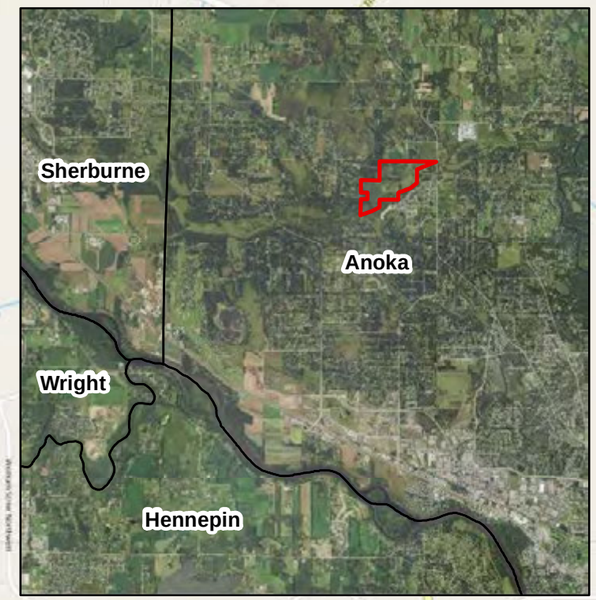
Signature _____ Date _____

Title _____

This page is intentionally blank.

Figures 1 – 7

Trott Brook Crossing EAW



© OpenStreetMap (and) contributors, CC-BY-SA

Figure 1 - Site Location

N

0 1,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets and NatGeo Basemaps

Project Boundary

Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

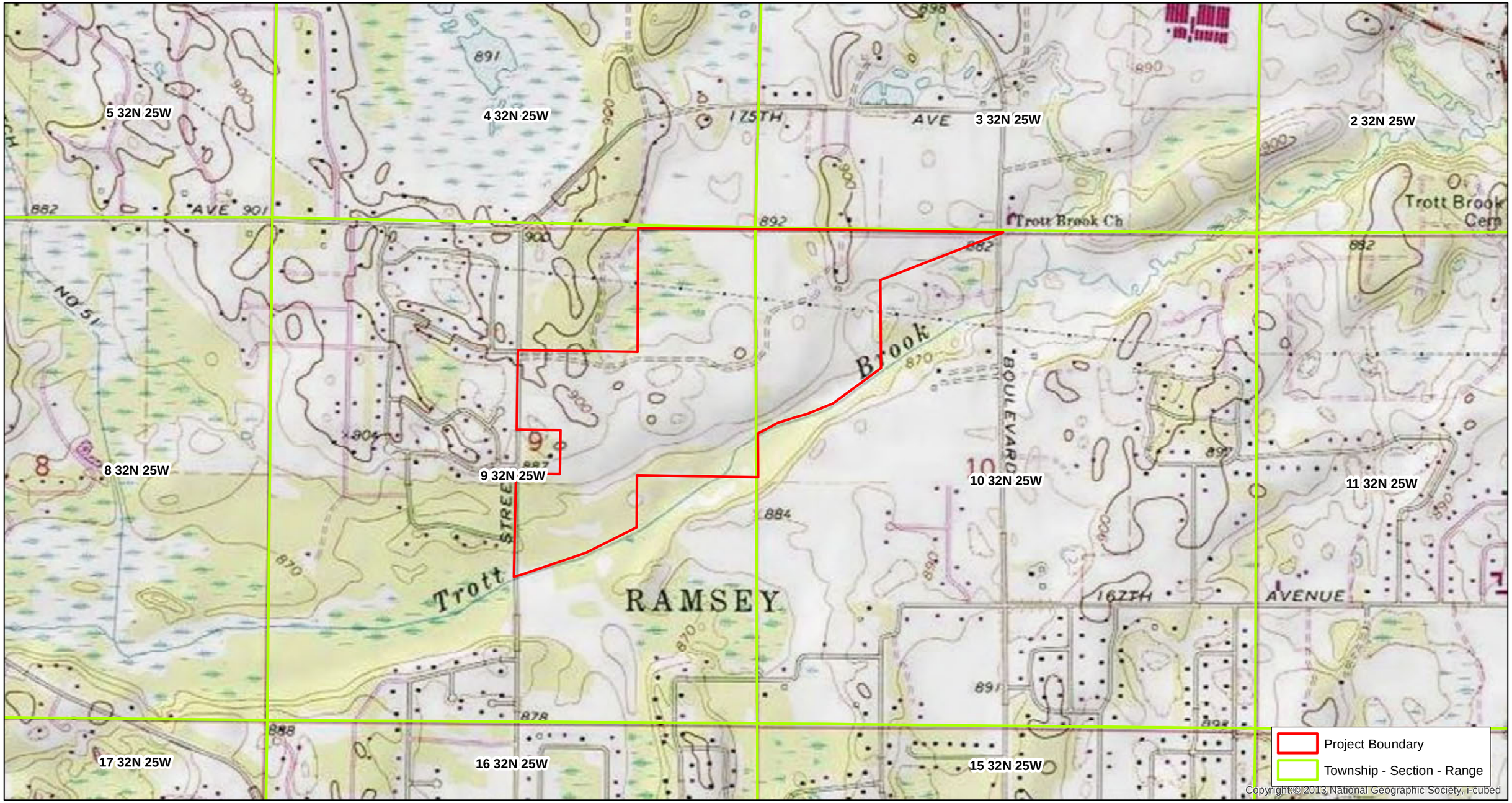


Figure 2 - USGS Topography

N

0 1,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO, USGS

Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

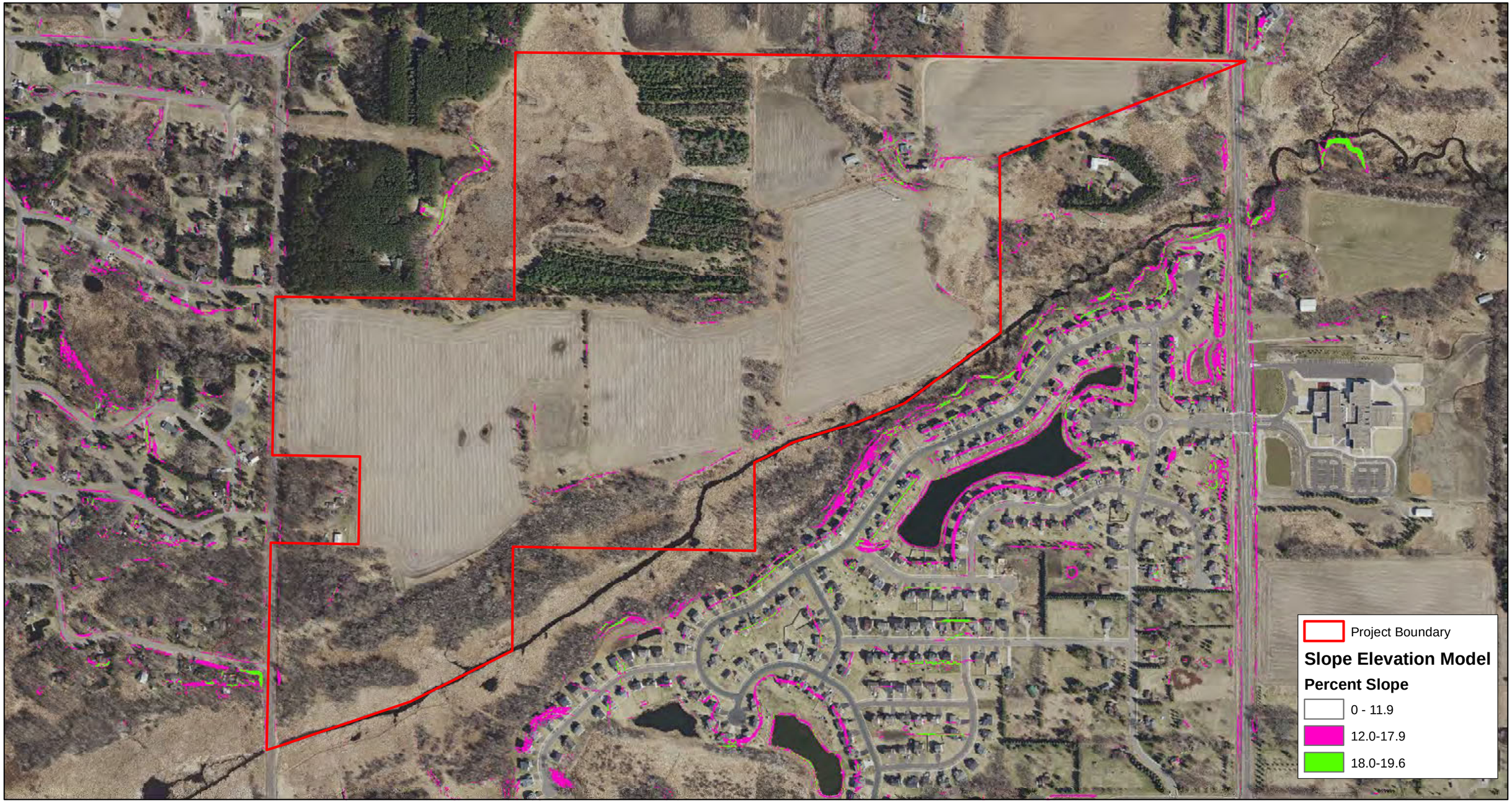


Figure 3 - Slopes

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO

Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

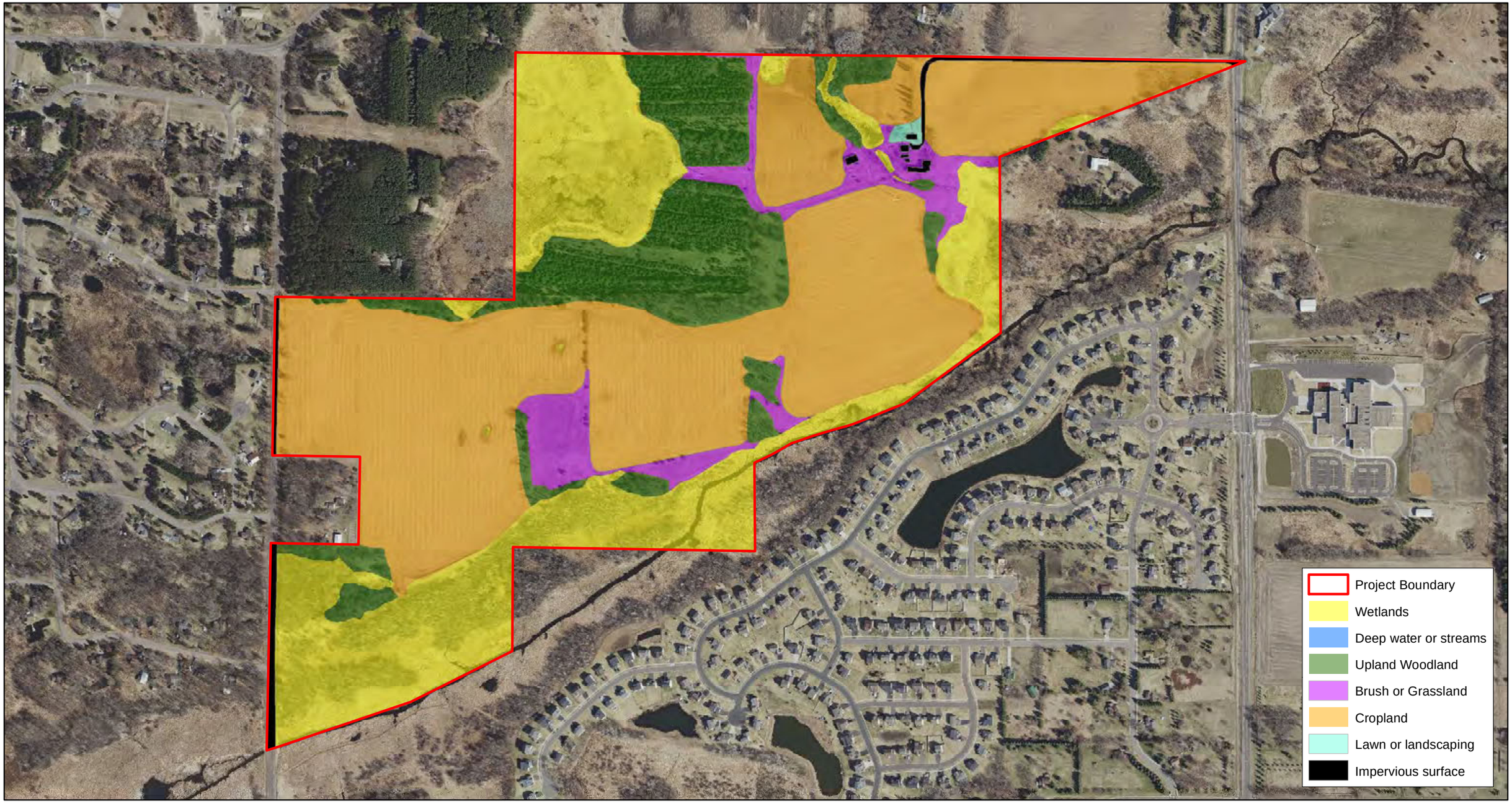


Figure 4 - Existing Cover Types

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO

Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 5 - Surrounding Land Use

N

0 1,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO

Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

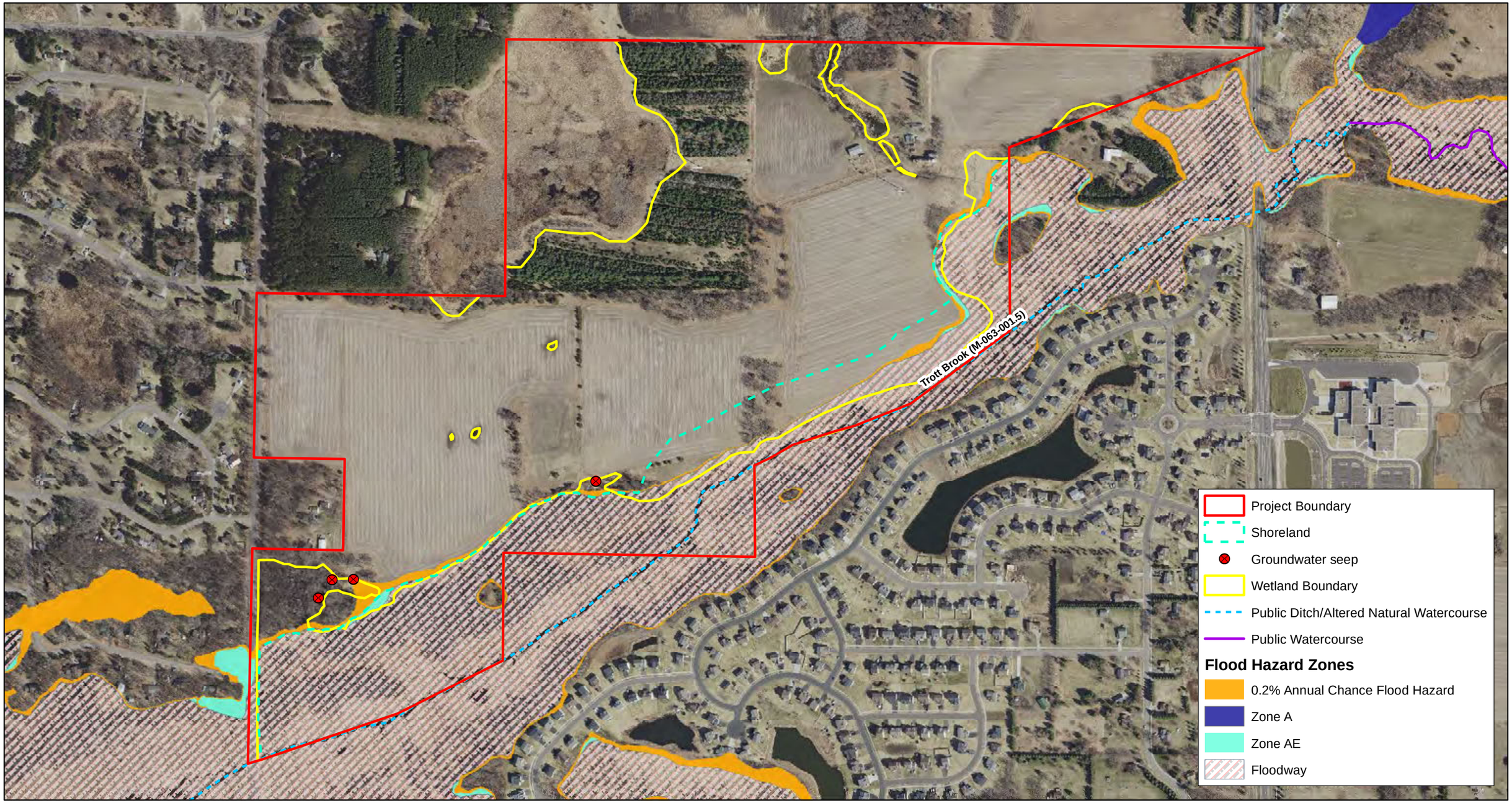


Figure 6 - Floodplain, Wetlands, Shoreland, DNR Public Waterways

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO, FEMA

Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

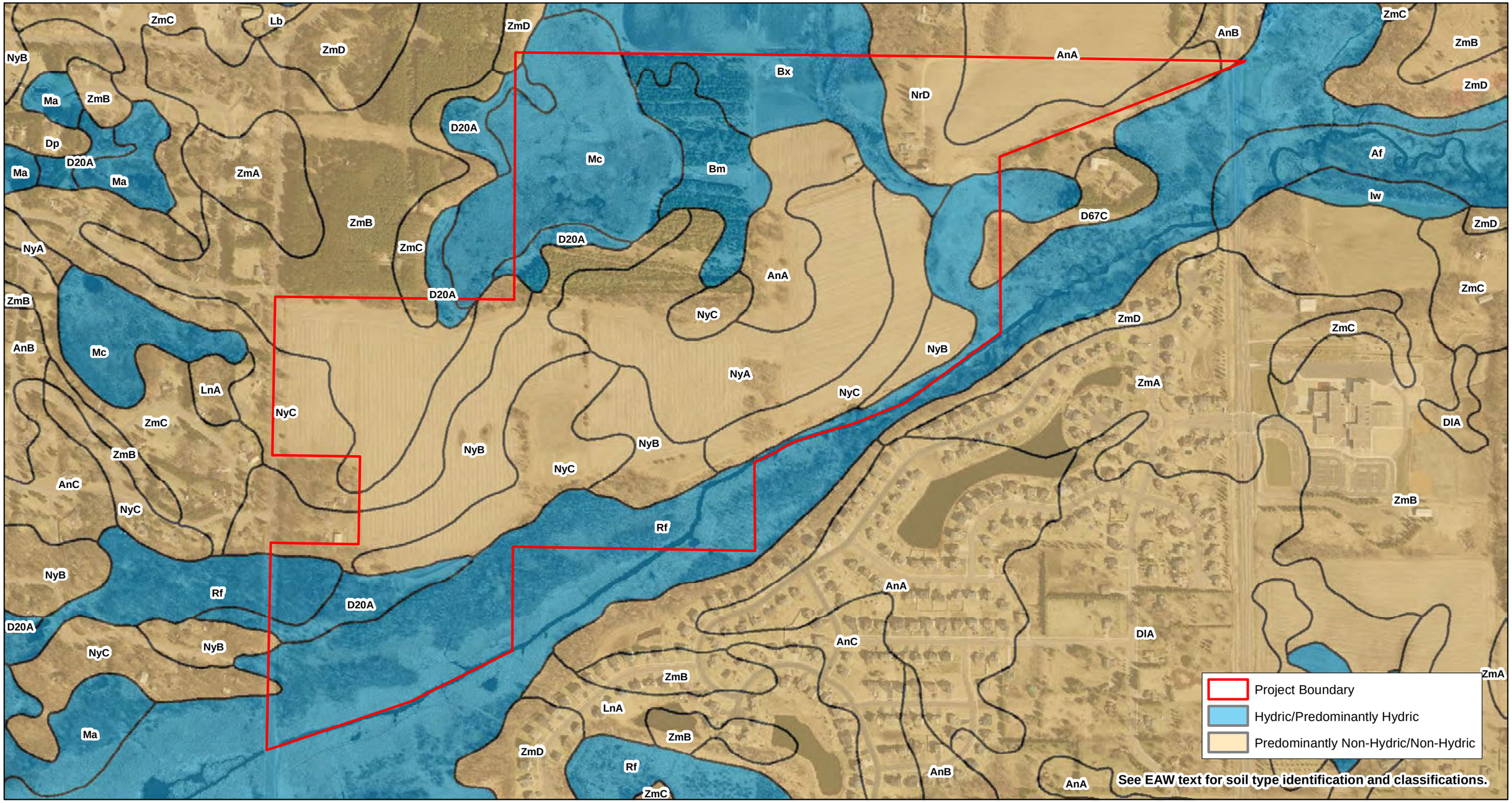


Figure 7 - Soil Types

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO, Web Soil Survey

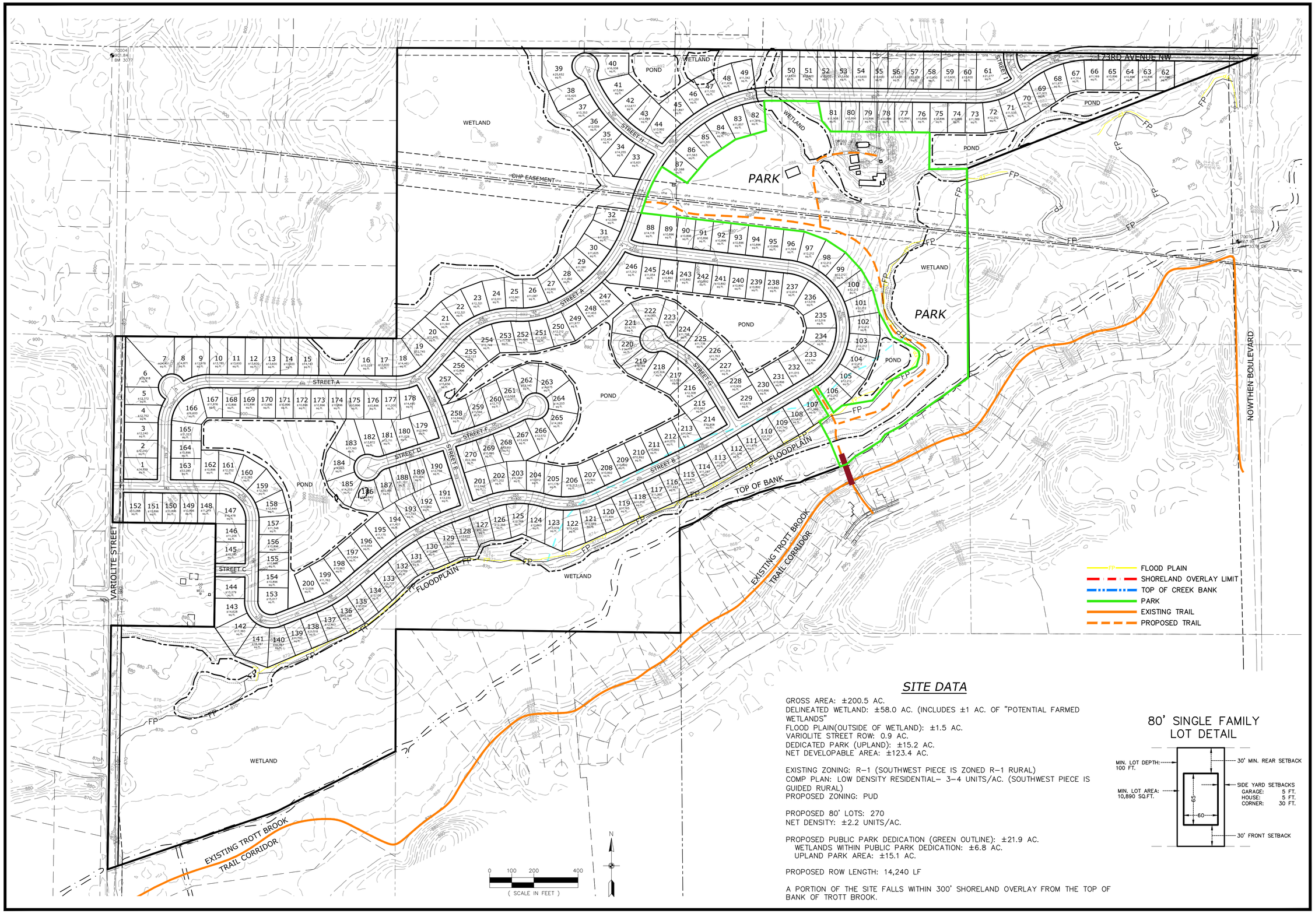
Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

This page is intentionally blank.

Appendix A
Site Concept Plan

Trott Brook Crossing EAW



SITE DATA

GROSS AREA: ±200.5 AC.
DELINEATED WETLAND: ±58.0 AC. (INCLUDES ±1 AC. OF "POTENTIAL FARMED WETLANDS"
FLOOD PLAIN(OUTSIDE OF WETLAND): ±1.5 AC.
VARIOLITE STREET ROW: 0.9 AC.
DEDICATED PARK (UPLAND): ±15.2 AC.
NET DEVELOPABLE AREA: ±123.4 AC.

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/AC. (SOUTHWEST PIECE IS GUIDED RURAL)
PROPOSED ZONING: PUD

PROPOSED 80' LOTS: 270
NET DENSITY: ±2.2 UNITS/AC.

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.9 AC.
WETLANDS WITHIN PUBLIC PARK DEDICATION: ±6.8 AC.
UPLAND PARK AREA: ±15.1 AC.

PROPOSED ROW LENGTH: 14,240 LF

A PORTION OF THE SITE FALLS WITHIN 300' SHORELAND OVERLAY FROM THE TOP OF BANK OF TROTT BROOK.

80' SINGLE FAMILY LOT DETAIL

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

CONCEPT PLAN

TROTT BROOK PROPERTY
Ramsey, Minnesota

SONTARRA, LLC
1660 Hwy 100 South, Suite 400
St. Louis Park, Minnesota 55416

REVISIONS
1.
2.
3.
4.
5.
6.

DRAWN BY: C#
ISSUE DATE: 07/22/2021
FILE NO: XXX

REVIEW COPY

1 of 1

Save Date: 07/22/21 | Xplot:9461 • 9480/9461 • trott brook\civil cad\survey\layouts\9461-Layout 2.dwg

This page is intentionally blank.

Appendix B
Wetland Delineation Report

Trott Brook Crossing EAW

Trott Brook North Property

Ramsey, Anoka County, Minnesota

Wetland Delineation Report

Prepared for

TEG Land Holdings, LLC

by

Kjolhaug Environmental Services Company, Inc.
(KES Project No. 2021-108)

July 26, 2021

Trott Brook North Property

Ramsey, Anoka County, Minnesota

Wetland Delineation Report

TABLE OF CONTENTS

Title Page

1. WETLAND DELINEATION SUMMARY 2
2. OVERVIEW 2
3. METHODS 3
4. RESULTS 4
4.1 Review of NWI, Soils, Public Waters, and NHD Information 4
4.2 Wetland Determinations and Delineations 5
4.3 Aerial Review for Offsite Hydrology Determinations 5
4.4 Other Areas 8
4.5 Request for Wetland Boundary and Jurisdictional Determination 9
5. CERTIFICATION OF DELINEATION 9

FIGURES

1. Site Location
2. Existing Conditions
3. National Wetlands Inventory
4. Soil Survey
5. DNR Public Waters Inventory
6. National Hydrography Dataset
7. Offsite Hydrology Assessment Areas

APPENDICES

A. Joint Application Form for Activities Affecting Water Resources in Minnesota
B. Wetland Delineation Data Forms
C. Precipitation Data
D. Offsite Hydrology Review Recording Form and Aerial Photos

Trott Brook North Property

Ramsey, Anoka County, Minnesota

Wetland Delineation Report

1. WETLAND DELINEATION SUMMARY

- The 197.12-acre Trott Brook North site was inspected on June 2, 2021 for the presence and extent of wetland.
- The National Wetlands Inventory (NWI) map showed two PEM1Af wetlands, one PEM1C/PFO1A/PEM1A wetland, one PEM1Ad/PABG wetland and one R2UBFx/PFO1A/d/PEM1Cd/PSS1A/PABG wetland complex within site boundaries.
- The soil survey showed Blomford, Brickton, Isan-Isan, Marsh, and Rifle as the mapped hydric soil types within site boundaries.
- The DNR Public Waters Inventory showed DNR Public Wetland 2-319W (unnamed) within site boundaries, and Trott Brook (DNR Public Ditch/Altered Natural Watercourse M-063-001.5) along the much of the south site boundary.
- The National Hydrography Dataset showed one Lake/Pond surface water feature within site boundaries and one Stream/River along much of the south site boundary.
- Eight (8) wetlands were delineated onsite as summarized in **Table 3** on **Page 6** of this report.

2. OVERVIEW

The 197.12-acre Trott Brook North site was inspected on June 2, 2021 for the presence and extent of wetland. The property was located in Sections 9 & 10, Township 32 North, Range 25 West, City of Ramsey, Anoka County, Minnesota. The site was located south of 173rd Ave NW, west of Nowthen Boulevard NW, and east of Variolite St NW (**Figure 1**). The property corresponded to the Anoka County PIDs listed in **Table 1 on the following page**.

A farmstead was located in the northcentral portion of the site, and a mining area was located in the southcentral portion of the site. The majority of the site was cropland planted to corn for the 2021 growing season, and a mature pine plantation was located in the northwest portion of the site. Trott Brook was located along the south site boundary and was bordered by wooded/scrub-shrub floodplain.

Table 1. Site PIDs - Trott Brook North

Parcel ID	Address	Size (ac)
10-32-25-21-0002	--	7.01
10-32-25-22-0002	7040 173rd Ave NW	7.46
10-32-25-22-0003	--	48.74
09-32-25-11-0001	--	38.3
09-32-25-14-0001	--	38.78
09-32-25-13-0001	--	32.69
09-32-25-42-0003	--	24.14
Total		**197.12**

Eight (8) wetlands were delineated within the site boundaries. The delineated wetland boundaries and existing conditions are shown on **Figure 2**. Figure 2 does not represent and official survey.

Appendix A of this report includes a Joint Application Form for Activities Affecting Water Resources in Minnesota, which is submitted in request for: (1) a wetland boundary and type determination approval from the Lower Rum River WMO under the Minnesota Wetland Conservation Act (WCA), and (2) delineation concurrence under Section 404 of the Federal Clean Water Act from the U.S. Army Corps of Engineers (USACE) along with Approved Jurisdictional Determinations (AJDs) for Wetlands 1, 2, 3, 7, 7A, 7b, and 8 and the ephemeral gully.

3. METHODS

Wetlands were identified using the Routine Determination method described in the Corps of Engineers Wetlands Delineation Manual (Waterways Experiment Station, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) as required under Section 404 of the Clean Water Act and the Minnesota Wetland Conservation Act.

Wetland boundaries were identified as the upper-most extent of wetland that met criteria for hydric soils, hydrophytic vegetation, and wetland hydrology. Wetland-upland boundaries were marked with pin flags that were subsequently located by surveyors with Carlson McCain. Figure 2 does not constitute an official survey product.

Soils, vegetation, and hydrology were documented at a representative location along the wetland-upland boundary. Plant species dominance was estimated based on the percent aerial or basal coverage visually estimated within a 30-foot radius for trees and vines, a 15-foot radius for the shrub layer, and a 5-foot radius for the herbaceous layer within the community type sampled.

Soils were characterized to a minimum depth of 24 inches (unless otherwise noted) using a Munsell Soil Color Book and standard soil texturing methodology. Hydric soil indicators used are from Field Indicators of Hydric Soils in the United States (USDA Natural Resources

Conservation Service (NRCS) in cooperation with the National Technical Committee for Hydric Soils, Version 8.1, 2017).

Mapped soils are separated into five classes based on the composition of hydric components and the Hydric Rating by Map Unit color classes utilized on Web Soil Survey. The five classes include Hydric (100 percent hydric components), Predominantly Hydric (66 to 99 percent hydric components), Partially Hydric (33 to 65 percent hydric components), Predominantly Non-Hydric (1 to 32 percent hydric components), and Non-Hydric (less than one percent hydric components).

Plants were identified using standard regional plant keys. Taxonomy and indicator status of plant species was taken from the 2018 National Wetland Plant List (U.S. Army Corps of Engineers 2018. National Wetland Plant List, version 3.3, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH).

4. RESULTS

4.1 Review of NWI, Soils, Public Waters, and NHD Information

The National Wetlands Inventory (NWI) (Minnesota Geospatial Commons 2009-2014 and U.S. Fish and Wildlife Service) showed two PEM1Af wetlands, one PEM1C/PFO1A/PEM1A wetland, one PEM1Ad/PABG wetland and one R2UBFx/PFO1A/d/PEM1Cd/PSS1A/PABG wetland complex within site boundaries (**Figure 3**).

The Soil Survey (USDA NRCS 2015) showed Blomford, Brickton, Isan-Isan, Marsh, and Rifle as the mapped hydric soil types within site boundaries. Soil types mapped on the property are listed in **Table 2** and a map showing soil types is included in **Figure 4**.

Table 2. Soil types mapped on the Trott Brook North site.

Symbol	Soil Name	Acres	% of Area	% Hydric	Hydric Category
AnA	Anoka loamy fine sand, 0 to 2 percent slopes	16.4	8.20%	0	Not Hydric
AnB	Anoka loamy fine sand, 2 to 6 percent slopes	0	0.00%	0	Not Hydric
Bm	Blomford loamy fine sand	8.4	4.20%	95	Predominantly Hydric
Bx	Brickton silt loam	12	6.00%	93	Predominantly Hydric
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	6.4	3.20%	95	Predominantly Hydric
D67C	Hubbard loamy sand, 2 to 12 percent slopes	1.1	0.50%	0	Not Hydric
D90B	Nymore loamy sand, 1 to 6 percent slopes	22.5	11.20%	3	Predominantly Non-Hydric
Mc	Marsh	16	8.00%	100	Hydric
NrD	Nymore loamy coarse sand, 12 to 25 percent slopes	9.8	4.90%	0	Not Hydric

Table 2. Soil types mapped on the Trott Brook North site.

Symbol	Soil Name	Acres	% of Area	% Hydric	Hydric Category
NyA	Nymore loamy sand, 0 to 2 percent slopes	26.9	13.40%	0	Not Hydric
NyB	Nymore loamy sand, 1 to 6 percent slopes	34	17.00%	0	Not Hydric
NyC	Nymore loamy sand, 6 to 12 percent slopes	34	17.00%	0	Not Hydric
Rf	Rifle mucky peat	32.9	16.40%	100	Hydric
ZmB	Zimmerman fine sand, 1 to 6 percent slopes	13	6.50%	2	Predominantly Non-Hydric
ZmC	Zimmerman fine sand, 6 to 12 percent slopes	0.6	0.30%	4	Predominantly Non-Hydric
ZmD	Zimmerman fine sand, 12 to 24 percent slopes	0	0.00%	2	Predominantly Non-Hydric

The Minnesota DNR Public Waters Inventory (Minnesota Department of Natural Resources 2015) showed DNR Public Wetland 2-319W (unnamed) within site boundaries, and Trott Brook (DNR Public Ditch/Altered Natural Watercourse M-063-001.5) along the much of the south site boundary (**Figure 5**).

The National Hydrography Dataset (U.S. Geological Survey 2015) showed one Lake/Pond surface water feature within site boundaries and one Stream/River along much of the south site boundary (**Figure 6**).

4.2 Wetland Determinations and Delineations

Potential wetlands were evaluated during field observations on June 2, 2021. Eight (8) wetlands were identified and delineated on the property (**Figure 2**). Corresponding data forms are included in **Appendix B**. The following description of the wetlands and their adjacent upland reflects conditions observed at the time of the field visit. At that time, the crop field had been planted to corn and vegetation was actively growing in natural areaa on the site. Precipitation conditions were normal (typical) based on the three-month antecedent precipitation data and drier than the normal range based on the 30-day rolling total (**Appendix C**). Delineated wetland characteristics are summarized in **Table 3** (**see page 6**).

4.3 Aerial Review for Offsite Hydrology Determinations

Methods

Areas in agricultural cropland that exhibited potential wetland signatures on aerial photography and with low or depressional topography were reviewed generally following methods described in Using Aerial Imagery to Assess Wetland Hydrology (Minnesota Board of Water and Soil Resources (BWSR) 2010) and Guidance for Submittal of Delineation Reports to the St. Paul District Corps of Engineers and Wetland Conservation Act Local Governmental Units in Minnesota, Version 2.0 (USACE 2015).

Table 3. Summary of Delineated Wetlands - Trott Brook North, Ramsey

WL ID	Wetland Area (acres)	Circular 39	Cowardin	Eggers and Reed	Vegetation	Adjacent Upland Vegetation	Observed Drainage Features	Observed Hydrology Indicator/s	Mapped NWI Wetland	Wetland Mapped Soil Type & Observed Hydric Indicator
1	0.03	Type 1	PEMAf	Farmed, seasonally flooded basin	Sparse manna grass	Healthy corn	None. Isolated depression surrounded by upland.	Surface soils cracks; Geomorphic position & FAC-Neutral Test; offsite hydrology signatures Area E 100% normal years	PEM1Af	Nymore loamy sand; redox dark surface
2	0.03	Type 1	PEMAf	Farmed, seasonally flooded basin	Healthy corn with ag weeds (yellow rocket, cinquefoil)	Healthy corn	None. Isolated depression surrounded by upland.	Water at 6"; Geomorphic position & FAC-Neutral Test; offsite hydrology signatures Area D 100% normal years	--	Nymore loamy sand; redox dark surface
3	0.006	Type 1	PEMAf	Farmed, seasonally flooded basin	Sparse groundsel	Healthy corn	None. Isolated depression surrounded by upland.	Surface soils cracks; Geomorphic position & FAC-Neutral Test; offsite hydrology signatures Area F 100% normal years	PEM1Af	Nymore loamy sand; depleted below dark surface, redox dark surface
4	17.99 (onsite)	Type 3/2/1	PEMC/B/A	Shallow marsh, sedge meadow, and wet meadow	Sedges interior with fringe of cattail and lake sedge, with outer perimeter of reed canary grass	Kentucky bluegrass, smooth brome and cedar trees with lesser yarrow, common plantain, asters, and Canada thistle	Wetland extends offsite to west and north	Geomorphic position and FAC-Neutral Test	PEM1C/PEM1A/ PFO1A	Blomford, Marsh, Isan-Isan; depleted below dark surface, redox dark surface
5	38.08 (onsite)	Type 3/2/1/6	PEMC/B/A/ PSS1A/ PFO1A	Shallow marsh, sedge meadow, wet meadow and deciduous forested and scrub-shrub floodplain	Sedge dominated fringe with lesser reed canary grass, transitioning to nanny berry, dogwood, green ash floodplain (see footnote)	Primarily corn; SW upland basswood, red oak, bur oak, common buckthorn, Virginia creeper and honeysuckle	Wetland located along the edge of Trott Brook	Geomorphic position and FAC-Neutral Test; water at surface at seep areas	R2UBFx/PEM1Cd/ PFO1A/PEM1Ad/ PSS1A	Rifle, Isan-Isan; histosol
6	0.31 (onsite)	Type 3/2	PEMC/B	Shallow marsh and wet meadow	Cattail center with reed canary grass fringe with lesser lake sedge, giant goldenrod, and willow shrubs	Pine and spruce canopy with Kentucky bluegrass, Canada goldenrod, smooth brome, Canada goldenrod understory	Wetland connects to offsite wetland bordering Trott Brook	Geomorphic position and FAC-Neutral Test; water at 6 inches	PEM1C/PEM1A/ PFO1A	Nymore transition to Rifle; loamy mucky mineral
7, 7a, 7b	0.96, 0.11, 0.02	Type 5/3/1	PUBGx/ PEMC/PEMA	Excavated shallow open water, shallow marsh, and wet meadow	Open water, cattail, reed canary grass	Quaking aspen, common buckthorn, brome, hog peanut, Virginia creeper, white snakeroot, geranium	Wetland drains to Wetland 5 via ephemeral gully	Geomorphic position and FAC-Neutral Test; ponded water and saturation at soil surface	PABG/PEM1Ad	Brickton; loamy mucky mineral
8	0.43	Type 2/1	PEMB/Af	Wet meadow and seasonally flooded basin (farmed edge)	Cattail, reed canary grass, farmed edge	Healthy corn	None. Isolated depression surrounded by upland.	Surface soils cracks; Geomorphic position & FAC-Neutral Test	--	Brickton silt loam; depleted matrix, redox dark surface
WL5 Footnote	The SW portion of Wetland 5 was a hillslope seep with a canopy of American elm, black ash, yellow birch, basswood, green ash, and paper birch with common buckthorn in the understory. The majority of Wetland 5 was wet meadow next to the floodplain of Trott Brook. Species observed included wood nettle Jack in the pulpit, white snakeroot, sedges, burdock, enchanter's nightshade, sweet cicely, bedstraw, sensitive fern, lady fern, violet, geranium, jewelweed, meadowrue, reed canary grass, manna grass, bugleweed, and horsetail.									

Signatures at locations of potential wetlands on aerial photographs were interpreted and classified using seven codes (**Table 4**).

Table 4. Aerial photograph interpretation codes

Code	Classification
CS	Crop stress
DO	Drowned out
NC	Not cropped
SW	Standing water
WS	Wetland signature
AP	Altered pattern
NV	Normal vegetation

This analysis used only aerial photographs taken following periods of average normal antecedent precipitation within the normal range as determined using the Wetland Delineation Precipitation Data Retrieval tool (Minnesota Climatology Office 2015). This tool classifies antecedent precipitation as Normal (N), Wet (W) or Dry (D) by comparing precipitation during the three months preceding the estimated date of aerial photography to the 30-year average from 1981-2010.

All available Google Earth and MnGEO FSA photo years were assessed for wet/normal/dry climatic conditions using the Wetland Delineation Precipitation Data Retrieval tool as summarized in **Table 5 below**. Based on the results of Table 5, available aerial photographs from the 5 most recent and available normal year photos (2015, 2017, 2018, 2019, and 2020) were used for the offsite hydrology review.

Table 5. Decision matrix for offsite hydrology review.

Source	Photo Date	Date Used for Climate Assessment	Climatic Conditions	Result
Google Earth	10/9/2020	10/9/2020	Normal	Used (1)
Maxar Tech.	10/25/2019	11/1/2019	Wet	Most recent wet year used to ID signature areas
FSA	7/1/2019	7/1/2019	Normal	Used (2)
Google Earth	4/28/2018	5/1/2018	Normal	Used (3)
FSA	8/31/2017	9/1/2017	Normal	Used (4)
Google Earth	4/5/2017	4/5/2017	Dry	Not used, dry conditions
Google Earth	3/11/2016	3/11/2016	Normal	Not used, prior to growing season
FSA	9/15/2015	10/1/2015	Normal	Used (5)

[1] 2019 metadata NA; date of 7-1-2019 assumed.

Results
Six areas showing a wet signature on the 10-25-2020 Maxar Technologies photo (most recent "wet" photo) were included in the review. The locations of ***Area A through Area F*** are shown on **Figure 7**. Photographs for each year of review and the Wetland Hydrology Recording from Aerial Imagery - Recording Form are included in **Appendix D**.

Area A required field verification based on the recording form decision matrix**.** In the field, Area A was a slight depression planted with corn. Other than geomorphic position, no other hydrology indicators were observed. Data sheets for a sample point taken in Area A (SP-A) is included in **Appendix B**. Area A was determined to be non-wetland based on the lack of one primary or two secondary indicators of wetland hydrology and a dominance of upland plant species.

Areas B and C did not require field verification and are not wetland based on the recording form decision matrix. Data sheets for a sample point taken in Areas B and C are included in **Appendix B**. SP-B and SP-C were similar to Area A. These areas were slight depressions planted with corn; however, no hydrology signatures were observed in these areas on normal climatic photos and these areas lacked hydric soil indictors.

Areas D, E, and F did not require field verification and are wetland based on the recording form decision matrix. These areas correspond to Wetlands 2, 1, and 3.

4.4 Other Areas

The NWI map showed ***Area G*** (**Figure 2**) as a horseshoe shaped PEM1A wetland in the south-central part of the site (**Figure 3**). In the field, the NWI mapped wetland was the sloping outer edge of a previously mined area that was higher than the area within the horseshoe shape which was flat. Species within the mined area included pineapple weed, crabgrass, common mullein, Siberian elm saplings, spotted knapweed and yarrow.

A large are mapped with hydric soil (Blomford) was shown to the east of Wetland 4. In the field, this area was a pine plantation that lacked a hydrophytic plant community.

An ephemeral gully was observed at the southern edge of Wetland 7b (**Figure 2**). In the field this feature was a narrow gully, on sloping topography with a parabolic bottom that was partially vegetated except where eroding.

No other depressional areas with hydrophytic vegetation or wetland hydrology were observed on the site. No other areas were shown as hydric soil on the soil survey or as wetland on the NWI map.

4.5 Request for Wetland Boundary and Jurisdictional Determination

Appendix A of this report includes a Joint Application Form for Activities Affecting Water Resources in Minnesota, which is submitted in request for: (1) a wetland boundary and type determination approval from the Lower Rum River WMO under the Minnesota Wetland Conservation Act (WCA), and (2) delineation concurrence under Section 404 of the Federal Clean Water Act from the U.S. Army Corps of Engineers (USACE) along with Approved Jurisdictional Determinations (AJDs) for Wetlands 1, 2, 3, 7, 7A, 7b, and 8 and the ephemeral gully.

5. CERTIFICATION OF DELINEATION

The procedures utilized in the described delineation are based on the U.S. Army Corps of Engineers 1987 Wetlands Delineation Manual as required under Section 404 of the Clean Water Act and the Minnesota Wetland Conservation Act. This wetland delineation and report were prepared in compliance with the regulatory standards in place at the time the work was performed.

Site boundaries indicated on figures within this report are approximate and do not constitute an official survey product.

Delineation completed by: Kyle Uhler, GIS Specialist
Minnesota Certified Wetland Delineator No. 1353

Adam Cameron, Wetland Ecologist
Minnesota Certified Wetland Delineator No. 1321

Will Effertz, Wetland Specialist In Training for Minnesota
Certified Wetland Delineator Certification

Report prepared by: Melissa Lauterbach-Barrett, Wetland Specialist
Minnesota Certified Wetland Delineator No. 1085

Report reviewed by: _____ Date: July 26, 2021

Mark Kjolhaug, Professional Wetland Scientist No. 000845

Trott Brook North Property, Ramsey

Wetland Delineation Report

FIGURES

1. Site Location
2. Existing Conditions
3. National Wetlands Inventory
4. Soil Survey
5. DNR Protected Waters Inventory
6. National Hydrography Dataset
7. Offsite Hydrology Assessment Areas

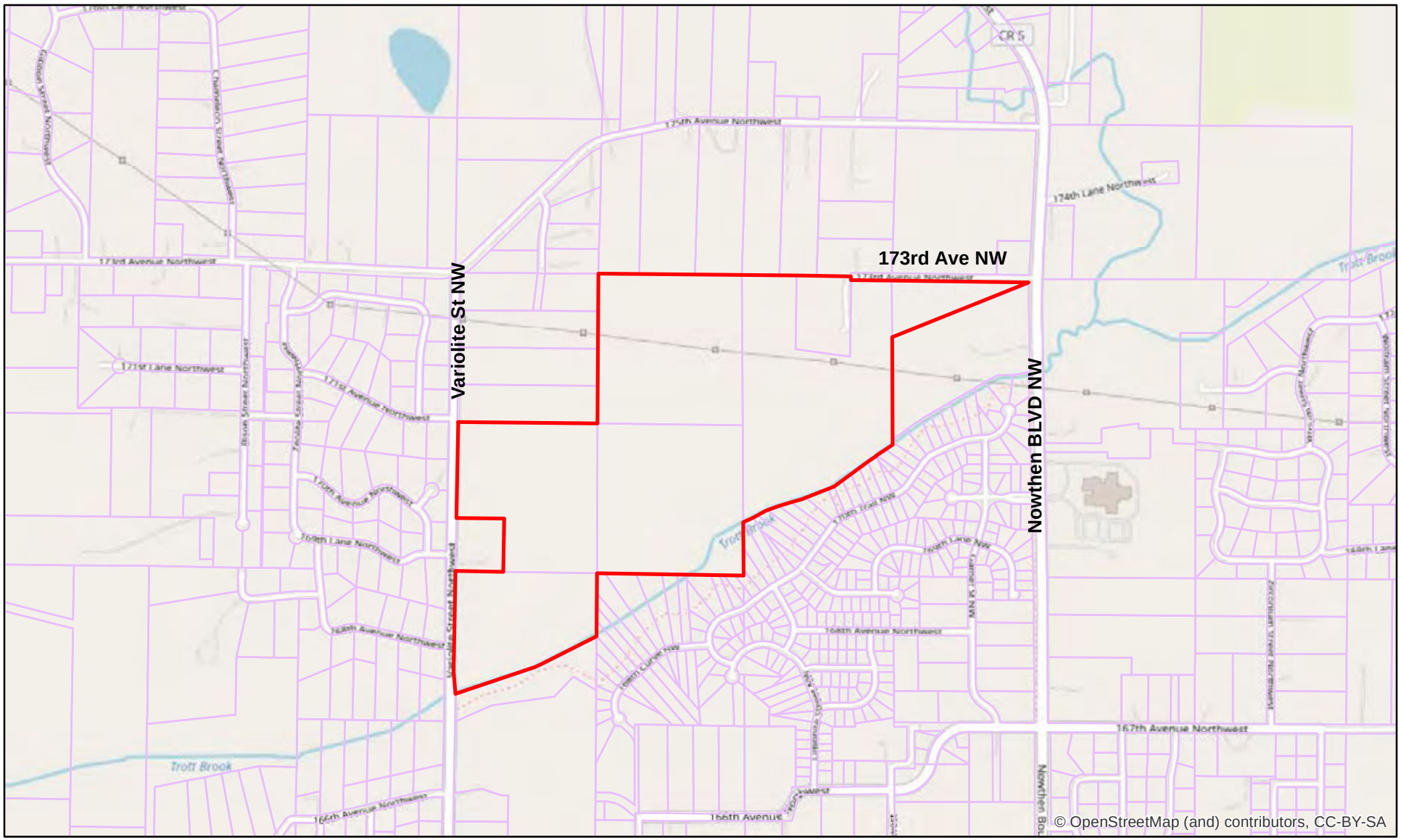


Figure 1 - Site Location

N

0 2,000 Feet

Site Boundary

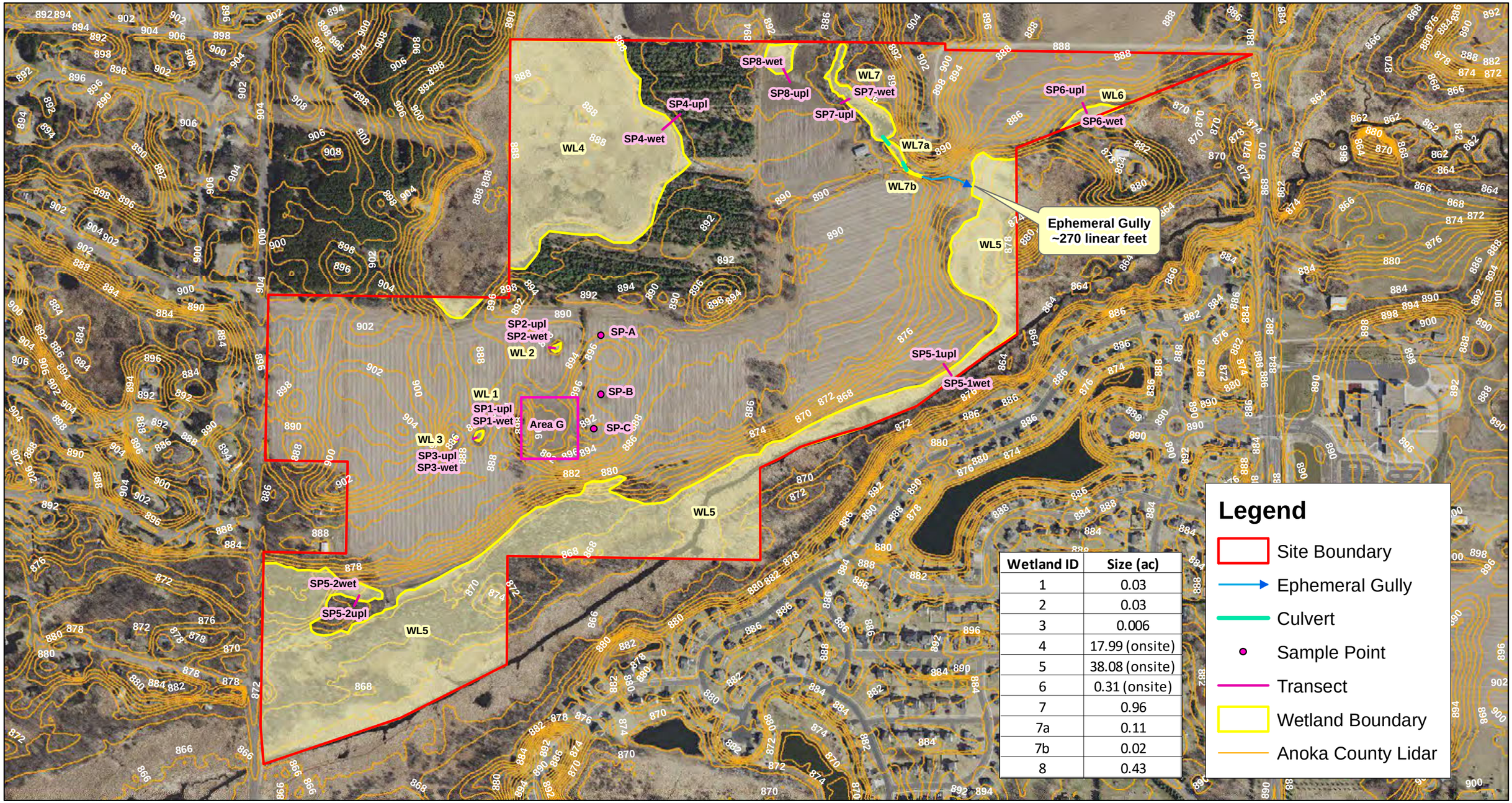
Parcels

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets Basemap

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Wetland ID	Size (ac)
1	0.03
2	0.03
3	0.006
4	17.99 (onsite)
5	38.08 (onsite)
6	0.31 (onsite)
7	0.96
7a	0.11
7b	0.02
8	0.43

Figure 2 - Existing Conditions (2020 Metro Photo)

N

0 1,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

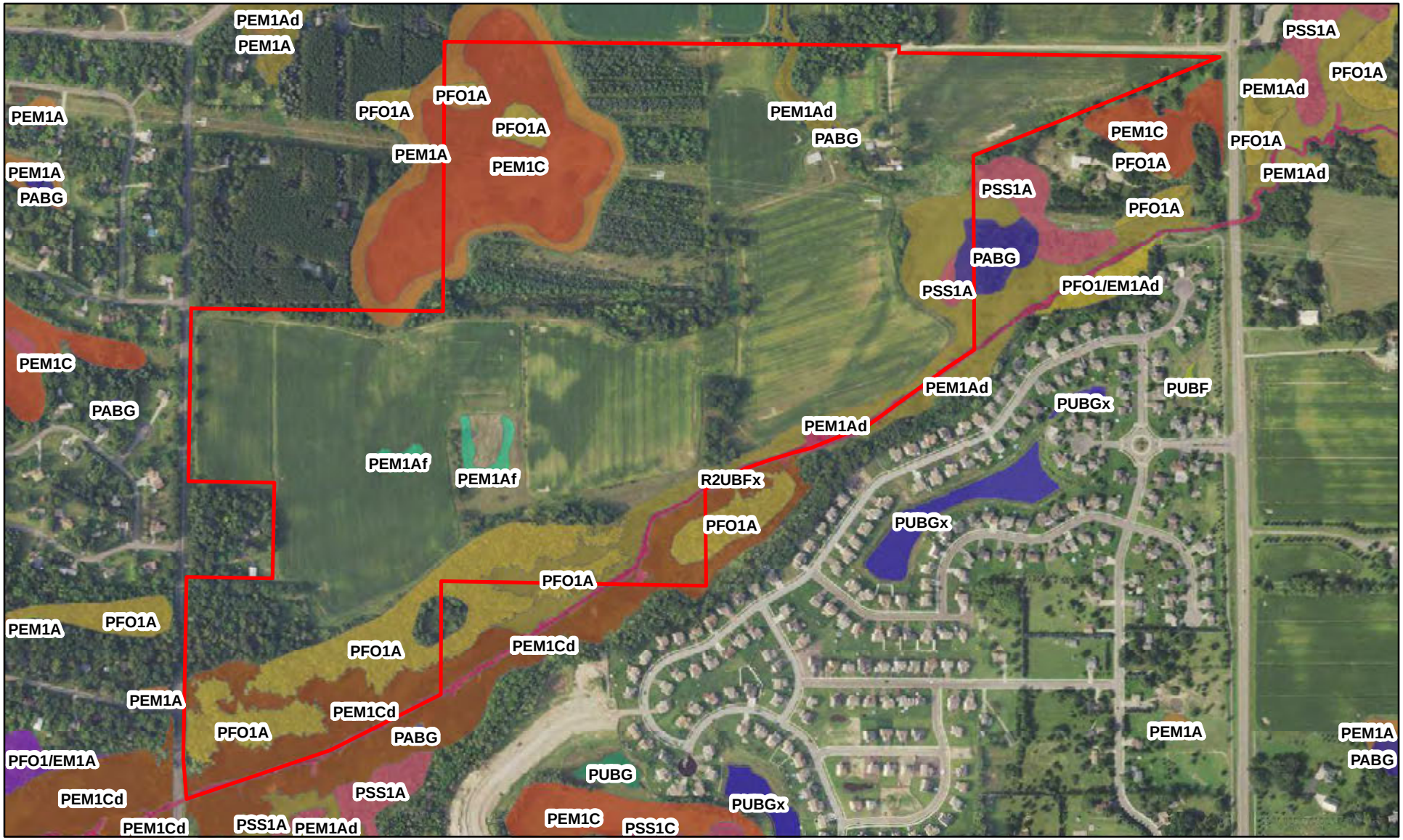


Figure 3 - National Wetlands Inventory

N

0 1,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons, USFWS

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

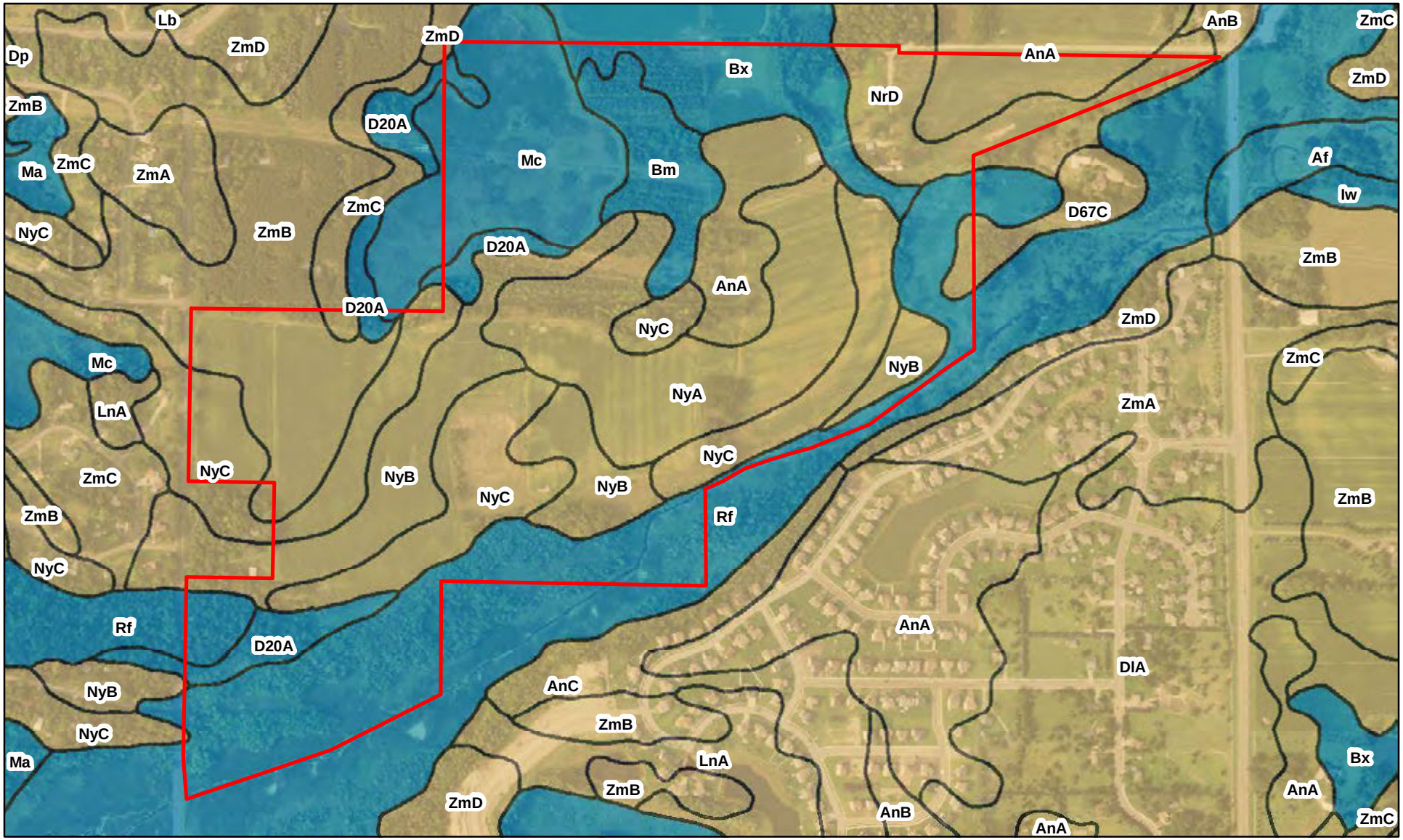


Figure 4 - Soil Survey

N

0 1,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons, USDA, NRCS

Site Boundary

Hydric/Predominantly Hydric

Predominantly Non-Hydric/Non-Hydric

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 5 - DNR Public Waters Inventory

N

0 1,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons, MN DNR

Site Boundary

Public Waters

Public Ditch/Altered Natural Watercourse

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



Figure 6 - National Hydrography Dataset

N

0 1,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons, USGS

Site Boundary

Hydro Junction

Stream/River

Lake/Pond

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

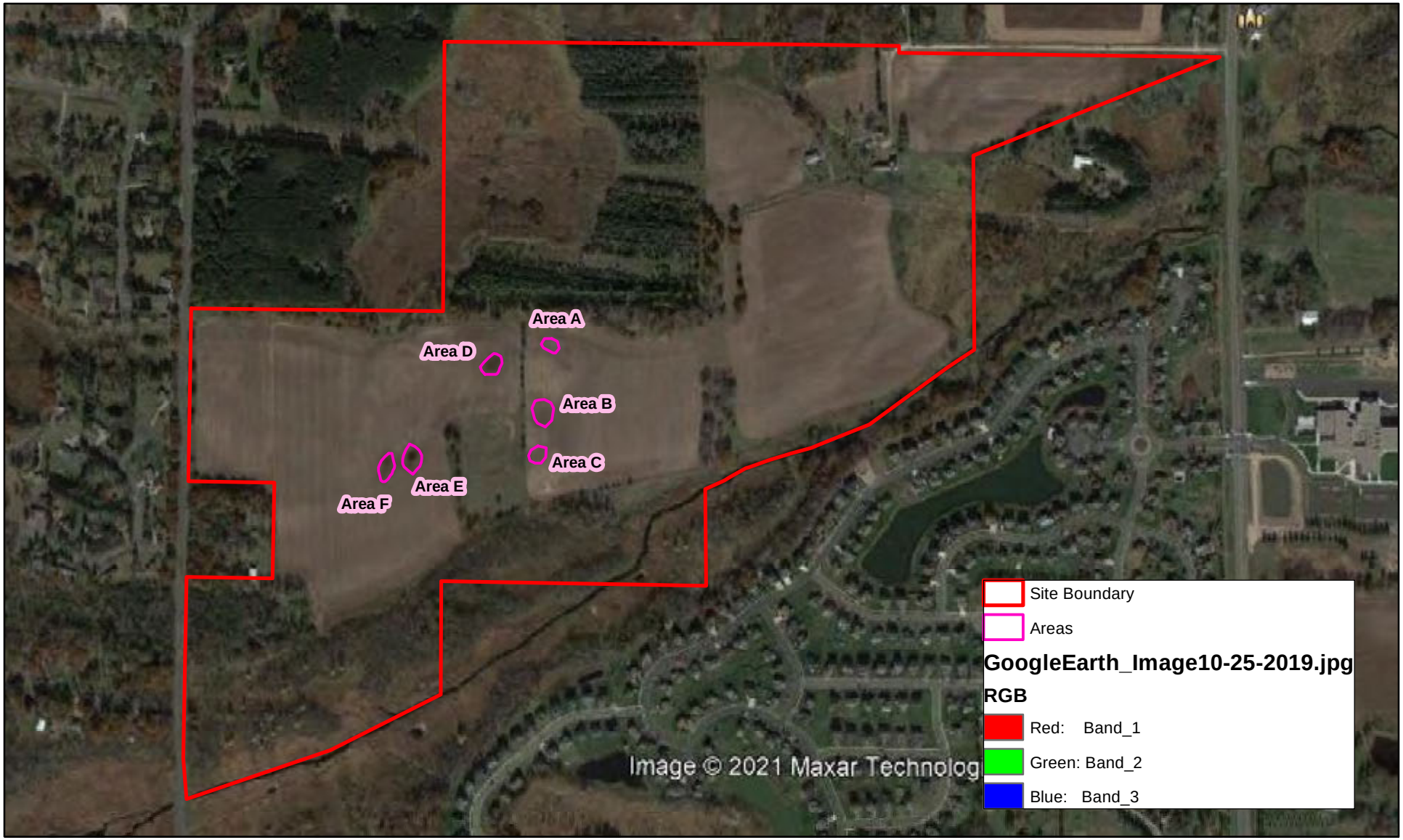


Figure 7 - Offsite Hydrology Assessment Areas (10-25-2019 GoogleMaxar Tech Photo - Most recent Wet Photo)

N

0 2,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Trott Brook North Property, Ramsey

Wetland Delineation Report

APPENDIX A

Joint Application Form for Activities Affecting Water Resources in Minnesota

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Ben Schmidt and Tracey Rust, TEG Land Holdings, LLC
Mailing Address: 1660 Highway 100 S, Suite 400, St. Louis Park, MN 55416
Phone: 612.716.3047
E-mail Address: ben.schmidt@sotarra.com;Tracey.Rust@Sotarra.com

Authorized Contact (do not complete if same as above):
Mailing Address:
Phone:
E-mail Address:

Agent Name: Melissa Barrett, Kjolhaug Environmental Services
Mailing Address: 2500 Shadywood Road, Suite 130, Orono, MN 55331
Phone: 952-388-3752
E-mail Address: melissa@kjolhuagenv.com

PART TWO: Site Location Information

County: Anoka **City/Township: Ramsey**
Parcel ID and/or Address: 10-32-25-21-0002, 10-32-25-22-0002, 10-32-25-22-0003, 09-32-25-11-0001, 09-32-25-14-0001, 32-25-13-0001, 09-32-25-42-0003
Legal Description (Section, Township, Range): Sec 9 & 10, T32, R25
Lat/Long (decimal degrees): 45.28007, -93.4501
Attach a map showing the location of the site in relation to local streets, roads, highways.
Approximate size of site (acres) or if a linear project, length (feet): 197.12-ac

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted ***prior to*** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Application is for delineation concurrence/approval, and AJDs for Wetlands 1, 2, 3, 7, 7a, and 7b, and 8.

PART FOUR: Aquatic Resource Impact[1] Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	**Aquatic Resource Type** (wetland, lake, tributary etc.)	**Type of Impact** (fill, excavate, drain, or remove vegetation)	**Duration of Impact** Permanent (P) or Temporary (T)[1]	**Size of Impact**[2]	**Overall Size of Aquatic Resource** [3]	**Existing Plant Community Type(s)** in Impact Area[4]	**County, Major Watershed #, and Bank Service Area #** of Impact Area[5]

[1]If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".
[2]Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).
[3]This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".
[4]Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.
[5]Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

TEC Land Holdings, LLC

Signature: _____ Date: 7/20/21

I hereby authorize _____ to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

[1] **The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.**

Attachment A
Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence**. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination**. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☒ **Approved Jurisdictional Determination**. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

AJD requested for Wetlands 1, 2, 3, 7, 7a, and 7b, and 8 and the ephemeral gully.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).
http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx

Trott Brook North Property, Ramsey

Wetland Delineation Report

APPENDIX B

Wetland Delineation Data Forms

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP1-upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): linear
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP1-upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	10	Y	UPL
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		10	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	2	5
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	10	x 5 =	50
Column totals	10 (A)		50 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Healthy corn

SOIL **Sampling Point:** SP1-upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-4	10YR 3/1	100					sandy loam	
4-13	10YR 3/1	85	10YR 4/6	15	C	M	sandy loam	
13-24	10YR 2/1	100					sandy loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP1-wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): slight depression Local relief (concave, convex, none): concave
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- X Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches. Wetland corresponds to offsite review Area E with signatures in 100% normal climatic photos.

VEGETATION - Use scientific names of plants

Sampling Point: SP1-wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Glyceria striata*	15	Y	OBL
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		15	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	3	8
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	15	x 1 =	15	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	0	x 4 =	0	
UPL species	0	x 5 =	0	
Column totals	15	(A)	15	(B)

Prevalence Index = B/A = 1.00

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP1-wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-4	10YR 2/1	100					loam	
4-10	10YR 2/1	90	10YR 4/6	10	C	M	loam	
10-24	10YR 2/1	100					sandy loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP2-upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): linear
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	23
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	23

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: SP2-upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	20	Y	UPL
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		20	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	4	10
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	20	x 5 =	100
Column totals	20 (A)		100 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP2-upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR 3/2	80	10YR 4/6	20	C	M	sand	
8-24	10YR 4/2	95	10YR 4/6	5	C	M	sand	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP2-wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): slight depression Local relief (concave, convex, none): concave
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 2

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- X Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	6
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	6

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Wetland corresponds to offsite review Area D with signatures in 100% normal climatic photos.

VEGETATION - Use scientific names of plants

Sampling Point: SP2-wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	20	Y	UPL
2	*Plantago major*	5	N	FACU
3	*Barbarea vulgaris*	5	N	FAC
4	*Potentilla norvegica*	5	N	FAC
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		35	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	7	18
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	10	x 3 =	30	
FACU species	5	x 4 =	20	
UPL species	20	x 5 =	100	
Column totals	35	(A)	150	(B)

Prevalence Index = B/A = 4.29

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Assumed hydrophytic with undisturbed conditions based on offsite review results.

SOIL **Sampling Point:** SP2-wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR 3/2	80	10YR 4/6	20	C	M	sand	
8-24	10YR 4/3	60	10YR 4/6	20	C	M	sand	
			10YR 4/1	20	D	M		
24-26	10YR 5/1	98	10YR 4/6	2	C	M	loamy sand	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP3-upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): linear
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP3-upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	10	Y	UPL
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		10	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	2	5
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	10	x 5 =	50
Column totals	10 (A)		50 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Healthy corn

SOIL **Sampling Point:** SP3-upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-4	10YR 2/1	100					sandy loam	
4-11	10YR 2/1	95	10YR 4/6	5	C	M	sandy loam	
11-24	10YR 4/1	98	10YR 4/6	2	C	M	sandy loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- _X_ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- _X_ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? ___Y___

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP3-wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): slight depression Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 3

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- X Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches. Wetland corresponds to offsite review Area F with signatures in 100% normal climatic photos.

VEGETATION - Use scientific names of plants

Sampling Point: SP3-wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		0	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	0	0
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 0 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	0	x 4 =	0	
UPL species	0	x 5 =	0	
Column totals	0	(A)	0	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Primarily unvegetated, sparse groundsel.

SOIL **Sampling Point:** SP3-wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-10	10YR 2/1	100					sandy loam	
10-24	10YR 4/1	98	10YR 4/6	2	C	M	sandy loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP4-upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): slight hillslope Local relief (concave, convex, none): linear to flat
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Blomford loamy fine sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Dry to 30 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP4-upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	80	Y	FACU
2	*Achillea millefolium*	15	N	FACU
3	*Plantago major*	5	N	FACU
4	*Cirsium arvense*	5	N	FACU
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		105	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	21	53
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	105	x 4 =	420
UPL species	0	x 5 =	0
Column totals	105 (A)		420 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP4-upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR 2/1	100					loamy sand	
8-28	10YR 2/1	97	10YR 4/6	3	C	M	clay loam	
28-30	10YR 4/1	97	10YR 4/6	3	C	M	clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? ___Y___

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP4-wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Blomford loamy fine sand NWI Classification: PEM1A/PEM1C
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 4

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	23
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	23

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: SP4-wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	90	Y	FACW
2	*Cirsium arvense*	5	N	FACU
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		95	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	19	48
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	90	x 2 =	180
FAC species	0	x 3 =	0
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column totals	95 (A)		200 (B)

Prevalence Index = B/A = 2.11

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP4-wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-6	10YR 2/1	97	10YR 4/6	3	C	M	loam	
6-18	10YR 3/1	85	10YR 4/6	5	C	M	clay loam	
			10YR 5/1	10	D	M		
18-24	10YR 5/1	97	10YR 4/6	3	C	M	clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- _X_ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- _X_ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? ___Y___

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP5-1upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): linear
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP5-1upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	10	Y	UPL
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		10	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	2	5
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	10	x 5 =	50
Column totals	10 (A)		50 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Healthy corn

SOIL **Sampling Point:** SP5-1upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-4	10YR 3/1	100					sandy loam	
4-13	10YR 3/1	85	10YR 4/6	15	C	M	sandy loam	
13-24	10YR 2/1	100					sandy loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP5-1wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): toeslope Local relief (concave, convex, none): concave
Slope (%): 3-5 Lat.: Long.: Datum:
Soil Map Unit Name: Rifle mucky peat NWI Classification: PEM1Ad
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 5

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): 12

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: SP5-1wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Carex sp.*	70	Y	OBL
2	*Phalaris arundinacea*	15	N	FACW
3	*Verbena hastata*	5	N	FACW
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		90	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	18	45
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	70	x 1 =	70
FACW species	20	x 2 =	40
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	90 (A)		110 (B)

Prevalence Index = B/A = 1.22

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP5-1wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-36	N 2.5/	100					peat/muck	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- X Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP5-2upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): Local relief (concave, convex, none):
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Isan-Isan, frequently ponded NWI Classification: PFO1A/PEM1C
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP5-2upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1	*Tilia americana*	20	Y	FACU
2	*Quercus macrocarpa*	20	Y	FACU
3				
4				
5				
6				
7				
8				
9				
10				
		40	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1	*Rhamnus cathartica*	70	Y	FAC
2	*Lonicera tatarica*	10	N	FACU
3				
4				
5				
6				
7				
8				
9				
10				
		80	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Osmorhiza claytonii*	25	Y	FACU
2	*Circaea lutetiana*	25	Y	none
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		50	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	8	20
Sapling/Shrub Stratum	16	40
Herb Stratum	10	25
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 20.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	75	x 4 =	300
UPL species	0	x 5 =	0
Column totals	145 (A)		510 (B)

Prevalence Index = B/A = 3.52

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP5-2upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR 3/2	100					sandy loam	
8-24	10YR 3/3	80	10YR 4/6	20	C	M	sandy loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP5-2wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): hillslope seep Local relief (concave, convex, none): linear
Slope (%): 5-15 Lat.: Long.: Datum:
Soil Map Unit Name: Rifle mucky peat NWI Classification: PFO1A/PEM1Cd
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 5

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	0
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	0

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Hillside seep

VEGETATION - Use scientific names of plants

Sampling Point: SP5-2wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Carex sp.*	70	Y	OBL
2	*Caltha palustris*	15	N	OBL
3	*Phalaris arundinacea*	15	N	FACW
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		100	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	20	50
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	85	x 1 =	85
FACW species	15	x 2 =	30
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	100 (A)		115 (B)

Prevalence Index = B/A = 1.15

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP5-2wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-36	N 2.5/	100					peat/muck	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- X Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP6-upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): linear
Slope (%): 12-25 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy coarse sand NWI Classification:
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: SP6-upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1	*Pinus sylvestris*	70	Y	none
2				
3				
4				
5				
6				
7				
8				
9				
10				
		70	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	20	Y	FACU
2	*Solidago canadensis*	15	Y	FACU
3	*Achillea millefolium*	10	Y	FACU
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		45	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	14	35
Sapling/Shrub Stratum	0	0
Herb Stratum	9	23
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	45	x 4 =	180
UPL species	0	x 5 =	0
Column totals	45 (A)		180 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP6-upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-12	10YR 3/2	100					loamy sand	
12-24	10YR 4/3	100					sand	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook Norh City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP6-wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy coarse sand NWI Classification: PEM1C (offsite)
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 6

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	0
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	6

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: SP6-wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	85	Y	FACW
2	*Typha x glauca*	15	N	OBL
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		100	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	20	50
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	15	x 1 =	15
FACW species	85	x 2 =	170
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	100 (A)		185 (B)

Prevalence Index = B/A = 1.85

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP6-wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-12	N 2.5/	100					mucky loam	
12-20	10YR 4/1	100					sand	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- X Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP7-upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): linear
Slope (%): 1-3 Lat.: Long.: Datum:
Soil Map Unit Name: Brickton silt loam NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP7-upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1	*populus tremuloides*	60	Y	FAC
2				
3				
4				
5				
6				
7				
8				
9				
10				
		60	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	40	Y	FACW
2				
3				
4				
5				
6				
7				
8				
9				
10				
		40	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Parthenocissus quinquefolia*	15	Y	FACU
2	*Ageratina altissima*	10	Y	FACU
3	*Geranium maculatum*	10	Y	FACU
4	*Bromus inermis*	10	Y	UPL
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		45	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	12	30
Sapling/Shrub Stratum	8	20
Herb Stratum	9	23
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 6 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 33.33% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	60	x 3 =	180
FACU species	35	x 4 =	140
UPL species	10	x 5 =	50
Column totals	145 (A)		450 (B)

Prevalence Index = B/A = 3.10

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP7-upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-16	10YR 2/1	100					loam	
16-20	10YR 3/1	100					clay loam	
20-24	10YR 4/1	100					clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP7-wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): depression/swale Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Brickton silt loam NWI Classification: PEM1Ad/PABG
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 7

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	2
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	0

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants

Sampling Point: SP7-wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	50	Y	FACW
2	*Typha x glauca*	30	Y	OBL
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		80	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	16	40
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	30	x 1 =	30
FACW species	50	x 2 =	100
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	80 (A)		130 (B)

Prevalence Index = B/A = 1.63

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP7-wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-6	10YR 2/1	100					mucky loam	
6-12	10YR 5/1	100					sandy loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- _X_ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- _X_ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? ___Y___

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP8-upl
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): flat to sloping cropplan Local relief (concave, convex, none): linear
Slope (%): 01-3 Lat.: Long.: Datum:
Soil Map Unit Name: Brickton silt loam NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP8-upl

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	20	Y	UPL
2	*Chenopodium album*	5	N	FACU
3	*Rumex crispus*	5	N	FAC
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		30	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	6	15
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	5	x 3 =	15	
FACU species	5	x 4 =	20	
UPL species	20	x 5 =	100	
Column totals	30	(A)	135	(B)

Prevalence Index = B/A = 4.50

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP8-upl

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-5	10YR 3/1	97	10YR 4/6	3	C	M	loam	
5-18	10YR 3/1	95	10YR 4/6	5	C	M	clay loam	
18-24	10YR 5/2	90	10YR 4/6	10	C	M	clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP8-wet
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave
Slope (%): 0-3 Lat.: Long.: Datum:
Soil Map Unit Name: Brickton silt loam NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	Wetland 8

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP8-wet

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	5	Y	FACW
2	*Rumex crispus*	5	Y	FAC
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		10	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	2	5
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	5	x 3 =	15
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	10 (A)		25 (B)

Prevalence Index = B/A = 2.50

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Farmed fringe

SOIL **Sampling Point:** SP8-wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-2	10YR 3/1	85	10YR 4/6	15	C	M	clay loam	
2-16	10YR 4/1	85	10YR 4/6	15	C	M	clay loam	
16-24	10YR 6/1	95	10YR 4/6	5	C	M	clay loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
X Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP-A
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): Slight depression Local relief (concave, convex, none): concave to flat
Slope (%): 12-Jun Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No water to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP-A

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	20	Y	UPL
2	*Chenopodium album*	5	N	FACU
3	*Digitaria sanguinalis*	5	N	FACU
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		30	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	6	15
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	10	x 4 =	40
UPL species	20	x 5 =	100
Column totals	30 (A)		140 (B)

Prevalence Index = B/A = 4.67

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP-A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-7	10YR 2/2	100					loamy sand	
7-16	10YR 3/1	90	10YR 4/6	5	C	M	sandy loam	
			10YR 4/1	5	D	M		
16-24	10YR 4/1	97	10YR 4/6	3	C	M	loamy sand	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Trott Brook North City/County: Ramsey/Anoka Sampling Date: 6-2-2021
Applicant/Owner: TEG State: MN Sampling Point: SP-B & C
Investigator(s): A. Cameron, W. Effertz Section, Township, Range: Sec 9&10, T32, R25
Landform (hillslope, terrace, etc.): slight depression Local relief (concave, convex, none): concave
Slope (%): 1-6 Lat.: Long.: Datum:
Soil Map Unit Name: Nymore loamy sand NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil , or hydrology significantly disturbed? Are "normal
Are vegetation , soil , or hydrology naturally problematic? circumstances" present? No
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic conditions normal (typical) based on gridded database method. Cropland = disturbed vegetation; not normal circumstances.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes		No	X	Depth (inches):
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches):

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dry to 24 inches.

VEGETATION - Use scientific names of plants

Sampling Point: SP-B & C

Tree Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (15)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zea mays*	30	Y	UPL
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		30	= Total Cover	

Woody Vine Stratum	Plot Size (30)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	6	15
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	30	x 5 =	150
Column totals	30 (A)		150 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation

___ Dominance test is >50%

___ Prevalence index is ≤3.0*

___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Healthy corn

SOIL **Sampling Point:** SP-B & C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-10	10YR 3/3	100					loamy sand	
10-13	10YR 3/1	100					loamy sand	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

Trott Brook North Property, Ramsey

Wetland Delineation Report

APPENDIX C

Precipitation Data

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Anoka** township number: **32N**
township name: **Ramsey** range number: **25W**
nearest community: **Nowthen** section number: **9**

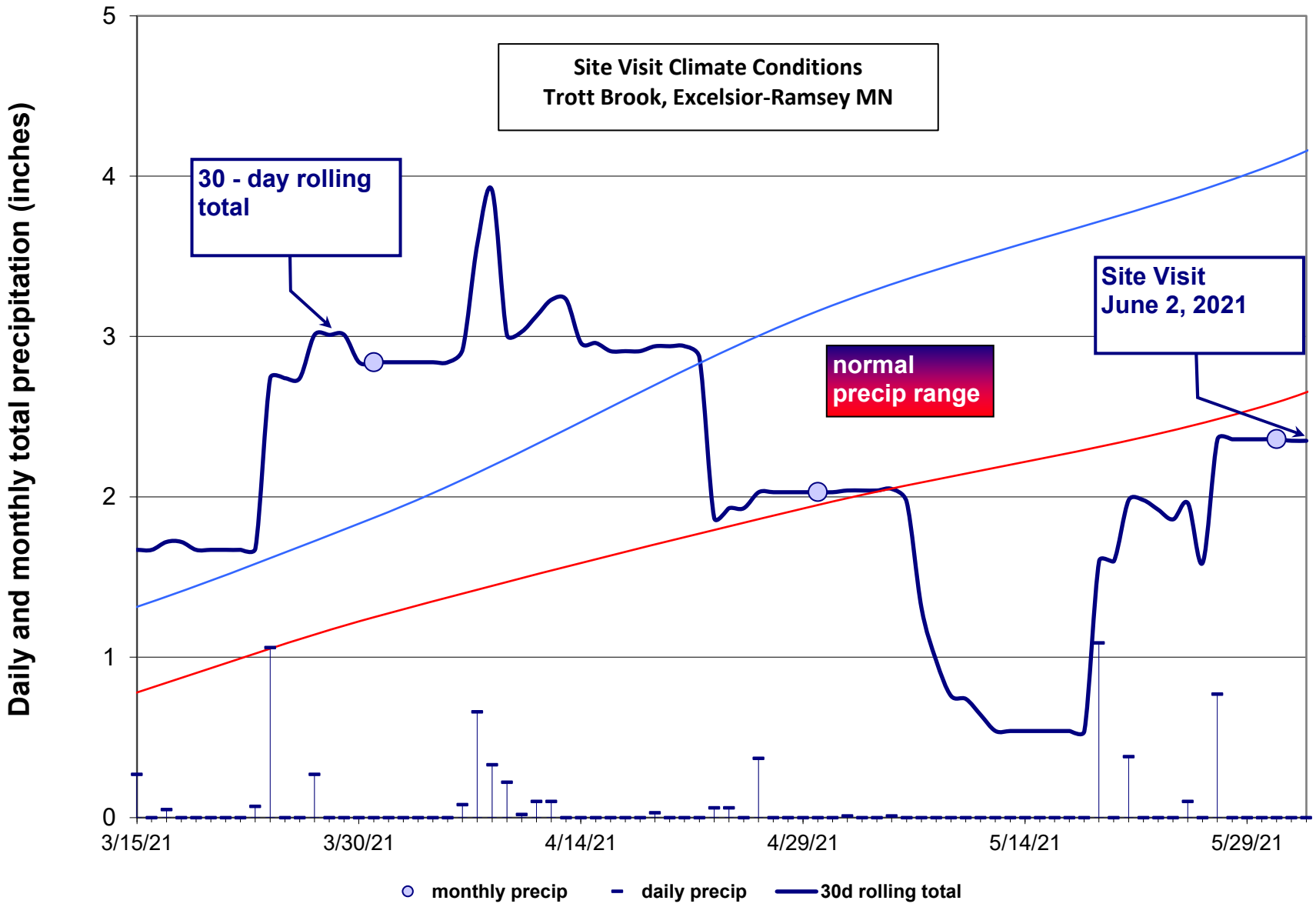
Aerial photograph or site visit date:
Wednesday, June 2, 2021

Score using 1981-2010 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **May 2021**	second prior month: **April 2021**	third prior month: **March 2021**
estimated precipitation total for this location:		**2.25R**	**2.78R**
there is a 30% chance this location will have less than:	2.59	1.95	1.25
there is a 30% chance this location will have more than:	4.08	3.16	1.87
type of month: dry normal wet		**normal**	**wet**
monthly score		**2 * 2 = 4**	**1 * 3 = 3**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)			

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)


Site Visit Climate Conditions
Trott Brook, Excelsior-Ramsey MN
30 - day rolling total
normal precip range
Site Visit June 2, 2021
Daily and monthly total precipitation (inches)
5
4
3
2
1
0
3/15/21
3/30/21
4/14/21
4/29/21
5/14/21
5/29/21
monthly precip
daily precip
30d rolling total

Trott Brook Site, Excelsior-Ramsey MN: Precipitation Summary
Source: Minnesota Climatology Working Group

Monthly Totals: 2021 latitude: 45.27746 longitude: 93.45999
Target: T32 R25 S9

mon	year	cc	tttN	rrW	ss	nnnn	oooooooo	pre (inches)
Jan	2021	71	33N	26W	33	NWS	ELK RIVE	.65
Feb	2021	27	119N	22W	1	SWCD		.59
Mar	2021	27	119N	22W	1	SWCD		2.84
Apr	2021	2	32N	25W	6	SWCD		2.03
May	2021	27	119N	22W	1	SWCD		2.36
Jun	2021	27	119N	22W	1	SWCD		.95

April/May/June Daily Records

Date	Precip.
Apr 1, 2021	0
Apr 2, 2021	0
Apr 3, 2021	0
Apr 4, 2021	0
Apr 5, 2021	0
Apr 6, 2021	.08
Apr 7, 2021	.66
Apr 8, 2021	.33
Apr 9, 2021	.22
Apr 10, 2021	.02
Apr 11, 2021	.10
Apr 12, 2021	.10
Apr 13, 2021	T
Apr 14, 2021	0
Apr 15, 2021	0
Apr 16, 2021	0
Apr 17, 2021	0
Apr 18, 2021	0
Apr 19, 2021	.03
Apr 20, 2021	0
Apr 21, 2021	0
Apr 22, 2021	0
Apr 23, 2021	.06
Apr 24, 2021	.06
Apr 25, 2021	0
Apr 26, 2021	.37
Apr 27, 2021	T
Apr 28, 2021	0
Apr 29, 2021	0
Apr 30, 2021	0

Date	Precip.
May 1, 2021	0
May 2, 2021	.01
May 3, 2021	0
May 4, 2021	0
May 5, 2021	.01
May 6, 2021	0
May 7, 2021	0
May 8, 2021	0
May 9, 2021	0
May 10, 2021	T
May 11, 2021	0
May 12, 2021	0
May 13, 2021	0
May 14, 2021	T
May 15, 2021	0
May 16, 2021	0
May 17, 2021	0
May 18, 2021	0
May 19, 2021	1.09
May 20, 2021	0
May 21, 2021	.38
May 22, 2021	0
May 23, 2021	0
May 24, 2021	0
May 25, 2021	.10
May 26, 2021	0
May 27, 2021	.77
May 28, 2021	0
May 29, 2021	0
May 30, 2021	T
May 31, 2021	m

Date	Precip.	
Jun 1, 2021	0	
Jun 2, 2021	T	Site Visit
Jun 3, 2021	0	
Jun 4, 2021	0	
Jun 5, 2021	0	
Jun 6, 2021	0	
Jun 7, 2021	0	
Jun 8, 2021	.14	
Jun 9, 2021	0	
Jun 10, 2021	0	
Jun 11, 2021	0	
Jun 12, 2021	0	
Jun 13, 2021	0	
Jun 14, 2021	0	
Jun 15, 2021	0	
Jun 16, 2021	0	
Jun 17, 2021	0	
Jun 18, 2021	0	
Jun 19, 2021	0	
Jun 20, 2021	.15	
Jun 21, 2021	0	
Jun 22, 2021	0	
Jun 23, 2021	0	
Jun 24, 2021	0	
Jun 25, 2021	0	
Jun 26, 2021	.24	
Jun 27, 2021	0	
Jun 28, 2021	.42	

1981-2010 Summary Statistics

	Jan	*Feb*	*Mar*	*Apr*	*May*	*Jun*	*Jul*	*Aug*	*Sep*	*Oct*	*Nov*	*Dec*	*WARM*	*ANN*	*WAT*
30%	0.42	0.42	1.25	1.95	2.59	3.67	2.93	3.66	2.26	1.39	0.96	0.66	16.43	27.57	27.60
70%	1.08	0.96	1.87	3.16	4.08	5.31	4.48	4.76	4.59	3.44	2.37	1.24	22.49	33.73	34.58
mean	0.81	0.75	1.64	2.69	3.52	4.32	4.12	4.22	3.73	2.61	1.72	1.04	19.91	31.17	30.99

Trott Brook North Property, Ramsey

Wetland Delineation Report

APPENDIX D

Offsite Hydrology Review Recording Form and Aerial Photos

Exhibit 1 Field data sheet reference (if applicable):_____

Wetland Hydrology from Aerial Imagery – Recording Form

Project Name: Trott Brook North **Date:** 7-15-2021 **County:** Anoka

Investigator: M. Barrett **Legal Description (S, T, R):** S:9 & 10 T:32N R:25W

Summary Table

Date Image Taken (M-D-Y)	Image Source	Climate Condition (wet, dry, normal)[i]	Image Interpretation(s)				
			Area: A	Area: B	Area: C	Area: D	Area: E
9-15-2015	FSA	Normal	NV	NV	NV	DO (small) (1)	DO (1)
8-31-2017	FSA	Normal	DO (small) (1)	NV	NV	DO (small) (2)	DO (2)
4-28-2018	Google	Normal	NV	NV	NV	DO (3)	DO (3)
7-1-2019	FSA	Normal	DO (small) (2)	NV	NV	DO (4)	DO (4)
10-9-2020	Google	Normal	NV	NV	NV	DO (small) (5)	DO (small) (5)
Number of normal years			5	5	5	5	5
Number with wet signatures			2	0	0	5	5
Percent with wet signatures			40 %	0%	0%	100%	100%
			Area: F				
9-15-2015	FSA	Normal	DO (1)				
8-31-2017	FSA	Normal	DO (2)				
4-28-2018	Google	Normal	DO (3)				
7-1-2019	FSA	Normal	DO (4)				
10-9-2020	Google	Normal	DO (5)				
Number of normal years			5				
Number with wet signatures			5				
Percent with wet signatures			100%				

KEY		
WS - wetland signature	SS - soil wetness signature	CS - crop stress
NC - not cropped	AP - altered pattern	NV - normal vegetative cover
DO - drowned out	SW - standing water	NSS – no soil wetness signature
Other labels or comments:	Washout – Apparent Erosion	

- Use above key to label image interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in box above.
- If less than five (5) images taken during normal climate conditions are available, use an equal number of images taken during wet and dry climate conditions and use as many images as you have available. Describe the results using this methodology in your report.

[i] Use MN State Climatology website to determine climate condition

Exhibit 1 Field data sheet reference (if applicable):_____

Wetland Determination from Aerial Imagery – Recording Form

Project Name: Martin Farms Outlots **Date:** 11-11-2020 **County:** Wright

Investigator: M. Barrett **Legal Description (S, T, R):** S:30 T:121N R:23W

Use the Decision Matrix below to complete Table 1.

Hydric Soils present[1]	Identified on NWI or other wetland map[2]	Percent with wet signatures from Exhibit 1	Field verification required[3]	Wetland?
Yes	Yes	>50%	No	Yes
Yes	Yes	30-50%	No	Yes
Yes	Yes	<30%	Yes	Yes, if other hydrology indicators present
Yes	No	>50%	No	Yes
Yes	No	30-50%	Yes	Yes, if other hydrology indicators present
Yes	No	<30%	No	No
No	Yes	>50%	No	Yes
No	Yes	30-50%	No	Yes
No	Yes	<30%	No	No
No	No	>50%	Yes	Yes, if other hydrology indicators present
No	No	30-50%	Yes	Yes, if other hydrology indicators present
No	No	<30%	No	No

[1] The presence of hydric soils can be determined from the "Hydric Rating by Map Unit Feature" under "Land Classifications" from the Web Soil Survey. "Not Hydric" is the only category considered to not have hydric soils. Field sampling for the presence/absence of hydric soil indicators can be used in lieu of the hydric rating if appropriately documented by providing completed field data sheets.

[2] At minimum, the most updated NWI data available for the area must be reviewed for this step. Any and all other local or regional wetland maps that are publicly available should be reviewed.

[3] Area should be reviewed in the field for the presence/absence of wetland hydrology indicators per the applicable 87 Manual Regional Supplement, including the D2 indicator (geomorphic position).

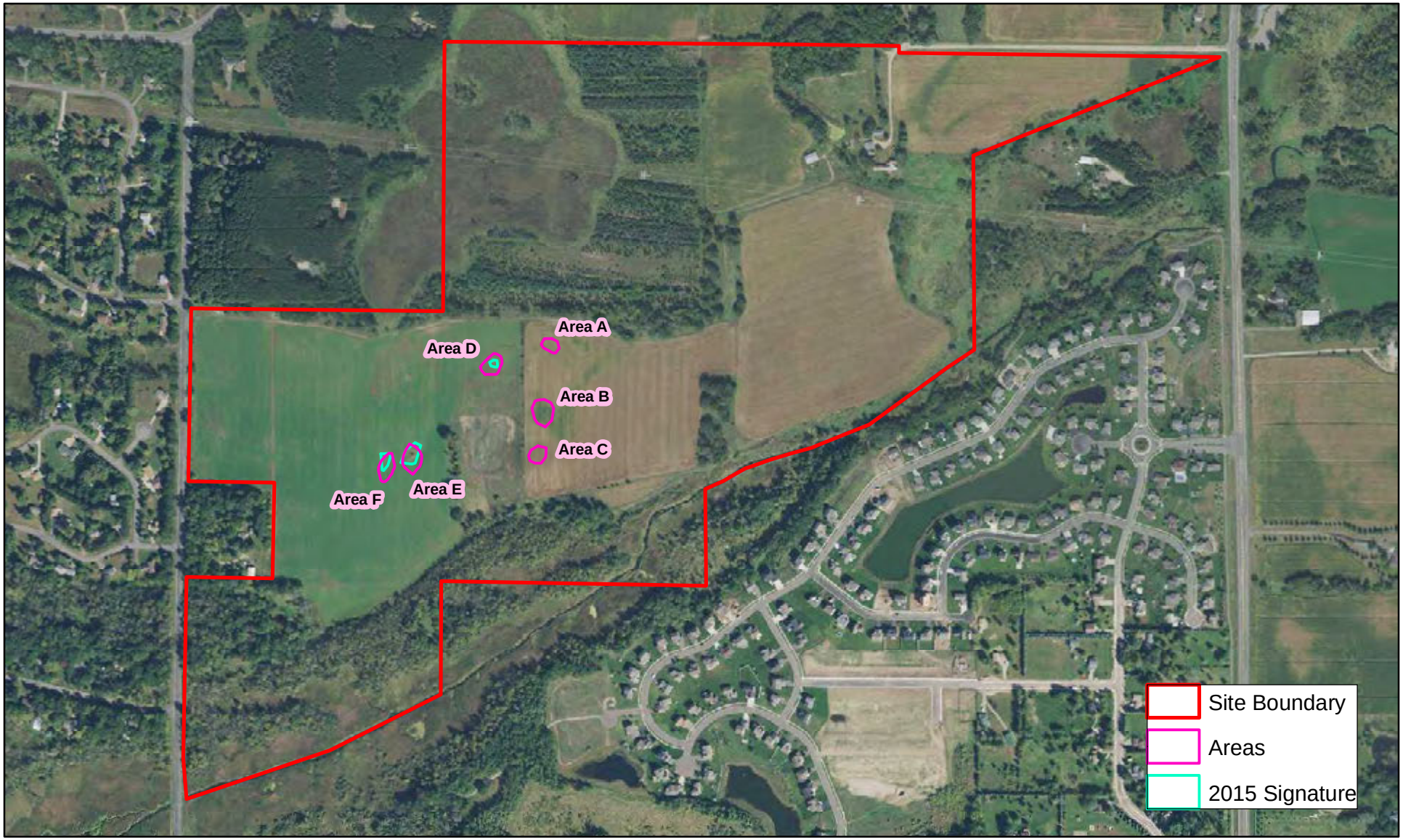
Table 1.

Area	Hydric Soils Present	Identified on NWI or other wetland map	Percent with wet signatures from Exhibit 1	Other hydrology indicators present[1]	Wetland?
A	No	No	40%	Field verification required; no other indicators present	No (SP-A)
B	No	No	0%	Field verification not required	No
C	No	No	0%	Field verification not required	No
D	No	No	100%	Field verification not required	Yes (WL2)
E	No	Yes	100%	Field verification not required	Yes (WL1)
F	No	Yes	100%	Field verification not required	Yes (WL3)

[1] Answer "N/A" if field verification is not required and was not conducted

[2] Soils mapped as partially hydric

[3] FVNR = Field Verification Not Required



9-15-2015 & 9-27-2015 FSA Photo - Normal Conditions

N

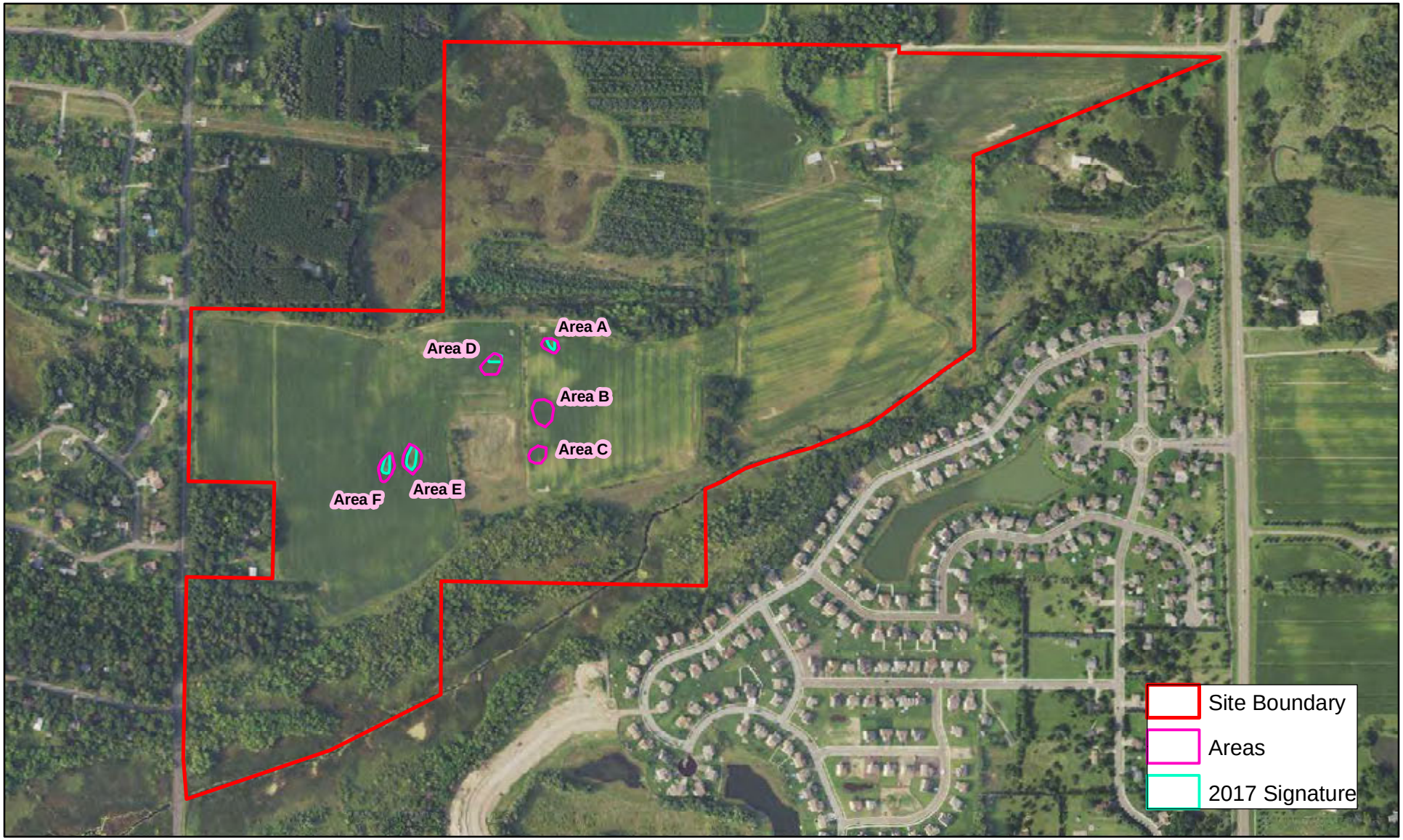
0 2,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



8-31-2017 FSA Photo - Normal Conditions

N

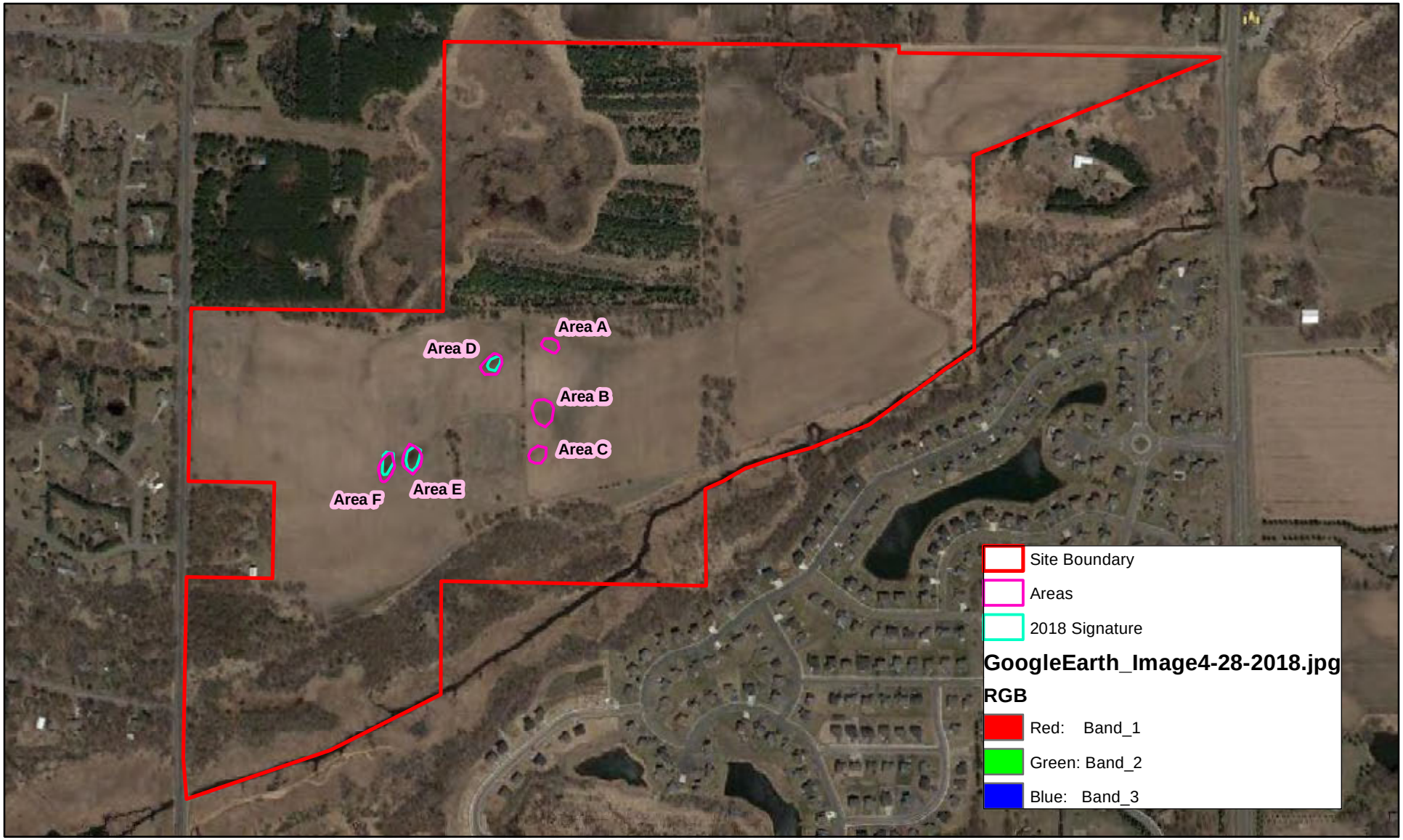
0 2,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



4-28-2018 Google Earth - Normal Conditions

N

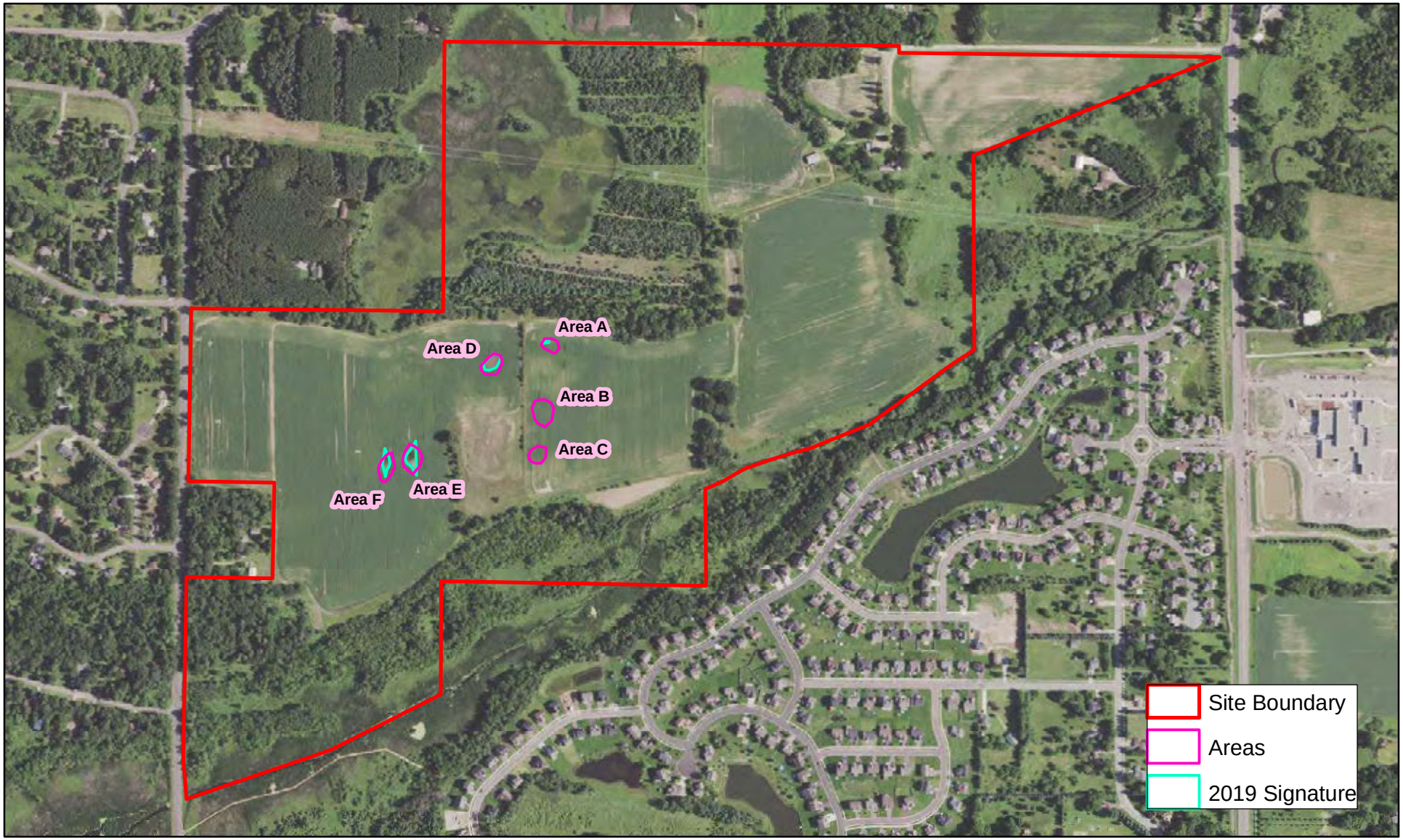
0 2,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



7-1-2019 (assumed) FSA Photo - Normal Conditions

N

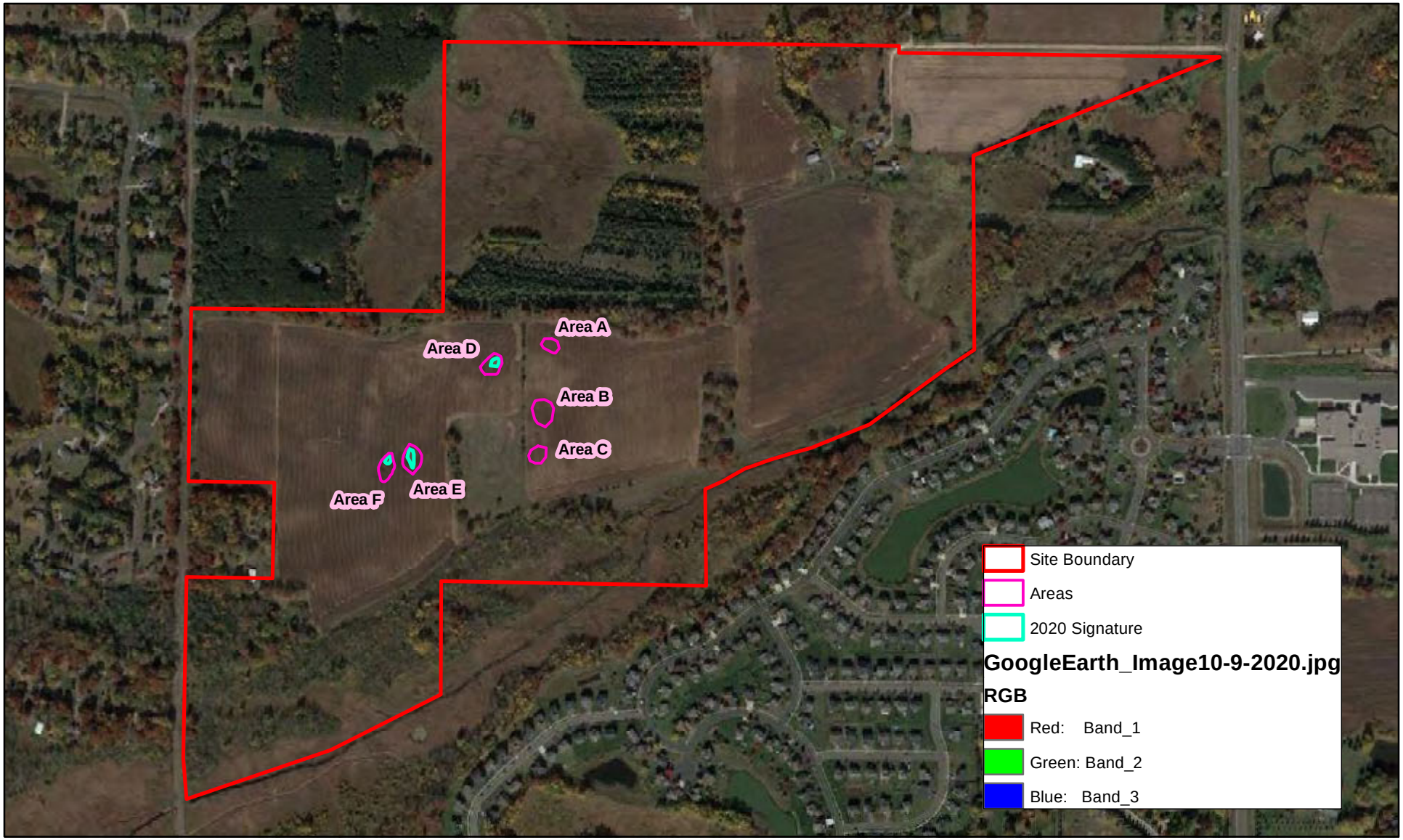
0 2,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.



10-9-2020 Google Earth - Normal Conditions

N

0 2,000 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Trott Brook North Property (KES 2021-108)
Ramsey, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

This page is intentionally blank.

Appendix C

GeoTechnical Boring Report

Trott Brook Crossing EAW

HAUGO GEOTECHNICAL SERVICES

August 6, 2021 HGTS Project Number: 21-0561

Ms. Tracey Rust
The Excelsior Group
1660 Highway 100 South, Suite 400
St. Louis Park, MN 55416

Re: Geotechnical Exploration Report, Proposed Trott Brook Property, Residential Development, West of Nowthen Boulevard NW and North of Trott Brook, Ramsey, Minnesota

Dear Ms. Rust:

We have completed the geotechnical exploration report for the proposed residential development in Ramsey, Minnesota. A brief summary of our results and recommendations is presented below. Specific details regarding our procedures, results and recommendations follow in the attached geotechnical exploration report.

Twelve (12) soil borings were completed for this project that encountered about 1foot of sandy topsoil that was underlain by predominantly sand soils that extended to the termination depths of the borings. Groundwater was encountered in the soil borings at depths ranging from about 7 ½ to 19 ½ feet below the ground surface and to further evaluate groundwater levels three piezometers were installed. Water level measurements are on-going and results will be forwarded as they become available.

The vegetation and topsoil are not suitable for foundation support and will need to be removed from within the proposed building and oversize areas and replaced with suitable compacted engineered fill. In our opinion, the underlying native alluvial soils are generally suitable for foundation support. However, the native sands had a loose relative density and will need to be surface compacted to increase their density to provide adequate foundation support.

With the building pad prepared as recommended it is our opinion that the foundation for the proposed building can be designed for a net allowable soil bearing capacity up to 2,000 pounds per square foot.

Thank you for the opportunity to assist you on this project. If you have any questions or need additional information, please contact Paul Gionfriddo at 612-729-2959.

Sincerely,
Haugo GeoTechnical Services

Nic Alfonso, G.I.T.
Project Geologist

Paul Gionfriddo, P.E.
Senior Engineer

GEOTECHNICAL EXPLORATION REPORT

PROJECT:

Proposed Residential Development
Trott Brook Property
Ramsey, Minnesota

PREPARED FOR:

The Excelsior Group
1660 Highway 100 South, Suite 400
St. Louis Park, MN 55416

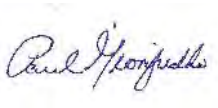
PREPARED BY:

Haugo GeoTechnical Services
2825 Cedar Avenue South
Minneapolis, Minnesota 55407

Haugo GeoTechnical Services Project: 21-0429

August 6, 2021

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





Paul Gionfriddo, P.E.
Senior Engineer
License Number: 23093

Table of Contents

1.0	INTRODUCTION	1
1.1	Project Description	1
1.2	Purpose	1
1.3	Site Description	1
1.4	Scope of Services	1
1.5	Documents Provided	2
1.6	Locations and Elevations	2
2.0	FIELD PROCEDURES	2
3.0	RESULTS	3
3.1	Soil Conditions	3
3.2	Groundwater	4
3.3	Laboratory Testing	5
3.4	OSHA Soil Classification	5
4.0	DISCUSSION AND RECOMMENDATIONS	6
4.1	Proposed Construction	6
4.2	Discussion	6
4.3	Site Grading Recommendations	7
4.4	Dewatering	9
4.5	Interior Slabs	9
4.6	Below Grade Walls	9
4.7	Exterior Slabs	10
4.8	Site Grading and Drainage	10
4.9	Utilities	11
4.10	Bituminous Pavement Recommendations	11
5.0	CONSTRUCTION CONSIDERATIONS	13
5.1	Excavation	13
5.2	Observations	13
5.3	Backfill and Fills	13
5.4	Testing	13
5.5	Winter Construction	13
6.0	PROCEDURES	14
6.1	Soil Classification	14
6.2	Groundwater Observations	14
7.0	GENERAL	14
7.1	Subsurface Variations	14
7.2	Review of Design	14
7.3	Groundwater Fluctuations	15
7.4	Use of Report	15
7.5	Level of Care	15

APPENDIX
Boring Location Sketch, Figure 1
GPS Boring Locations, Figure 2
Soil Boring Logs, SB-1 thru SB-12
Descriptive Terminology

1.0 INTRODUCTION

1.1 Project Description

The Excelsior Group is proposing Tamarack Land Development (Tamarack) is preparing for construction of the Trott Brook Property residential development located west of Nowthen Boulevard and north of Trott Brook in Ramsey, Minnesota. We understand the development will include preparing lots and house pads for about 270 single-family homes along with the associated streets(s), underground utilities and stormwater pond(s).

1.2 Purpose

The Excelsior Group retained Haugo GeoTechnical Services, LLC (HGTS) to perform a geotechnical exploration to evaluate the suitability of site soil and groundwater conditions to support the anticipated residential structures, roadways and underground utilities and provide recommendation for foundation and pavement design and construction.

1.3 Site Description

The project site is located west of Nowthen Boulevard and north of Trott Brook in Ramsey, Minnesota. The overall property is approximately 200 acres with delineated wetlands, dedicated parks and street Right of Ways accounting for about 73 acres yielding about 123 acres of developable land. Except for the wetlands, the majority of the site existed as agricultural lands with wooded areas.

The site topography varied with the ground surface elevations at the soil boring locations ranging from about 875 to 903 feet above mean sea level (MSL).

1.4 Scope of Services

Our services were performed in accordance with the Haugo GeoTechnical Services proposal 21-0429 dated April 8, 2021. Our scope of services was performed under the terms of our General Conditions and limited to the following tasks:

- Completing twelve (12) standard penetration test soil borings and extending each to nominal depths of 20 feet.
- Installing 3 piezometers and constructing them in accordance with Minnesota Department of Health (MDH) requirements.
- Removing the piezometers and sealing the boreholes, upon completion of water level monitoring, in accordance with MDH requirements.
- Obtaining GPS coordinates and ground surface elevations at the soil boring locations.
- Visually/manually classifying samples recovered from the soil borings.
- Performing laboratory tests on selected samples.
- Preparing soil boring logs describing the materials encountered and the results of groundwater level measurements.
- Preparing an engineering report describing current soil and groundwater conditions and providing recommendations for foundation design and construction.

HGTS completed a Phase I Environmental Site Assessment in conjunction with this geotechnical exploration. Results of the Phase I ESA are presented under separate cover under HGTS project number 21-0560.

1.5 Documents Provided

We were provided a site plan titles "Concept Plan 9" (Concept Plan) that as prepared by Pioneer Engineering and was dated October 19, 2019. The Concept Plan was not signed. The Concept Plan showed a layout of the proposed development superimposed onto an aerial photograph that also included topographic contours. The proposed soil boring locations were hand sketched onto the Concept Plan.

We were also provided a topographic map of the project site with some of the surrounding areas also included on the map. The soil boring locations and ground surface elevations at the boring locations were also shown on the map. The map appeared to be a portion of a larger map and was not signed or dated however we understand the map was prepared by Carlson McCain.

Other than the documents described above, specific architectural, structural or civil plans were not provided.

1.6 Locations and Elevations

The soil boring locations was selected and staked in the field by Carlson McCain. The approximate locations of the soil borings are shown on Figure 1, "Soil Boring Location Sketch," in the Appendix. The sketch was prepared by HGTS using an aerial image obtained from Google Earth as a base.

HGTS obtained ground surface elevations and coordinates at the boring locations using GPS technology based on the MN County Coordinate System (Anoka County). GPS coordinates and ground surface elevations are shown on Figure 2 in the Appendix.

2.0 FIELD PROCEDURES

Twelve (12) standard penetration test borings were advanced on July 21st and 22nd, 2021 by HGTS with a rotary drilling rig, using continuous flight augers to advance the boreholes. Representative samples were obtained from the borings, using the split-barrel sampling procedures in general accordance with ASTM Specification D-1586. In the split-barrel sampling procedure, a 2-inch O.D. split-barrel spoon is driven into the ground with a 140-pound hammer falling 30 inches. The number of blows required to drive the sampling spoon the last 12 inches of an 18-inch penetration is recorded as the standard penetration resistance value, or "N" value. The results of the standard penetration tests are indicated on the boring logs. The samples were sealed in containers and provided to HGTS for testing and soil classification.

A field log of each boring was prepared by HGTS. The logs contain visual classifications of the soil materials encountered during drilling, as well as the driller's interpretation of the subsurface conditions between samples and water observation notes. The final boring logs

included with this report represents an interpretation of the field logs and include modifications based on visual/manual method observation of the samples.

The soil boring logs, general terminology for soil description and identification, and classification of soils for engineering purposes are also included in the appendix. The soil boring log identify and describe the materials encountered, the relative density or consistency based on the Standard Penetration resistance (N-value, "blows per foot") and groundwater observations.

The strata changes were inferred from the changes in the samples and auger cuttings. The depths shown as changes between strata are only approximate. The changes are likely transitions, variations can occur beyond the location of the boring.

Three piezometers were also installed during drilling operations. One piezometer was installed in the borehole of soil boring SB-4, SB-6 and SB-10. The piezometer consists of a 10 foot long, 1 inch diameter schedule 40 slotted well screen and riser pipe set at about 20 feet below the ground surface. A sand pack was placed around the well screen and bentonite seal placed above the sand pack. A lockable steel protector pipe was then placed over the riser pipe and grouted in-place.

3.0 RESULTS

3.1 Soil Conditions

At the surface, the soil borings encountered about 1 foot of topsoil consisting of poorly graded sand with silt and silty sand that was dark brown or brown in color and contained traces of roots.

Below the topsoil, the soil borings encountered alluvial soils that extended to the termination depths of the borings. The alluvial soils predominantly consisted of poorly graded sand, poorly graded sand with silt with minor amount of silty sand encountered in soil boring SB-6. Clayey sand and silty clay were encountered below the topsoil at soil boring SB-10 and extended to depth of about 12 feet below the ground surface. Silty clay and clayey sand were also encountered in soil boring SB-12 at about 12 feet below the ground surface and extended to the termination depth of the boring.

Penetration resistance values (N-Values), shown as blows per foot (bpf) on the boring logs, within the poorly graded sand, poorly graded sand with silt and silty sand ranged from 2 to 21 with most of the values less than 10 bpf. These values indicate the soils had a very loose to medium dense relative density but were mostly very loose to loose.

N-Values within the clayey sand and silty clay ranged from 2 to 10 bpf indicating soft to rather stiff consistency.

3.2 Groundwater

Groundwater was encountered in 10 of the 12 soil borings while drilling and sampling at depths ranging from about 7 ½ to 19 ½ feet below the ground surface corresponding to elevations ranging from about 863 to 881 ½ feet above mean sea level. The observed water levels while drilling and sampling are summarized in Table 1.

Table 1. Summary of Groundwater Levels

Boring Number	Measured Surface Elevation (feet)	Approximate Depth to Groundwater (feet)*	Approximate Groundwater Elevation (feet)*
SB-1	884.3	18	866 ½
SB-2	903.2	NE	-
SB-3	889.1	9 ½	879 ½
SB-4	892.4	10	881 ½
SB-5	888.3	12 ½	876
SB-6	883.3	7 ½	876
SB-7	882.6	19 ½	863
SB-8	875.1	12	863
SB-9	888.5	7 ½	881
SB-10	890.0	12	878
SB-11	902.5	NE	-
SB-12	885.7	14 ½	871

* = Depths and elevations were rounded to the nearest ½ foot.

To further characterize groundwater conditions, piezometers were installed in borings SB-4, SB-6 and SB-10. Water levels were measured on august 4th , 2021 and are summarized in Table 2.

Table 2. Piezometer Water Level Summary

Date	Measured Ground Surface Elevation (feet)	Elevation of Top of Piezometer Casing (feet)	Approximate Depth to Groundwater (feet)	Approximate Groundwater Elevation (feet)*
Boring/Piezometer SB-4				
8/4/21	892.4	894.54	10.81	883.7
Boring/Piezometer SB-6				
8/4/21	883.3	884.88	8.26	876.6
Boring/Piezometer SB-10				
8/4/21	890.0	893.00	8.75	884.3

* = Depth to groundwater was measured from top of the piezometer casing pipe.
Groundwater levels and elevations were rounded to the nearest 0.1 foot.

Water levels were measured on the dates as noted on the boring logs and in Table 2 the period of water level observations was relatively short. Seasonal and annual fluctuations in the groundwater levels should be expected.

3.3 Laboratory Testing

Laboratory moisture content and precent passing the #200 sieve (P-200) content tests were performed on selected samples recovered from the soil borings. Table 3 below summarizes the results of the laboratory tests. Results of the laboratory tests are also shown on the boring log adjacent to the sample tested.

Table 3. Summary of Laboratory Tests

Boring Number	Sample Number	Depth (feet)	Moisture Content (%) *	P-200 Content (%) *
SB-1	SS-11	5	3 ½	3
SB-2	SS-3	5	5 ½	4 ½
SB-4	SS-27	5	5 ½	4
SB-5	SS-43	5	7	2 ½
SB-6	SS-35	5	8 ½	6 ½
SB-8	SS-59	5	7	5 ½
SB-9	SS-66	2 ½	2	5 ½
SB-9	SS-67	5	17	4
SB-10	SS-75	5	45	-
SB-10	SS-76	7 ½	48	-
SB-12	SS-91	5	4	4
SB-12	SS-94	12 ½	41	-
SB-12	SS-95	15	25 ½	-
SB-12	SS-96	20	65	-

*Moisture content values rounded to the nearest ½ percent.

3.4 OSHA Soil Classification

The soils encountered in the borings consisted of predominantly of sandy soils composed of poorly graded sand, poorly graded sand with silt and silty sand corresponding to the ASTM classifications of SP, SP-SM and SM. These soils will generally be Type C soils under Department of Labor Occupational Safety and Health Administration (OSHA) guidelines.

The borings also encountered clayey sand and silty clay that mostly had a soft consistency. For that reason, the clayey sand and silty clay will also generally be Type C soils under OASHA guidelines.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

4.0 DISCUSSION AND RECOMMENDATIONS

4.1 Proposed Construction

We understand the project will consist of constructing an approximate 270 lot residential development including the associated streets underground utilities and stormwater ponds.

Specific architectural, structural or civil construction plans were not available at the time of this geotechnical evaluation. We anticipate the new homes will include one or two stories above grade with partial to full depth basements. We anticipate below grade construction consisting of cast-in-place concrete or masonry block foundation walls supported on concrete spread footings with the above grade construction likely consisting of wood framing, a pitched roof and asphalt shingles.

Based on the assumed construction we estimate wall loadings will range from about 2 to 3 kips (2,000 to 3,000 pounds) per lineal foot and column loads, if any will be less than 75 kips (75,000 pounds).

We anticipate that the proposed house pads and street will be constructed near existing site graded so that cuts and fills for permanent grade changes will typically be on the order of 5 feet but given the relatively large elevation changes across the site we anticipate there could be cuts and fills on the order of 10 feet.

We have attempted to describe our understanding of the project. If the proposed loads exceed these values, the proposed grades differ by more than 2 feet from the assumed values or if the design or location of the proposed building changes, we should be informed. Additional analyses and revised recommendations may be necessary.

4.2 Discussion

Structures existed on north central portion of the project site which we assume will be removed/demolished to make way for the proposed development. We recommend that all remnants of the structures including; foundations, foundation walls, floor slabs and any underground utilities be removed from within the proposed building, roadway, utility and oversize areas and be properly disposed of off-site.

The vegetation and topsoil are not suitable for foundation support and will need to be removed from below the building and oversize areas and replaced, as needed, with suitable compacted engineered fill.

It is our opinion that the underlying native alluvial soils are generally suitable for foundation support. However, the sand soils had a very loose to loose relative density and will need to be compacted to increase their density to provide adequate foundation support.

In addition, some soft clayey soils were encountered in soil boring SB-10 at about 4 ½ feet below the ground surface and at about 12 feet below the ground surface at soil boring SB-12. The soft clays are not suitable for foundation support and will need to be removed from below the proposed house pad and oversize areas and will either need to be replaced with suitable compacted engineered fill or excavated, dried and recompacted.

Groundwater was encountered in 10 of the 12 soil borings at depths ranging from about 7 ½ to 19 ½ feet below the ground surface, corresponding to elevations ranging from about 963 to 881 ½ feet above mean sea level. We generally do not anticipate that groundwater will be encountering during grading activities but could be encountered during utility construction and dewatering could be required.

With the building pad prepared as recommended, it is our opinion the footings can be designed for a net allowable bearing pressure up to 3,000 pounds per square foot (psf).

The following sections provide recommendations for foundation design and construction.

4.3 Site Grading Recommendations

Excavation Structures exist on the project site that will be removed/demolished to make way for the proposed development. We recommend that all building remnants including former foundations, footings, floor slabs, foundation walls and underground utilities be removed from within the building, roadway, utility and oversize area.

We recommend that all vegetation, topsoil and any soft or otherwise unsuitable soils, if encountered, be removed from below the proposed building and oversize areas. Table 4 below summarizes the anticipated excavation depths at the soil boring locations. Excavation depths may vary and could be deeper.

Table 4. Anticipated Excavation Depths

Boring Number	Measured Surface Elevation (feet)	Anticipated Excavation Depth (feet)*	Anticipated Excavation Elevation (feet)*	Approximate Groundwater Elevation (feet)*
SB-1	884.3	1 (Pond)	883 ½	866 ½
SB-2	903.2	1 (Pond)	902	NE
SB-3	889.1	1	888	879 ½
SB-4	892.4	1 (Pond)	891 ½	881 ½
SB-5	888.3	1	887 ½	876
SB-6	883.3	1 (Pond)	882 ½	876
SB-7	882.6	1	881 ½	863
SB-8	875.1	1 (Pond)	874	863
SB-9	888.5	1 (Pond)	887 ½	881
SB-10	890.0	1 – 12	889 – 878	878
SB-11	902.5	1	901 ½	NE
SB-12	885.7	1 (Pond)	884 ½	871.2

* = Excavation and groundwater elevations were rounded to nearest ½ foot. NE = Not Encountered

Oversizing In areas where the excavations for soil corrections extend below the proposed footing elevations, the excavations require oversizing. We recommend the perimeter of the excavation be extended a foot outside the proposed footprint for every foot below footing grade (1H:1V oversizing). The purpose of the oversizing is to provide lateral support of the foundation.

Fill Material Fill required to attain site grades may consist of any debris-free, non-organic mineral soil. Except, we recommend that fill or backfill placed in wet excavations or within 2 feet of the groundwater table consist of granular soil (sand) with less than 5 percent passing the number 200 sieve and at least 50 percent retained on the number 40 sieve.

The on-site soils appear to be generally suitable for reuse as structural fill or backfill. Soils that will be used or reused as fill or backfill will could require some moisture conditioning (wetting) to meet the recommend compaction levels. Clayey soils (SB-10 and SB-12) that will be reused as fill or backfill will likely require significant drying to meet the recommend compaction levels. Summer months are typically more favorable for drying wet soils.

Topsoil or soils that are black in color are not suitable for reuse as structural fill or backfill.

Backfilling We recommend any loose sands or soil disturbed during excavation activities be surface compacted to increase their density and uniformity prior to placing additional fill and/or footings. We recommend the exposed soil be surface compacted with a large self-propelled vibratory compactor operating in vibratory mode.

We recommend that backfill placed to attain site grades be compacted to a minimum of 95 percent of its standard Proctor density (ASTM D 698). Granular fill classified as SP or SP-SM should be placed within 65 percent to 105 percent of its optimum moisture content as determined by the standard Proctor. Other fill soils should be placed within 3 percentage points above and 1 percentage point below its optimum moisture content as determined by the standard Proctor. All fill should be placed in thin lifts and be compacted with a large self-propelled vibratory compactor operating in vibratory mode.

Foundations We recommend the perimeter footings bear a minimum of 42 inches below the exterior grade for frost protection. Interior footings may be placed immediately below the slab provided construction does not occur during below freezing weather conditions. Foundation elements in unheated areas should bear at least 5 feet below exterior grade for frost protection.

We anticipate the foundations and floor slabs will bear on compacted engineered fill (sand fill) or native alluvial sand soils. With the building pad prepared as recommended, it is our opinion the footings can be designed for a net allowable bearing pressure up to 2,000 pounds per square foot (psf).

We anticipate total and differential settlement of the foundations will be less than 1 inch and ½ inch, respectively, across a 30-foot span.

4.4 Dewatering

Groundwater was encountered in the soil borings at depths of about 7 ½ to 19 ½ feet below the ground surface. We generally do not anticipate that groundwater will be encountered during grading operations but could be encountered during utility installations and dewatering could be required.

Where dewatering is required, we recommend the groundwater level be temporarily lowered to a minimum of 2 feet below the lowest anticipated excavation elevation to allow for construction. In sand soils we do not recommend attempting to dewater from within the excavation. Upward seepage will loosen and disturb the excavation, resulting in a "quick condition". Rather, we recommend groundwater be drawn down below the anticipated excavation bottom.

It may be appropriate to consult a dewatering contractor to review the soil boring logs and develop a dewatering plan and evaluate the impact of dewatering on adjacent structures.

4.5 Interior Slabs

The anticipated floor subgrade will consist of compacted engineered fill (sand fill) or sandy alluvial soils. It is our opinion a modulus of subgrade reaction, k, of 150 pounds per square inch per inch (psi/inch) of deflection may be used to design the floor.

If floor coverings or coatings less permeable than the concrete slab will be used, we recommend that a vapor retarder or vapor barrier be placed immediately beneath the slab. Some contractors prefer to bury the vapor barrier or vapor retarder beneath a layer of sand to reduce curling and shrinkage, but this practice often traps water between the slab and vapor retarder or barrier. Regardless of where the vapor retarder or vapor barrier is placed, we recommend consulting the floor covering manufacturer regarding the appropriate type, use and installation of the vapor retarder or vapor barrier to preserve the warranty.

We recommend following all state and local building codes with regards to a radon mitigation plan beneath interior slabs.

4.6 Below Grade Walls

We recommend general waterproofing of the below grade walls. We recommend either placing drainage composite against the backs of the exterior walls or backfilling adjacent to the walls with sand having less than 50 percent of the particles by weight passing the #40 sieve and less than 5 percent of the particles by weight passing the #200 sieve. The sand backfill should be placed within 2 feet horizontally of the wall. We recommend the balance of the backfill for the walls consist of sand however the sand may contain up to 20 percent of the particles by weight passing the #200 sieve.

We recommend installing drain tile behind the below grade walls, adjacent to the wall footing and below the slab elevation. Preferably the drain tile should consist of perforated pipe embedded in gravel. A geotextile filter fabric should encase the pipe and gravel. The drain tile should be routed to a storm sewer, sump pump or other suitable disposal site.

Foundation walls or below grade (basement) walls will have lateral loads from the surrounding soil transmitted to them. Active earth pressures can be used to design the below grade walls if the walls are allowed to rotate slightly. If wall rotation cannot be tolerated, then below grade wall design should be based on at-rest earth pressures. It is our opinion that the estimated soil parameters presented in Table 5 can be used for below grade wall design. These estimated soil parameters are based on the assumptions that the walls are drained, there are no surcharge loads within a horizontal distance equal to the height of the wall and the backfill is level.

Table 5. Estimated Soil Parameters

Soil Type	Estimated Unit Weight (pcf)	Estimated Friction Angle (degrees)	At-Rest Pressure (pcf)	Active Soil Pressure (pcf)	Passive Soil Pressure (pcf)
Sands (SP & SP-SM)	120	32	55	35	390
Clayey and Silty Soils (CL and SM)	135	28	70	50	375

Resistance to lateral earth pressures will be provided by passive resistance against the wall footings and by sliding resistance along the bottom of the wall footings. We recommend a sliding coefficient of 0.35. This value does not include a factor of safety.

4.7 Exterior Slabs

Exterior slabs will likely be underlain by granular (sand) soils consisting of poorly grade sand with silt and poorly graded sand. These soils are generally slightly to non-frost susceptible soils. This being the case, it is our opinion that special subgrade improvements in excess of topsoil stripping in advance of slab construction will not be required.

4.8 Site Grading and Drainage

We recommend the site be graded to provide positive run-off away from the proposed buildings. We recommend landscaped areas be sloped a minimum of 6 inches within 10 feet of the building and slabs be sloped a minimum of 2 inches. In addition, we recommend downspouts with long splash blocks or extensions.

We recommend the lowest floor grades be constructed to meet City of Ramsey (City) requirements with respect to groundwater separation distances. In the absence of City requirements, we recommend maintaining at least a 4-foot separation between the lowest floor slab and the observed groundwater levels and at least a 2-foot separation between the lowest floor slab and the 100-year flood level of nearby wetlands, storm water ponds or other surface water features.

4.9 Utilities

We anticipate that new utilities will be installed as part of this project. We further anticipate that new utilities will bear at depths ranging from about 7 to 10 feet below the ground surface. At these depths, we anticipate that the pipes will bear on native alluvial soils or compacted engineered fill. We recommend removing all vegetation, topsoil and any other unsuitable soil from beneath the utilities prior to placement.

We recommend bedding material be thoroughly compacted around the pipes. We recommend trench backfill above the pipes be compacted to a minimum of 95 percent beneath slabs and pavements, the exception being within 3 feet of the proposed pavement subgrade, where 100 percent of standard Proctor density is required. In landscaped areas, we recommend a minimum compaction of 90 percent.

Groundwater was encountered in the soil borings at depths of about 7 ½ to 19 ½ feet below the ground surface. Groundwater could be encountered during utility construction and dewatering could be required. See section 4.4 for dewatering considerations.

4.10 Bituminous Pavement Recommendations

General The City may have standard plates that dictate pavement design. We recommend that the bituminous pavements be designed and constructed in accordance with the City standard plates. The following paragraphs provide general pavement recommendations in the absence of City standard plates.

We were not provided any information regarding traffic volumes, such as Average Annual Daily Traffic (AADT) or vehicle distribution. We anticipate the streets will be used predominantly by automobiles, light trucks, school busses, garbage trucks and delivery vans (FEDEX, UPS etc.). Based on the anticipated number of homes in the development and assumed traffic types we estimate the roadways will be subjected to Equivalent Single Axle Loads (ESAL's) ranging from about 50,000 to 75,000 over a 20-year design life. This does not account for any future growth.

Subgrade Preparation We recommend removing all vegetation, topsoil, and any soft or otherwise unsuitable soils from below the pavement and oversize areas. Prior to placing the aggregate base (Class 5) we recommend compacting the subgrade and/or performing compaction tests and/or Dynamic Cone Penetrometer (DCP) tests to identify soft, weak, loose, or unstable areas that may require additional subcuts. Backfill to attain pavement subgrade elevation can consist of any mineral soil provided it is free of organic material or other deleterious materials.

Granular fill classified as SP or SP-SM should be placed within 65 percent to 105 percent of its optimum moisture content as determined by the standard Proctor. Remaining fill soils should be placed within 3 percentage points above and 1 percentage point below its optimum moisture content as determined by the standard Proctor. All fill should be placed in thin lifts and be compacted to a minimum of 95 percent of its standard Proctor maximum dry density with a large self-propelled vibratory compactor operating in vibratory mode. The upper 3 feet of fill and backfill should be compacted to a minimum of 100 percent of its standard Proctor maximum dry density.

R-Value R-Value testing was beyond the scope of this project. The soil borings predominantly encountered sand soils meeting the ASTM Classification SP or SP-SM. Soils meeting the ASTM Classification CL typically have R-Values ranging from about 50 to 75. It is our opinion an R-Value of 50 can be used for pavement design.

Pavement Section - Roadways Based on an estimated R-value of 50 and a maximum of 75,000 ESAL's we recommend pavement section consisting of a minimum of 4 inches of bituminous (2 inches of wear course and 2 inches of base course) underlain by a minimum of 6 inches of aggregate base.

4.11 Pavement Materials

We recommend aggregate base meeting MN/DOT specification 3138 for Class 5 aggregate base. We recommend the aggregate base be compacted to 100 percent of its maximum standard Proctor dry density.

We recommend that the bituminous wear and base courses meet the requirement of MN/DOT specification 2360. We recommend the bituminous pavements be compacted to at least 92% of the maximum theoretical density.

We assume the streets/roadways will include concrete curb and gutter. We recommend specifying concrete that has a minimum 28-day compressive strength of 4,000 psi. We recommend specifying 5 to 8 percent entrained air for exposed concrete to provide resistance to freeze-thaw deterioration. We recommend slump, air content and compressive strength test of Portland cement concrete.

4.12 Stormwater Ponds & Infiltration Basins

We anticipate that stormwater ponds will be constructed as part of the project. We were not provided any information regarding pond bottom elevations. For the purposes of this evaluation, we've assumed the bottoms of the pond would be set about 5 feet below existing site grades. At the anticipated pond bottom elevations, the soil boring encountered sand soils generally meeting the ASTM Classification SP or SP-SM. Lesser amounts of silty clay (CL-ML) and clayey sand (SC) were also encountered in the boring and infiltration rates for these soils are also presented below. It is our opinion that the infiltration rates presented in Table 6, which were obtained from the "Minnesota Storm Water Manual", can be used for stormwater pond design.

Table 6. Infiltration Rates

In-situ soils	Soil Description	Hydrologic Soil Group	Design Infiltration Rate (in/hr)
SP & SP-SM	Poorly Graded Sand & Poorly Graded Sand with Silt	A	0.8
SC	Clayey Sand	D	0.06
CL-ML	Sandy Lean Clay and Lean Clay	D	0.06

Field tests (double ring infiltrometer) can be performed within the proposed infiltration basin area to verify infiltration rates of the in-situ soils. We would be pleased to provide these services if required or requested.

5.0 CONSTRUCTION CONSIDERATIONS

5.1 Excavation

The soils encountered in the borings consisted of predominantly of sandy soils consisting of poorly graded sand, poorly graded sand with silt and silty sand corresponding to the ASTM classifications of SP, SP-SM and SM. These soils will generally be Type C soils under Department of Labor Occupational Safety and Health Administration (OSHA) guidelines.

The borings also encountered clayey sand and silty clay that mostly had a soft consistency. For that reason, the clayey sand and silty clay will also generally be Type C soils under OASHA guidelines.

Temporary excavations in Type C soils should be constructed at a minimum of 1 ½ foot horizontal to every 1-foot vertical within excavations. Slopes constructed in this manner may still exhibit surface sloughing. If site constraints do not allow the construction of slopes with these dimensions, then temporary shoring may be required.

5.2 Observations

A geotechnical engineer or a qualified engineering technician should observe the excavation subgrade to evaluate if the subgrade soils are similar to those encountered in the borings and adequate to support the proposed construction.

5.3 Backfill and Fills

We recommend moisture conditioning all soils that will be used as fill or backfill in accordance with Section 4.3 above. We recommend that fill and backfill be placed in lifts not exceeding 4 to 12 inches, depending on the size of the compactor and materials used.

5.4 Testing

We recommend density tests of backfill and fills placed for the proposed building foundations. Samples of the proposed materials should be submitted to our laboratory prior to placement for evaluation of their suitability and to determine their optimum moisture content and maximum dry density (Standard Proctor).

5.5 Winter Construction

If site grading and construction is anticipated to proceed during cold weather, all snow and ice should be removed from cut and fill areas prior to additional grading and placement of fill. No fill should be placed on frozen soil and no frozen soil should be used as fill or backfill.

Concrete delivered to the site should meet the temperature requirements of ASTM and/or ACI. Concrete should not be placed on frozen soil. Concrete should be protected from freezing until the necessary strength is obtained. Frost should not be permitted to penetrate below the footings.

6.0 PROCEDURES

6.1 Soil Classification

The drill crew chief visually and manually classified the soils encountered in the borings in general accordance with ASTM D 2488, "Description and Identification of Soils (Visual-Manual Procedure)." Soil terminology notes are included in the Appendix. The samples were returned to our laboratory for review of the field classification by a soils engineer. Samples will be retained for a period of 30 days.

6.2 Groundwater Observations

Immediately after taking the final samples in the bottom of the boring, the hole was checked for the presence of groundwater. Immediately after removing the augers from the borehole the hole was once again checked and the depth to water and cave-in depths were noted.

7.0 GENERAL

7.1 Subsurface Variations

The analyses and recommendations presented in this report are based on data obtained from a limited number of soil borings. Variations can occur away from the boring, the nature of which may not become apparent until additional exploration work is completed, or construction is conducted. A reevaluation of the recommendations in this report should be made after performing on-site observations during construction to note the characteristics of any variations. The variations may result in additional foundation costs and it is suggested that a contingency be provided for this purpose.

It is recommended that we be retained to perform the observation and testing program during construction to evaluate whether the design is as expected, if any design changes have affected the validity of our recommendations, and if our recommendations have been correctly interpreted and implemented in the designs, specifications and construction methods. This will allow correlation of the soil conditions encountered during construction to the soil borings and will provide continuity of professional responsibility.

7.2 Review of Design

This report is based on the design of the proposed structures as related to us for preparation of this report. It is recommended that we be retained to review the geotechnical aspects of the design and specifications. With the review, we will evaluate whether any changes have affected the validity of the recommendations and whether our recommendations have been correctly interpreted and implemented in the design and specifications.

7.3 Groundwater Fluctuations

We made water level measurements in the borings at the times and under the conditions stated on the boring log. The data was interpreted in the text of this report. The period of observation was relatively short and fluctuations in the groundwater level may occur due to rainfall, flooding, irrigation, spring thaw, drainage, and other seasonal and annual factors not evident at the time the observations were made. Design drawings and specifications and construction planning should recognize the possibility of fluctuations.

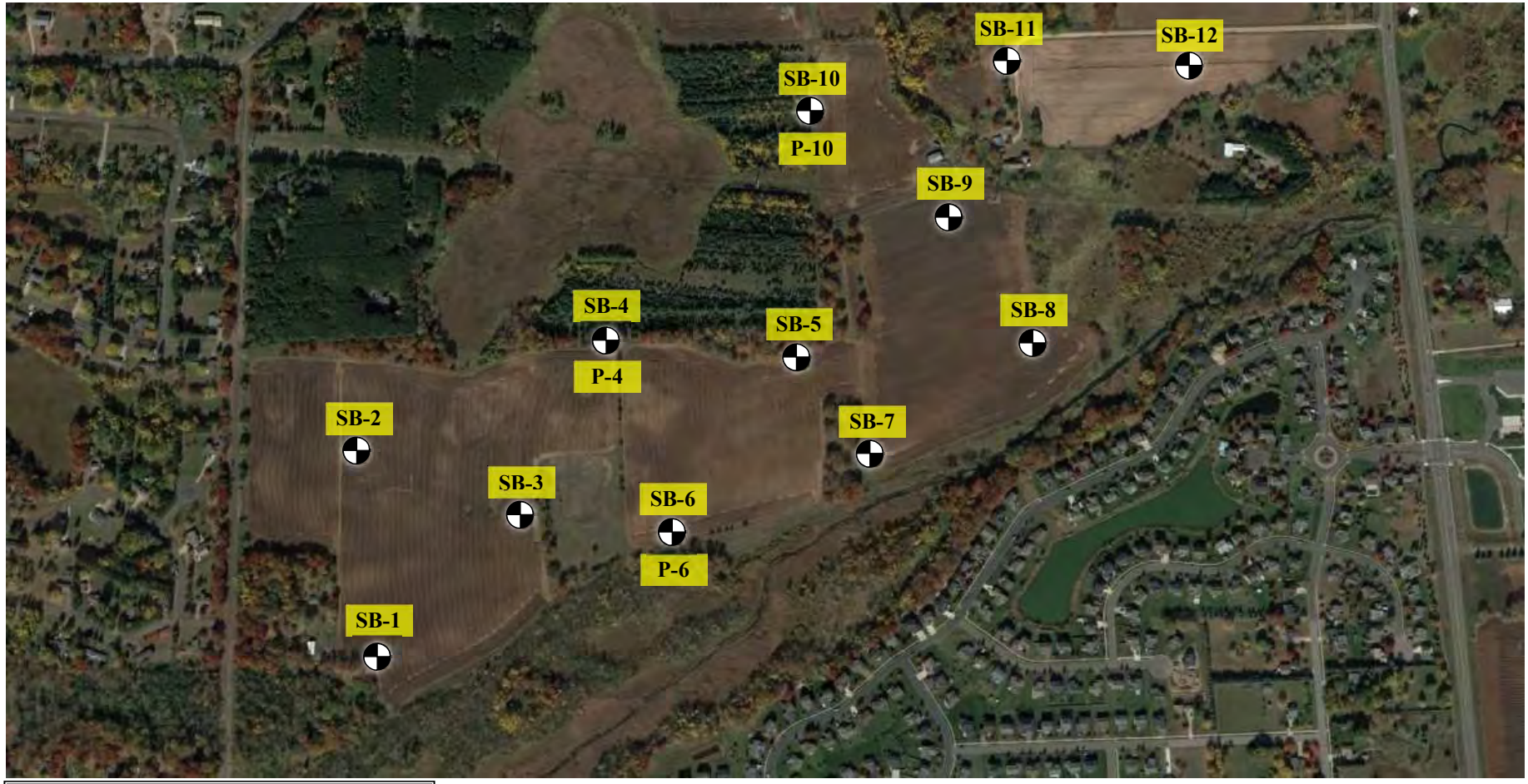
7.4 Use of Report

This report is for the exclusive use of The Excelsior Group and their design team to use to design the proposed structures and prepare construction documents. In the absence of our written approval, we make no representation and assume no responsibility to other parties regarding this report. The data, analysis and recommendations may not be appropriate for other structures or purposes. We recommend that parties contemplating other structures or purposes contact us.

7.5 Level of Care

Haugo GeoTechnical Services has used the degree of skill and care ordinarily exercised under similar circumstance by members of the profession currently practicing in this locality. No warranty expressed or implied is made.

APPENDIX



Legend

Approximate Soil Boring Location

N
W
E
S

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

Haugo GeoTechnical Services, LLC
2825 Cedar Avenue South
Minneapolis, MN 55407

Soil Boring Location Sketch
Trott Brook Property
Ramsey, MN

Figure #: 1
Drawn By: EC
Date: 7/30/2021
Scale: None
Project #: 21-0561

Figure 2: GPS Boring Locations

Boring Number	Elevation (US Survey Feet)	Northing Coordinate	Easting Coordinate
SB-1	884.5	188320.4	450884.2
SB-2	903.6	189197	450791.2
SB-3	889.2	188884.3	451492.5
SB-4	892.6	189631.1	451870.4
SB-5	888.7	189516.9	452698.7
SB-6	883.4	188793.8	452132.4
SB-7	882.7	189084.6	452992.4
SB-8	875.5	189548.1	453725.7
SB-9	889.3	190133	453380.7
SB-10	890.2	190614.5	452803.6
SB-11	902.9	190813.9	453670.8
SB-12	886.4	190776.2	454491.9
P-4	894.5	189631.5	451871.5
P-6	884.9	188793.3	452132.1
P-10	893	190615.4	452802.8

Referencing Minnesota County Coordinates Basis – Anoka County

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-1

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 884.3 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 20.00 ft / Elev 864.30 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 18.10 ft / Elev 866.20 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, brown, moist. (Topsoil)	AU 9				
		(SP) Poorly Graded Sand, fine to medium grained, brown, moist, loose. (Alluvium)	SS 10		3-3-3 (6)		
5		P-200 = 3%	SS 11		4-2-3 (5)	3.5	
		(SP) Poorly Graded Sand, fine to medium grained, brown, moist to waterbearing, very loose to medium dense. (Alluvium)	SS 12		3-2-2 (4)		
10			SS 13		3-2-3 (5)		
			SS 14		3-3-3 (6)		
15			SS 15		6-5-6 (11)		
20			SS 16		6-6-6 (12)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-2

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 903.2 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
AT TIME OF DRILLING --- Not Encountered
LOGGED BY GD **CHECKED BY** PG
AT END OF DRILLING ---
NOTES
AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, brown, moist. (Topsoil)	AU 1				
		(SP) Poorly Graded Sand, fine to medium grained, brown, moist, loose (Alluvium)	SS 2		5-4-4 (8)		
5		P-200 = 4.5%	SS 3		2-3-3 (6)	5.5	
			SS 4		4-4-4 (8)		
10			SS 5		4-3-4 (7)		
			SS 6		4-4-5 (9)		
15		(SP) Poorly Graded Sand, fine to medium grained, trace Gravel, brown, moist, medium dense. (Alluvium)	SS 7		7-10-3 (13)		
20			SS 8		6-7-7 (14)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-3

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 889.1 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 9.50 ft / Elev 879.60 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 12.20 ft / Elev 876.90 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, brown, moist. (Topsoil)	AU 17				
		(SP) Poorly Graded Sand, fine to medium grained, brown, moist to waterbearing, very loose to loose. (Alluvium)	SS 18		2-3-4 (7)		
5			SS 19		5-4-4 (8)		
			SS 20		3-3-3 (6)		
10		▽	SS 21		4-3-2 (5)		
		▼	SS 22		3-3-7 (10)		
15			SS 23		2-2-2 (4)		
		(SP) Poorly Graded Sand, fine to medium grained, gray, waterberaing, very loose. (Alluvium)					
20			SS 24		2-1-1 (2)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-4

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 892.4 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 10.00 ft / Elev 882.40 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 11.30 ft / Elev 881.10 ft
NOTES Piezometer Installed
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, Trace Roots, brown, moist. (Topsoil)	AU 25				
		(SP) Poorly Graded Sand, fine grained, trace Gravel, brown, moist, loose. (Alluvium)	SS 26		3-2-3 (5)		
5		P-200 = 4%	SS 27		4-2-3 (5)	5.5	
			SS 28		3-3-2 (5)		
10		▽ (SP) Poorly Graded Sand, fine to medium grained, trace Gravel, brown, waterbearing, very loose. (Alluvium) ▼	SS 29		2-1-2 (3)		
			SS 30		1-2-2 (4)		
15			SS 31		2-1-1 (2)		
		(SP) Poorly Graded Sand, fine to mediumg grained, trace Gravel, gray, waterbearing, loose. (Alluvium)					
20			SS 32		1-2-3 (5)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-5

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 888.3 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 12.50 ft / Elev 875.80 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 12.50 ft / Elev 875.80 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, brown, moist. (Topsoil)	AU 41				
		(SP) Poorly Graded Sand, fine to medium grained, trace Gravel, brown, moist to waterbearing, loose. (Alluvium)	SS 42		3-3-3 (6)		
5		P-200 = 2.5%	SS 43		2-3-3 (6)	7	
			SS 44		3-3-3 (6)		
10			SS 45		3-5-5 (10)		
		▼	SS 46		3-3-3 (6)		
15			SS 47		2-3-4 (7)		
20			SS 48		3-5-5 (10)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-6

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 883.3 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 7.50 ft / Elev 875.80 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 11.10 ft / Elev 872.20 ft
NOTES Piezometer Installed
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace roots, dark brown, moist. (Topsoil)	AU 33				
		(SP-SM) Poorly Graded Sand with Silt, fine to medium grained, trace Gravel, brown, moist to waterbearing, very loose to medium dense. (Alluvium)	SS 34		2-1-2 (3)		
5		P-200 = 6.5%	SS 35		3-4-8 (12)	8.5	
		▽	SS 36		2-2-2 (4)		
10		(SP) Poorly Graded Sand, fine to medium grained, trace Gravel, gray, waterbearing, very loose. (Alluvium) ▼	SS 37		2-1-1 (2)		
		(SM) Silty Sand, fine to medium grained, gray, waterbearing, medium dense. (Alluvium)	SS 38		5-5-7 (12)		
15		(SP-SM) Poorly Graded Sand with Silt, fine to medium grained, trace Gravel, gray, waterbearing, loose. (Alluvium)	SS 39		4-4-6 (10)		
20			SS 40		3-3-3 (6)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-7

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 882.6 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 20.00 ft / Elev 862.60 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 19.60 ft / Elev 863.00 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, brown, moist. (Topsoil)	AU 49				
		(SP) Poorly Graded Sand, fine to medium grained, trace Gravel, brown, moist to waterbearing, very loose to medium dense. (Alluvium)	SS 50		3-3-3 (6)		
5			SS 51		3-2-3 (5)		
			SS 52		4-4-5 (9)		
10			SS 53		4-7-7 (14)		
			SS 54		4-5-5 (10)		
15			SS 55		4-6-5 (11)		
20		▼ ▽	SS 56		2-2-2 (4)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-8

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/22/21 **COMPLETED** 7/22/21
GROUND ELEVATION 875.1 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
AT TIME OF DRILLING 12.50 ft / Elev 862.60 ft
LOGGED BY GD **CHECKED BY** PG
AT END OF DRILLING 12.20 ft / Elev 862.90 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, brown, moist. (Topsoil)	AU 57				
		(SP-SM) Poorly Graded Sand with Silt, fine to medium grained, brown, moist to waterbearing, very loose to loose. (Alluvium)	SS 58		3-1-2 (3)		
5		P-200 = 5.5%	SS 59		3-2-2 (4)	7	
			SS 60		2-2-4 (6)		
10			SS 61		4-5-5 (10)		
			SS 62		1-1-1 (2)		
15		(SP) Poorly Graded Sand, fine to medium grained, trace Gravel, gray, waterbearing, very loose to loose. (Alluvium)	SS 63		1-1-1 (2)		
20			SS 64		3-3-2 (5)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-9

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/22/21 **COMPLETED** 7/22/21
GROUND ELEVATION 888.5 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 7.50 ft / Elev 881.00 ft
LOGGED BY GD **CHECKED BY** PG
AT END OF DRILLING ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Silty Sand, trace Roots, brown, moist. (Topsoil)	AU 65				
		(SP-SM) Poorly Graded Sand with Silt, fine grained, brown, moist, loose. (Alluvium)					
		P-200 = 5.5%	SS 66		3-3-3 (6)	2	
5		(SP) Poorly Graded Sand, fine to medium grained, brown, waterbearing, very loose to loose. (Alluvium) P-200 = 4%	SS 67		2-3-4 (7)	17	
	▽		SS 68		3-3-2 (5)		
10			SS 69		1-1-1 (2)		
			SS 70		1-1-2 (3)		
15			SS 71		1-1-1 (2)		
20			SS 72		1-2-3 (5)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-10

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/22/21 **COMPLETED** 7/22/21
GROUND ELEVATION 890 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 12.50 ft / Elev 877.50 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 12.20 ft / Elev 877.80 ft
NOTES Piezometer Installed
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Silty Sand, trace Roots, light brown, moist. (Topsoil)	AU 73				
		(SC) Clayey Sand, fine to medium grained, brown, moist, loose. (Alluvium)	SS 74		3-3-4 (7)		
5		(CL-ML) Silty Clay, brown to about 9 feet then gray, wet, soft. (Alluvium)	SS 75		2-2-2 (4)	45	
			SS 76		1-2-1 (3)	48	
10			SS 77		1-1-1 (2)		
		▼ (SP) Poorly Graded Sand, fine to medium grained, trace Gravel, gray, waterbearing, very loose. (Alluvium)	SS 78		2-1-1 (2)		
15			SS 79		1-1-1 (2)		
20			SS 80		2-2-1 (3)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-11

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/22/21 **COMPLETED** 7/22/21
GROUND ELEVATION 902.5 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
AT TIME OF DRILLING --- Not Encountered
LOGGED BY GD **CHECKED BY** PG
AT END OF DRILLING ---
NOTES
AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, brown, moist. (Topsoil)	AU 81				
		(SP) Poorly Graded Sand, fine to medium grained, trace gravel, brown, moist, loose to medium dense. (Alluvium)	SS 82		2-2-3 (5)		
5			SS 83		3-3-4 (7)		
			SS 84		4-3-4 (7)		
10			SS 85		4-6-6 (12)		
		(SP) Poorly Graded Sand, fine grained, light brown, moist, loose to medium dense. (Alluvium)	SS 86		10-5-6 (11)		
15			SS 87		5-5-5 (10)		
		(SP) Poorly Graded Sand, fine to medium grained, trace Gravel, brown, moist, medium dense. (Alluvium)					
20			SS 88		7-9-12 (21)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-12

CLIENT The Excelsior Group
PROJECT NAME Trott Brook Property
PROJECT NUMBER 21-0561
PROJECT LOCATION Ramsey, MN
DATE STARTED 7/22/21 **COMPLETED** 7/22/21
GROUND ELEVATION 885.7 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS - 750
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
▽ **AT TIME OF DRILLING** 20.00 ft / Elev 865.70 ft
LOGGED BY GD **CHECKED BY** PG
▼ **AT END OF DRILLING** 14.50 ft / Elev 871.20 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	MOISTURE CONT. (%)	NOTES
0		Poorly Graded Sand with Silt, trace Roots, light brown, moist. (Topsoil)	AU 89				
		(SP) Poorly Graded Sand, fine to medium grained, trace Gravel, brown, moist, loose to medium dense. (Alluvium)	SS 90		4-3-3 (6)		
5		P-200 = 4%	SS 91		5-6-6 (12)	4	
			SS 92		5-7-9 (16)		
10			SS 93		7-4-7 (11)		
		(CL-ML) Silty Clay, gray, wet, soft. (Alluvium)	SS 94		1-1-1 (2)	41	
15		(SC) Clayey Sand, fine grained, gray, waterbearing, very loose. (Alluvium)	SS 95		1-1-1 (2)	25.5	
		(CL-ML) Silty Clay, gray, waterbearing, rather stiff. (Alluvium)					
20			SS 96		2-4-6 (10)	65	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 21.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/6/21 12:34 - C:\USERS\HGTS 3\DROPBOX (HGTS)\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\21-0561 TROTT BROOK PROPERTY.GPJ

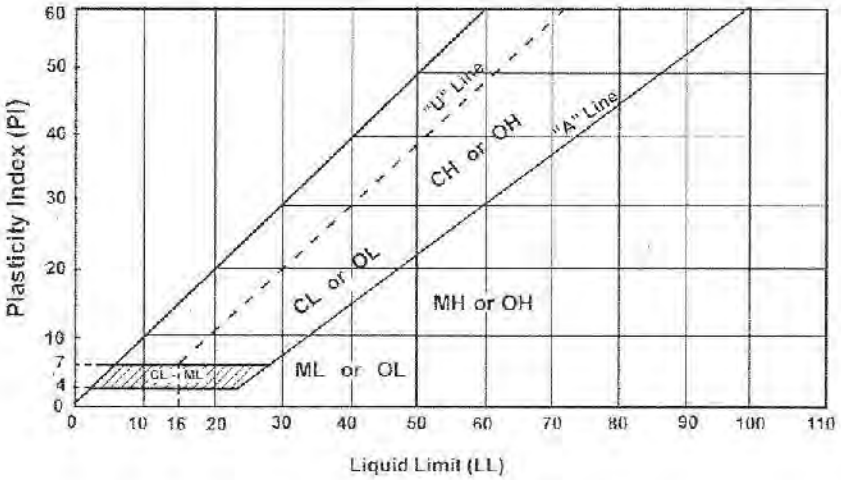
HAUGO GEOTECHNICAL SERVICES

Descriptive Terminology of Soil

Standard D 2487 - 00
Classification of Soils for Engineering Purposes
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests [a]				Soils Classification	
				Group Symbol	Group Name [b]
Coarse-grained Soils more than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels 5% or less fines [e]	$C_u \geq 4$ and $1 \leq C_c \leq 3$ [c]	GW	Well-graded gravel [d]
			$C_u < 4$ and/or $1 > C_c > 3$ [c]	GP	Poorly graded gravel [d]
		Gravels with Fines More than 12% fines [e]	Fines classify as ML or MH	GM	Silty gravel [d,f,g]
			Fines classify as CL or CH	GC	Clayey gravel [d,f,g]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands 5% or less fines [h]	$C_u \geq 6$ and $1 \leq C_c \leq 3$ [c]	SW	Well-graded sand [i]
			$C_u < 6$ and/or $1 > C_c > 3$ [c]	SP	Poorly graded sand [i]
		Sands with Fines More than 12% [h]	Fines classify as ML or MH	SM	Silty sand [f,g,i]
			Fines classify as CL or CH	SC	Clayey sand [f,g,i]
Fine-grained Soils 50% or more passed the No. 200 sieve	Silts and Clays Liquid limit less than 50	Inorganic	PI > 7 and plots on or above "A" line [j]	CL	Lean clay [k,l,m]
			PI < 4 or plots below "A" line [j]	ML	Silt [k,l,m]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OL	Organic clay [k,l,m,n]
				OL	Organic silt [k,l,m,o]
	Silts and clays Liquid limit 50 or more	Inorganic	PI plots on or above "A" line	CH	Fat clay [k,l,m]
			PI plots below "A" line	MH	Elastic silt [k,l,m]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OH	Organic clay [k,l,m,p]
				OH	Organic silt [k,l,m,q]
Highly Organic Soils		Primarily organic matter, dark in color and organic odor		PT	Peat

a. Based on the material passing the 3-in (75mm) sieve
b. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders or both" to group name.
c. $C_u = D_{60}/D_{10}$ $C_c = (D_{30})^2 / D_{10} \times D_{60}$
d. If soil contains ≥15% sand, add "with sand" to group name.
e. Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
f. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
g. If fines are organic, add "with organic fines" to group name.
h. If soil contains ≥ 15% gravel, add "with gravel" to group name.
Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
i. If Atterberg limits plot in hatched area, soil is a CL-ML, silty clay.
k. If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant.
l. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
m. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
n. PI ≥ 4 and plots on or above "A" line.
o. PI < 4 or plots below "A" line.
p. PI plots on or above "A" line.
q. PI plots below "A" line.



Laboratory Tests

DD	Dry density, pcf	OC	Organic content, %
WD	Wet density, pcf	S	Percent of saturation, %
MC	Natural moisture content, %	SG	Specific gravity
LL	Liquid limit, %	C	Cohesion, psf
PL	Plastic limit, %	∅	Angle of internal friction
PI	Plasticity index, %	qu	Unconfined compressive strength, psf
P200	% passing 200 sieve	qp	Pocket penetrometer strength, tsf

Particle Size Identification

Boulders	over 12"
Cobbles	3" to 12"
Gravel	
Coarse	3/4" to 3"
Fine	No. 4 to 3/4"
Sand	
Coarse	No. 4 to No. 10
Medium	No. 10 to No. 40
Fine	No. 40 to No. 200
Silt	< No. 200, PI < 4 or below "A" line
Clay	< No. 200, PI ≥ 4 and on or above "A" line

Relative Density of Cohesionless Soils

Very loose	0 to 4 BPF
Loose	5 to 10 BPF
Medium dense	11 to 30 BPF
Dense	31 to 50 BPF
Very dense	over 50 BPF

Consistency of Cohesive Soils

Very soft	0 to 1 BPF
Soft	2 to 3 BPF
Rather soft	4 to 5 BPF
Medium	6 to 8 BPF
Rather stiff	9 to 12 BPF
Stiff	13 to 16 BPF
Very stiff	17 to 30 BPF
Hard	over 30 BPF

Drilling Notes

Standard penetration test borings were advanced by 3 1/4" or 6 1/4" ID hollow-stem augers unless noted otherwise. Jetting water was used to clean out auger prior to sampling only where indicated on logs. Standard penetration test borings are designated by the prefix "ST" (Split Tube). All samples were taken with the standard 2" OD split-tube sampler, except where noted.

Power auger borings were advanced by 4" or 6" diameter continuous flight, solid-stem augers. Soil classifications and strata depths were inferred from disturbed samples augered to the surface and are, therefore, somewhat approximate. Power auger borings are designated by the prefix "B."

Hand auger borings were advanced manually with a 1 1/2" or 3 1/4" diameter auger and were limited to the depth from which the auger could be manually withdrawn. Hand auger borings are indicated by the prefix "H."

BPF: Numbers indicate blows per foot recorded in standard penetration test, also known as "N" value. The sampler was set 6" into undisturbed soil below the hollow-stem auger. Driving resistances were then counted for second and third 6" increments and added to get BPF. Where they differed significantly, they are reported in the following form: 2/12 for the second and third 6" increments, respectively.

WH: WH indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WR: WR indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

TW indicates thin-walled (undisturbed) tube sample.

Note: All tests were run in general accordance with applicable ASTM standards.

This page is intentionally blank.

Appendix D

Groundwater Well Boring Logs

Trott Brook Crossing EAW

Minnesota Unique Well Number

510517

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date 04/15/1991
Update Date 08/18/2014
Received Date 01/12/1990

Well Name	Township	Range	Dir	Section	Subsection
BECKER,	32	25	W	9	ABBBDA

Elevation 910 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

C/W 17295 VARIOLITE ST NW ANOKA MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	40	BROWN	SOFT
CLAY	40	68	BROWN	MEDIUM
ROCKS	68	71	BROWN	HARD
HARDPAN	71	98	BROWN	HARD
SANDROCK	98	119	GREEN	SOFT
SANDROCK	119	160	GREEN	HARD
SHALE	160	170	GREEN	HARD

Remarks

Well Depth 170 ft. **Depth Completed** 170 ft. **Date Well Completed** 01/04/1990

Drill Method Cable Tool **Drill Fluid**

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint** Threaded
Drive Shoe? Yes ☒ No ☐ **Above/Below** 1 ft.

Casing Diameter **Weight**
4 in. To 120 ft. 11 lbs./ft.

Open Hole From 120 ft. To 170 ft.

Screen? ☐ **Type** **Make**

Static Water Level
25 ft. land surface Measure 01/04/1990

Pumping Level (below land surface)
50 ft. 2 hrs. Pumping at 40 g.p.m.

Wellhead Completion
Pitless adapter manufacturer WHITEWATER Model
☐ Casing Protection ☒ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☐ Yes ☐ No ☒ Not Specified

Nearest Known Source of Contamination
75 feet East Direction Septic tank/drain field Type
Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 01/11/1990
Manufacturer's name FLINT AND WALLING
Model Number HP 0.5 Volt 230
Length of drop pipe 42 ft Capacity 12 g.p. Typ Submersible

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock St.Lawrence-Tunnel City Aquifer Tunnel City
Last Strat Tunnel City Group Depth to Bedrock 98 ft
Located by Minnesota Geological Survey
Locate Method GPS SA Off (averaged) (15 meters)
System UTM - NAD83, Zone 15, Meters X 464005 Y 5014639
Unique Number Verification Address verification Input Date 01/04/2010

Angled Drill Hole

Well Contractor

Licensee Business	Lic. or Reg. No.	Name of Driller
Torgerson, Art & Son	02203	PITTMAN, H

Minnesota Unique Well Number

521655

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 03/04/1993
Update Date 02/14/2014
Received Date 01/23/1993

Well Name	Township	Range	Dir	Section	Subsection
	32	25	W	9	ABDBDB

Elevation 898 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

C/W 17151 VARIOLITE ST NW RAMSEY MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	35		
CLAY	35	45		
GRAVEL	45	60		
WATER SAND	60	75		

Remarks

Well Depth	Depth Completed	Date Well Completed
75 ft.	75 ft.	12/18/1992

Drill Method Non-specified Rotary **Drill Fluid** Bentonite

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint**
Drive Shoe? Yes ☐ No ☒ **Above/Below**

Casing Diameter	Weight	Hole Diameter
4 in. To 66 ft.	lbs./ft.	8.5 in. To 35 ft.
		6.5 in. To 75 ft.

Open Hole From ft. To ft.

Screen? ☒ **Type** stainless **Make** JOHNSON

Diameter	Slot/Gauze	Length	Set	
2 in.	12	8 ft.	66 ft.	75 ft.

Static Water Level

15 ft. land surface Measure 12/18/1992

Pumping Level (below land surface)

ft. hrs. Pumping at 35 g.p.m.

Wellhead Completion

Pitless adapter manufacturer WHITEWATER Model

☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
neat cement		ft.	35 ft.

Nearest Known Source of Contamination

30 feet West Direction Septic tank/drain field Type

Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 01/04/1993

Manufacturer's name FLINT AND WALLING
Model Number HP 0.5 Volt
Length of drop pipe 40 ft Capacity g.p. Typ

Abandoned

Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance

Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous

First Bedrock Aquifer Quat. buried
Last Strat sand Depth to Bedrock ft
Located by Minnesota Geological Survey
Locate Method GPS SA Off (averaged) (15 meters)
System UTM - NAD83, Zone 15, Meters X 464184 Y 5014413
Unique Number Verification Address verification Input Date 01/04/2010

Angled Drill Hole

Well Contractor

Licensee Business	Lic. or Reg. No.	Name of Driller
Torgerson Well Co.	27056	TORGERSON, S

Minnesota Unique Well Number

562382

County Anoka
Quad Anoka
Quad ID 120B

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 08/05/1997
Update Date 08/18/2014
Received Date

Well Name	Township	Range	Dir	Section	Subsection
	32	25	W	9	ABBCDD

Elevation 904 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

Well 17289 VARIOLITE ST NW RAMSEY MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	46		
SAND & CLAY	46	117		
SANDROCK	117	126		SOFT
SANDROCK	126	142		HARD

Remarks

Well Depth	Depth Completed	Date Well Completed
142 ft.	142 ft.	06/20/1995

Drill Method Non-specified Rotary **Drill Fluid** Bentonite

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint**
Drive Shoe? Yes ☐ No ☐ **Above/Below**

Casing Diameter	Weight	Hole Diameter
4 in. To 126 ft.	2 lbs./ft.	8 in. To 126 ft.
		4.7 in. To 142 ft.

Open Hole From 126 ft. To 142 ft.

Screen? ☐ **Type** **Make**

Static Water Level
25 ft. land surface Measure 06/20/1995

Pumping Level (below land surface)
50 ft. 1 hrs. Pumping at 25 g.p.m.

Wellhead Completion
Pitless adapter manufacturer MONITOR Model 8PL410
☐ Casing Protection ☒ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
bentonite	2 Sacks	6 ft.	36 ft.

Nearest Known Source of Contamination
75 feet Southeas Direction Septic tank/drain field Type
Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 07/25/1995
Manufacturer's name RED JACKET
Model Number 75UI-12BC HP 0.75 Volt 230
Length of drop pipe 60 ft Capacity g.p. Typ Submersible

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Tunnel City Group Aquifer Tunnel City
Last Strat Tunnel City Group Depth to Bedrock 117 ft
Located by Minnesota Geological Survey
Locate Method GPS SA Off (averaged) (15 meters)
System UTM - NAD83, Zone 15, Meters X 464004 Y 5014500
Unique Number Verification Address verification Input Date 01/04/2010

Angled Drill Hole

Well Contractor

Licensee Business	Lic. or Reg. No.	Name of Driller
Lauren McCullough Well	82443	OTTEN, D.

Minnesota Unique Well Number

570113

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 08/01/1997
Update Date 02/14/2014
Received Date 01/15/1996

Well Name	Township	Range	Dir	Section	Subsection
	32	25	W	9	ABDCCB

Elevation 895 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

Well 17121 VAROLITE ST NW RAMSEY MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	14	BROWN	SOFT
CLAY & GRAVEL	14	30	RED	SOFT
GRAVEL	30	35	VARIED	SOFT
CLAY & GRAVEL	35	73	BROWN	SOFT
SAND	73	85	GRAY	SOFT

Remarks

Well Depth 85 ft. **Depth Completed** 85 ft. **Date Well Completed** 10/04/1995

Drill Method Non-specified Rotary **Drill Fluid** Bentonite

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint** Glued

Drive Shoe? Yes ☐ No ☒ **Above/Below**

Casing Diameter	Weight	Hole Diameter
4 in. To 76 ft.	lbs./ft.	8.5 in. To 30 ft.
		6.5 in. To 85 ft.

Open Hole From ft. To ft.

Screen? ☒ **Type** stainless **Make** WESCO

Diameter	Slot/Gauze	Length	Set
4 in.	7	8 ft.	76 ft. 85 ft.

Static Water Level

22 ft. land surface Measure 10/04/1995

Pumping Level (below land surface)

ft. 1 hrs. Pumping at 20 g.p.m.

Wellhead Completion

Pitless adapter manufacturer MONITOR Model

☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
cuttings		30 ft.	76 ft.
bentonite		ft.	30 ft.

Nearest Known Source of Contamination

40 feet Northeas Direction Septic tank/drain field Type

Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 10/06/1995

Manufacturer's name STA-RITE

Model Number HP 0.5 Volt 230

Length of drop pipe 40 ft Capacity 10 g.p. Typ Submersible

Abandoned

Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance

Was a variance granted from the MDH for this well? ☐ Yes ☒ No

Miscellaneous

First Bedrock Aquifer Quat. buried

Last Strat sand-gray Depth to Bedrock ft

Located by Minnesota Geological Survey

Locate Method GPS SA Off (averaged) (15 meters)

System UTM - NAD83, Zone 15, Meters X 464137 Y 5014311

Unique Number Verification Address verification Input Date 01/04/2010

Angled Drill Hole

Well Contractor

Mork Well Co. 02133 THOMPSON, S

Licensee Business Lic. or Reg. No. Name of Driller

Minnesota Well Index Report | **570113** | Printed on 07/13/2021 HE-01205-15

Minnesota Unique Well Number

743426

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 02/21/2007
Update Date 02/14/2014
Received Date 01/24/2007

Well Name	Township	Range	Dir	Section	Subsection
ARNT	32	25	W	10	BCDBDA

Elevation 885 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

Well 17050 NOWTHEN BL RAMSEY MN 55303

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	18	BROWN	SOFT
CLAY	18	32	GRAY	MEDIUM
COLORED GRAVEL	32	58		MEDIUM
SANDY CLAY	58	63	BROWN	SOFT
SAND/GRAVEL	63	104	GRAY	SOFT

Remarks

WELL IS FOR A POND.

Well Depth	Depth Completed	Date Well Completed
104 ft.	104 ft.	11/09/2006

Drill Method Non-specified Rotary **Drill Fluid** Bentonite

Use other (specify in remarks) **Status** Active

Well Hydrofractured? Yes ☐ No ☒ **From** **To**

Casing Type Single casing **Joint**
Drive Shoe? Yes ☐ No ☒ **Above/Below**

Casing Diameter	Weight	Hole Diameter
6 in. To 92 ft.	3.61 lbs./ft.	9 in. To 104 ft.

Open Hole From ft. To ft.

Screen? ☒ **Type** stainless **Make** JOHNSON

Diameter	Slot/Gauze	Length	Set
5 in.	10	15 ft.	92 ft. 104 ft.

Static Water Level

23 ft. land surface Measure 11/09/2006

Pumping Level (below land surface)

104 ft. 2 hrs. Pumping at 120 g.p.m.

Wellhead Completion

Pitless adapter manufacturer Model

☐ Casing Protection ☒ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
cuttings		30 ft.	92 ft.
bentonite	3 Sacks	ft.	30 ft.

Nearest Known Source of Contamination

75 feet East Direction Body of water Type

Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 11/17/2006

Manufacturer's name AERMOTOR
Model Number HP 3 Volt 230
Length of drop pipe 63 ft Capacity g.p. Typ Submersible

Abandoned

Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance

Was a variance granted from the MDH for this well? ☐ Yes ☒ No

Miscellaneous

First Bedrock Aquifer Quat. buried
Last Strat sand +larger-gray Depth to Bedrock ft
Located by Minnesota Department of Health
Locate Method GPS SA Off (averaged) (15 meters)
System UTM - NAD83, Zone 15, Meters X 464989 Y 5013995
Unique Number Verification Input Date 11/09/2006

Angled Drill Hole

Well Contractor

Don Stodola Well Drilling 1691 MOORE, C.
Licensee Business Lic. or Reg. No. Name of Driller

Minnesota Unique Well Number

408603

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 04/15/1991
Update Date 08/18/2014
Received Date

Well Name	Township	Range	Dir	Section	Subsection
	32	25	W	10	ABCCCC

Elevation 884 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

Well 17105 NOWTHEN BL NW RAMSEY MN 55303

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	17	BROWN	SOFT
CLAY	17	60	BLUE	SOFT
SAND	60	65	BROWN	SOFT
CLAY & ROCK	65	80	RED	HARD
CLAY	80	105	ORANGE	HARD
SHALE & SANDROCK	105	140	YELLOW	HARD
SHALE	140	175	GREEN	HARD
SANDROCK	175	196	WHITE	HARD

Remarks

Well Depth 196 ft. **Depth Completed** 196 ft. **Date Well Completed** 11/20/1984

Drill Method Non-specified Rotary **Drill Fluid**

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint** Threaded
Drive Shoe? Yes ☒ No ☐ **Above/Below** 1 ft.

Casing Diameter	Weight	Hole Diameter
4 in. To 156 ft.	12 lbs./ft.	4 in. To 196 ft.

Open Hole From 156 ft. To 196 ft.

Screen? ☐ **Type** **Make**

Static Water Level
15 ft. land surface Measure 11/20/1984

Pumping Level (below land surface)
15 ft. 2 hrs. Pumping at 50 g.p.m.

Wellhead Completion
Pitless adapter manufacturer WHITEWATER Model SU6.5
☐ Casing Protection ☒ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
bentonite		0 ft.	156 ft.

Nearest Known Source of Contamination
50 feet Northeas Direction Septic tank/drain field Type
Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 11/21/1984
Manufacturer's name AERMOTOR
Model Number SD 1275 HP 0.75 Volt 230
Length of drop pipe 40 ft Capacity 15 g.p. Typ Submersible

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☐ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Tunnel City Group Aquifer Tunnel City-
Last Strat Wonewoc Sandstone Depth to Bedrock 105 ft
Located by Minnesota Geological Survey
Locate Method Digitized - scale 1:24,000 or larger (Digitizing Table)
System UTM - NAD83, Zone 15, Meters X 465537 Y 5014267
Unique Number Verification Address verification Input Date 01/01/1990

Angled Drill Hole

Well Contractor
Mc Alpine's Well Co. 27186 MCALPINE, G.
Licensee Business Lic. or Reg. No. Name of Driller

Minnesota Unique Well Number

434642

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 04/15/1991
Update Date 03/10/2014
Received Date

Well Name	Township	Range	Dir	Section	Subsection
MCCLERN,	32	25	W	10	BACAAA

Elevation 883 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

C/W 17220 NOWTHEN BL NW RAMSEY MN 55303

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	12	BROWN	SOFT
SAND & GRAVEL	12	19	BROWN	SOFT
CLAY & GRAVEL	19	76	BROWN	SOFT
SAND	76	97	BROWN	SOFT

Remarks

Well Depth	Depth Completed	Date Well Completed
97 ft.	97 ft.	07/24/1987

Drill Method Non-specified Rotary **Drill Fluid** Bentonite

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint**
Drive Shoe? Yes ☐ No ☒ **Above/Below** 1 ft.

Casing Diameter	Weight	Hole Diameter
4 in. To 84 ft.	lbs./ft.	6.2 in. To 97 ft.

Open Hole From ft. To ft.

Screen? ☒ **Type** stainless **Make** JOHNSON

Diameter	Slot/Gauze	Length	Set
2 in.	12	13 ft.	84 ft. 97 ft.

Static Water Level
18 ft. land surface Measure 07/24/1987

Pumping Level (below land surface)
81 ft. 1 hrs. Pumping at 50 g.p.m.

Wellhead Completion
Pitless adapter manufacturer MONITOR Model SNAPPY
☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
neat cement	3 Sacks	0 ft.	30 ft.
bentonite		30 ft.	84 ft.

Nearest Known Source of Contamination
69 feet Southeas Direction Septic tank/drain field Type
Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 07/30/1987
Manufacturer's name RED JACKET
Model Number HP 0.5 Volt 230
Length of drop pipe 40 ft Capacity 10 g.p. Typ Submersible

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☐ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Aquifer Quat. buried
Last Strat sand-brown Depth to Bedrock ft
Located by Minnesota Geological Survey
Locate Method Digitized - scale 1:24,000 or larger (Digitizing Table)
System UTM - NAD83, Zone 15, Meters X 465281 Y 5014431
Unique Number Verification Address verification Input Date 01/01/1990

Angled Drill Hole

Well Contractor

Licensee Business	Lic. or Reg. No.	Name of Driller
Mork Well Co.	02133	LAWRENCE, R.

Minnesota Unique Well Number

450174

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 04/15/1991
Update Date 02/14/2014
Received Date

Well Name	Township	Range	Dir	Section	Subsection
KOEPP, GLENN	32	25	W	3	CDDDDB

Elevation 885 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

Well 6841 173RD AV NW RAMSEY MN 55303

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND GRAVEL	0	11	BROWN	HARD
CLAY & GRAVEL	11	28	BROWN	MEDIUM
SAND & GRAVEL	28	58	BROWN	SOFT

Remarks

Well Depth 58 ft. **Depth Completed** 58 ft. **Date Well Completed** 09/10/1988

Drill Method **Drill Fluid**

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint**
Drive Shoe? Yes ☐ No ☐ **Above/Below** 1 ft.

Casing Diameter	Weight	Hole Diameter
4 in. To 50 ft.	lbs./ft.	6.2 in. To 58 ft.

Open Hole From ft. To ft.

Screen? ☒ **Type** stainless **Make** JOHNSON

Diameter	Slot/Gauze	Length	Set
2 in.	12	12.4 ft.	50 ft. 58 ft.

Static Water Level
15 ft. land surface Measure 09/10/1988

Pumping Level (below land surface)
45 ft. 1 hrs. Pumping at 30 g.p.m.

Wellhead Completion
Pitless adapter manufacturer MONITOR Model 8PL41UC1
☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
neat cement	3 Sacks	ft.	30 ft.

Nearest Known Source of Contamination
feet Direction Type
Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 09/26/1988
Manufacturer's name MYERS
Model Number SJ72-J511P HP 0.75 Volt 230
Length of drop pipe 33 ft Capacity 15 g.p. Typ Submersible

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☐ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Aquifer Quat. buried
Last Strat sand +larger-brown Depth to Bedrock ft
Located by Minnesota Geological Survey
Locate Method Digitized - scale 1:24,000 or larger (Digitizing Table)
System UTM - NAD83, Zone 15, Meters X 465461 Y 5014680
Unique Number Verification Address verification Input Date 01/01/1990

Angled Drill Hole

Well Contractor
Mork Well Co. 02133 LAWRENCE, R.
Licensee Business Lic. or Reg. No. Name of Driller

Minnesota Unique Well Number

460099

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date 04/15/1991
Update Date 08/18/2014
Received Date

Well Name	Township	Range	Dir	Section	Subsection
LACHNER, PAUL	32	25	W	10	CABAAA

Elevation 885 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

Well 16850 GARNET ST NW RAMSEY MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SANDY CLAY	0	10	RED	SOFT
SAND MED	10	17	RED	SOFT
CLAY	17	26	GRAY	SOFT
SAND	26	41	BROWN	SOFT
GRAVEL	41	47	BROWN	MEDIUM
CLAY	47	55	RED	MEDIUM
ROCKY CLAY	55	123	RED	HARD
SAND CLAY MIXED	123	128	RED	MEDIUM
SAND FINE	128	139	RED	SOFT
SHALE	139	141	GREEN	MEDIUM
SHALE	141	165	BRN/GRN	M.HARD

Remarks

Well Depth 165 ft. **Depth Completed** 165 ft. **Date Well Completed** 11/06/1990

Drill Method Non-specified Rotary **Drill Fluid** Bentonite

Use domestic **Status** Active

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint**
Drive Shoe? Yes ☐ No ☐ **Above/Below** 1 ft.

Casing Diameter	Weight	Hole Diameter
4 in. To 141 ft.	lbs./ft.	6.5 in. To 139 ft.
		4.7 in. To 141 ft.
		3.1 in. To 165 ft.

Open Hole From 141 ft. To 165 ft.

Screen? ☐ **Type** **Make**

Static Water Level
16 ft. land surface Measure 11/06/1990

Pumping Level (below land surface)
30 ft. 3 hrs. Pumping at 20 g.p.m.

Wellhead Completion
Pitless adapter manufacturer Model
☐ Casing Protection ☒ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
bentonite		30 ft.	139 ft.
neat cement		ft.	30 ft.

Nearest Known Source of Contamination
feet Direction Type
Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 11/14/1990
Manufacturer's name MYERS
Model Number HP 0.5 Volt 230
Length of drop pipe 60 ft Capacity g.p. Typ Submersible

Abandoned
Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance
Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous
First Bedrock Tunnel City Group Aquifer Tunnel City
Last Strat Tunnel City Group Depth to Bedrock 139 ft
Located by Minnesota Geological Survey
Locate Method GPS SA Off (averaged) (15 meters)
System UTM - NAD83, Zone 15, Meters X 465304 Y 5013840
Unique Number Verification Address verification Input Date 01/20/2010

Angled Drill Hole

Well Contractor

Licensee Business	Lic. or Reg. No.	Name of Driller
Ingleside Engr.	27355	DEHN, D

Minnesota Unique Well Number

471736

County Anoka
Quad Nowthen
Quad ID 136C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date 10/25/1992
Update Date 03/03/2017
Received Date 12/20/1990

Well Name	Township	Range	Dir	Section	Subsection
	32	25	W	10	CAABBD

Elevation 884 ft. **Elev. Method** 7.5 minute topographic map (+/- 5 feet)

Address

Well 16851 GARNET ST NW RAMSEY MN

Stratigraphy Information

Geological Material	From	To (ft.)	Color	Hardness
SAND	0	10		
CLAY	10	30		
GRAVEL	30	50		
CLAY AND GRAVEL	50	110		
CLAY	110	120		
SHALE AND	120	170		

Remarks

SEALED 11-09-2006 BY 1431.

Well Depth 170 ft. **Depth Completed** 170 ft. **Date Well Completed** 11/08/1990

Drill Method Non-specified Rotary **Drill Fluid**

Use domestic **Status** Sealed

Well Hydrofractured? Yes ☐ No ☐ **From** **To**

Casing Type Single casing **Joint**

Drive Shoe? Yes ☐ No ☐ **Above/Below**

Casing Diameter **Weight**

4 in. To 135 ft. lbs./ft.

Open Hole From 135 ft. To 170 ft.

Screen? ☐ **Type** **Make**

Static Water Level

15 ft. land surface Measure 11/08/1990

Pumping Level (below land surface)

ft. hrs. Pumping at 40 g.p.m.

Wellhead Completion

Pitless adapter manufacturer Model

☐ Casing Protection ☐ 12 in. above grade
☐ At-grade (Environmental Wells and Borings ONLY)

Grouting Information Well Grouted? ☒ Yes ☐ No ☐ Not Specified

Material	Amount	From	To
well grouted, type unknown		ft.	ft.

Nearest Known Source of Contamination

feet Direction Type

Well disinfected upon completion? ☒ Yes ☐ No

Pump ☐ Not Installed Date Installed 11/19/1990

Manufacturer's name AERMOTOR

Model Number HP 0.5 Volt

Length of drop pipe 63 ft Capacity g.p. Typ Submersible

Abandoned

Does property have any not in use and not sealed well(s)? ☐ Yes ☒ No

Variance

Was a variance granted from the MDH for this well? ☐ Yes ☐ No

Miscellaneous

First Bedrock Tunnel City Group Aquifer Tunnel City

Last Strat Tunnel City Group Depth to Bedrock 120 ft

Located by Minnesota Geological Survey

Locate Method GPS SA Off (averaged) (15 meters)

System UTM - NAD83, Zone 15, Meters X 465348 Y 5013816

Unique Number Verification Address verification Input Date 01/20/2010

Angled Drill Hole

Well Contractor

Licensee Business	Lic. or Reg. No.	Name of Driller
Torgerson Well Co.	27056	TORGERSON, S

This page is intentionally blank.

Appendix E

Rare Plant Survey

Trott Brook Crossing EAW

Trott Brook - Rare Plant Sur...

Prepared for:
Ms. Tracey Rust
The Excelsior Group
1660 Highway 100 South, Suite 400
St. Louis Park, MN 55416



August 17, 2021

Prepared by:
Midwest Natural Resources, Inc.
1032 West 7th Street, Suite 150
St. Paul, Minnesota 55102
www.mnrinc.us

1032 Seventh Street West, Suite 150 | Saint Paul, MN 55102 | mnrinc.us | 612.310.6260

MIDWEST NATURAL RESOURCES

Ms. Tracey Rust
The Excelsior Group
1660 Highway 100 South, Suite 400
St. Louis Park, MN 55416

August 17, 2021

Ms. Rust,

Midwest Natural Resources, Inc. (MNR) is pleased to provide the following botanical survey report for the Trott Brook project site in Ramsey, Minnesota. (**Figure 1**).

Project Limits and Existing Background Data

The project area, which is approximately 196.1 acres, is located in Township 32 North, Range 25 West in the SWNE, SENE, NENE, and NWSE quarter-quarter sections of Section 9 and the NWNW, SWNW, and NENW quarter-quarter sections of Section 10 (**Figure 2**). Background data evaluated includes digital soil data, the Minnesota Biological Survey sites of biodiversity significance data layer, the Minnesota Department of Natural Resources (DNR) Native Plant Community (NPC) data layer, and surficial geology. According to the Anoka County Soil Survey (**Table 1** and **Figure 3**), the site includes 15 different soil map units ranging from very poorly drained to excessively drained. Of these soil types, Rifle mucky peat (Rf) is often associated with rare plant species occurrences, but there are no sites of biodiversity significance nor NPC polygons mapped within the project limits. However, the sites of biodiversity significance data layer does identify a site, Trott Brook Wetlands, just outside of the survey area on the west side of Variolite Street. This site is classified as one below the minimum biodiversity threshold for statewide significance. Although sites with this designation lack occurrences of rare species or natural features, they may include areas of conservation value.

Table 1. Soils mapped within the project area

Map Unit Symbol	Map Unit Name	Drainage Class	Hydric Rating
AnA	Anoka loamy fine sand, 0 to 2 percent slopes	Well drained	Non-Hydric
AnB	Anoka loamy fine sand, 2 to 6 percent slopes	Well drained	Non-Hydric
Bm	Blomford loamy fine sand	Poorly drained	Hydric
Bx	Brickton silt loam	Poorly drained	Hydric
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	Very poorly drained	Hydric
D67C	Hubbard loamy sand, 2 to 12 percent slopes	Excessively drained	Non-Hydric
D90B	Nymore loamy sand, 1 to 6 percent slopes	Excessively drained	Non-Hydric
Mc	Marsh	Very poorly drained	Hydric
NrD	Nymore loamy coarse sand, 12 to 25 percent slopes	Excessively drained	Non-Hydric
NyA	Nymore loamy sand, 0 to 2 percent slopes	Excessively drained	Non-Hydric
NyC	Nymore loamy sand, 6 to 12 percent slopes	Excessively drained	Non-Hydric
Rf	Rifle mucky peat	Very poorly drained	Hydric

Map Unit Symbol	Map Unit Name	Drainage Class	Hydric Rating
ZmB	Zimmerman fine sand, 1 to 6 percent slopes	Somewhat excessively drained	Non-Hydric
ZmC	Zimmerman fine sand, 6 to 12 percent slopes	Somewhat excessively drained	Non-Hydric
ZmD	Zimmerman fine sand, 12 to 24 percent slopes	Excessively drained	Non-Hydric

According to the 2012 Surficial Geology map of Anoka County, the site includes two map units, Richfield terrace (Qwr) and Peat and muck (Qp). The majority of the site is mapped as the Richfield terrace with Peat and muck associated directly with Trott Brook. The Peat and muck map unit is mapped for those areas with peat greater than four feet in depth and can include marl, a calcareous clay (**Table 2** and **Figure 4**).

Table 2. Surficial Geology map of Anoka County – Key Map Units

Map Unit Symbol	Map Unit	Map Unit Description
Qp	Peat and muck	Partially decomposed plant matter deposited in swamps, commonly formed in ice-block melt-out depressions and in former meltwater channels. Generally mapped only where greater than 4 feet (1.2 meters) thick. Includes fine-grained organic matter laid down in ponded water, marl at depth in places, and small bodies of open water. In developed areas, many of these deposits have been drained and buried under artificial fill; the organic sediment is commonly removed prior to filling in areas where structures are built (such as in Blaine). Small ridges of sand (units Qwr, Qbs) surrounded by unit Qp in places could be eolian sand overlying organic material.
Qwr	Richfield terrace	Sand and gravelly sand about 50 to 70 feet (15 to 21 meters) above the modern floodplain, ranging in elevation from about 870 feet (265 meters) in southern Fridley to about 915 feet (279 meters) in western Ramsey.

Methods

Prior to conducting field surveys, MNR submitted a rare plant survey protocol to the DNR Endangered Species Coordinator (**Appendix A**). This survey protocol did not list any target species, but indicated that surveys would entail a general rare plant survey.

Initial field efforts, which involved meander surveys, were conducted on July 21-22, 2021 by Jake Walden, a DNR approved rare plant surveyor. Field efforts included collecting a general plant species list (**Appendix B**) along with representative site photos and general site notes. A second visit of the site was conducted on August 13 by Otto Gockman and the undersigned to further investigate one particular area of interest with strong discharge and a number of calciphiles.

Observed rare plant locations were documented spatially using points to mark single, isolated individuals or clusters of plants. Voucher specimens were collected and pressed with the intent to verify their identification and this is also required by the DNR for certain species. The number of individuals present was either counted or estimated, and that information is included in the associated attribute table included in our submittal to the DNR's Natural Heritage Information System (NHIS) program. All collected spatial data during this effort was captured using a sub-meter GPS unit (Trimble® GeoXT 6000). Data was collected in WGS84 and post-processed in ArcMap using Trimble Positions Desktop.

Results

Overall site photos are provided in **Appendix D**. A large portion of the survey area is under agricultural production (corn and conifer plantation) or fallow land. Wooded areas bordering the cultivated lands include both pin oak (*Quercus ellipsoidalis*) and bur oak (*Quercus macrocarpa*) in the canopy with Pennsylvania sedge (*Carex pensylvanica*), smooth brome (*Bromus inermis*), and rosy sedge (*Carex rosea*) dominating the ground layer.

Wetlands are present in both the northern and southern portions of the site. The northern wetland area is a mosaic of intact native plant community and invasive cattail (*Typha* sp.). Intact portions of this complex are dominated by wiregrass sedge (*Carex lasiocarpa*), Canada rush (*Juncus canadensis*), and broad-leaved arrowhead (*Sagittaria latifolia*).

The southern wetland complex adjacent to Trott Brook is strongly influenced by groundwater discharge. This specific area corresponds to the Peat and muck map unit depicted in the Surficial Geology map. The wetland itself is intact and floristically diverse with both wet forest and wet meadow communities. This complex includes an open graminoid-dominated community with obvious groundwater discharge and dome-like topography. This area is bordered to the north by wet forest containing black ash (*Fraxinus nigra*), tamarack (*Larix laricina*), and a wall of non-native cattail. Species of note include bog birch (*Betula pumila*), fringed brome (*Bromus ciliatus*), spring cress (*Cardamine bulbosa*), water sedge (*Carex aquatilis*), porcupine sedge (*Carex hystericina*), interior sedge (*Carex interior*), prairie sedge (*Carex prairea*), sage-leaved willow (*Salix candida*) and bog aster (*Symphyotrichum boreale*). The species list for this collective community is presented in **Appendix C**. Other noteworthy species include marsh stitchwort (*Stellaria palustris*) and the native broad-leaved cattail (*Typha latifolia*). The marsh stitchwort is identified as an introduced species from northern Europe. However, the this is the second known occurrence of this species in the state that we are aware of. Both populations are present in discharge systems including a rich fen community in northern Minnesota and now this population. The broad-leaved cattail is sporadically distributed within the feature in contrast to the aforementioned wall of non-native cattail. It is either an issue of time or a combination of factors (soils, hydrology, and chemistry) that is currently inhibiting the non-native cattails from taking over this system.



Photo of open graminoid-dominated discharge feature with tamarack in the background.

Although it would be unusual and unexpected for this area, the mentioned assemblage of plants is suggestive of possible calcareous fen conditions. If using the calciphile species occurrence method in Leete and Smith (2005), this location (Minnesota River Valley Region) would have a point total of 65. The critical Vegetation Criterion threshold for calcareous fens is 50 points. However, key calciphile species, other than the prairie sedge, appear to be absent. Soils were evaluated on the second site visit in an attempt to collect

more information. The observation of deep peat soils (histosols) is consistent with the digital soil layer. The soils were further evaluated by applying a solution of 10% HCl on various soil samples within the area of interest and within the community transition beyond. No visual evidence of effervescence was detected in any of the examined soils with the exception of one sample examined within a band of black ash directly north of the graminoid-dominated community. Although this finding indicates the presence of calcium carbonate, the influence is not great enough to classify this particular area as a calcareous fen. Other criteria including detailed water chemistry and bryophyte composition were not evaluated.

Regarding rare plants, approximately 308 species were observed during survey efforts. This includes the detection of one rare plant species, the St. Lawrence grapefern (*Sceptridium rugulosum*). This fern has a state status of Special Concern, which is not protected under state law. Further information about this observation is presented in **Table 3**. The population location is illustrated in **Figure 5**, and a representative photo of this grapefern is provided in **Appendix E**. A collection of this species was vouchered and will be provided to the DNR State Botanist (Welby Smith) for verification purposes.

Table 3. Documented rare species

Scientific Name	Status[1]	Habitat and Associate Species	Number of Individuals
Sceptridium rugulosum	SC	Located near a wetland/upland transition with sandy loam soil. Associate species include *Salix petiolaris*, *Solidago gigantea*, *Fragaria virginiana*, *Phalaris arundinacea*, *Zanthoxylum americanum*, *Muhlenbergia racemosa*, and *Parthenocissus vitacea*.	4

[1]SC = MN Special Concern, THR = MN Threatened, END = MN Endangered

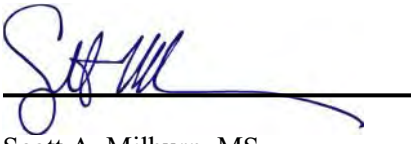
Conclusion

The primary focus of our field efforts was surveys related to state-listed plant species. As noted, we additionally conducted a brief evaluation of a wetland area associated with Trott Brook that appears to meet the vegetation criterion for calcareous fens, and having deep peat soils with discharge hydrology. However, a rapid field evaluation of the soil chemistry did not conclude strongly calcareous conditions nor were there any other high point calciphiles present other than reported. With that, we cannot conclude that this area is a calcareous fen.

The late-season rare plant survey resulted in the detection of the St. Lawrence grapefern, a rare species with no legal status. No other state-listed plant species were documented during the late-season efforts. However, based on the observed habitat and strong hydrologic influence of the wetland complex associated with Trott Brook, there is potential for other state-listed species that would be observable in the spring. This includes two spring ephemeral species, bog bluegrass (*Poa paludigena*) and false mermaid (*Floerkea proserpinacoides*). Both species have a state protected status of Threatened. We recommend additional surveys next spring, specifically in May as that is the optimal survey period for these two species. No other portions of the project site warrant further rare plant survey efforts.

We welcome any questions you may have upon reading this report.

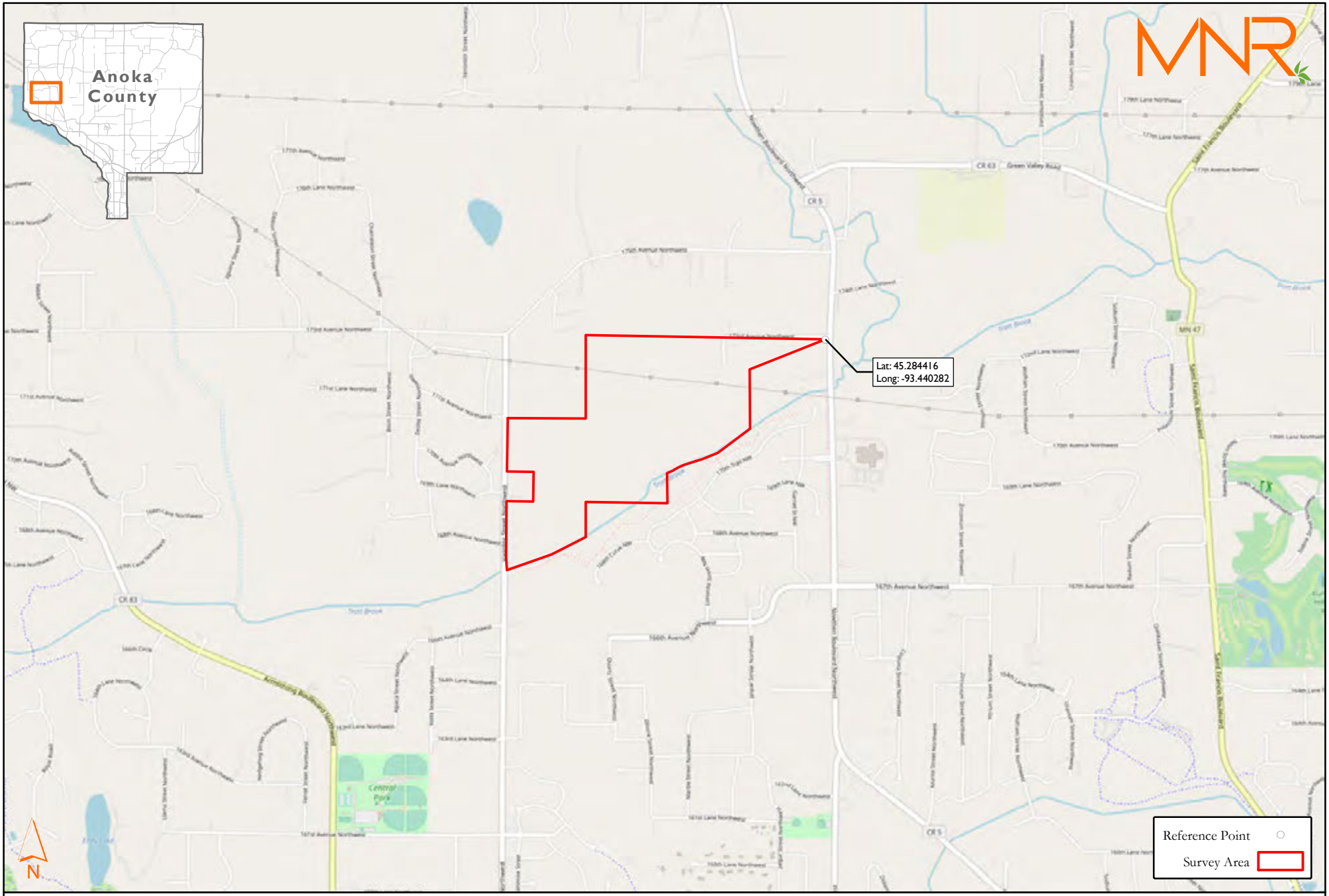
Respectfully submitted,



Scott A. Milburn, MS
Principal Botanist/President
Midwest Natural Resources, Inc.

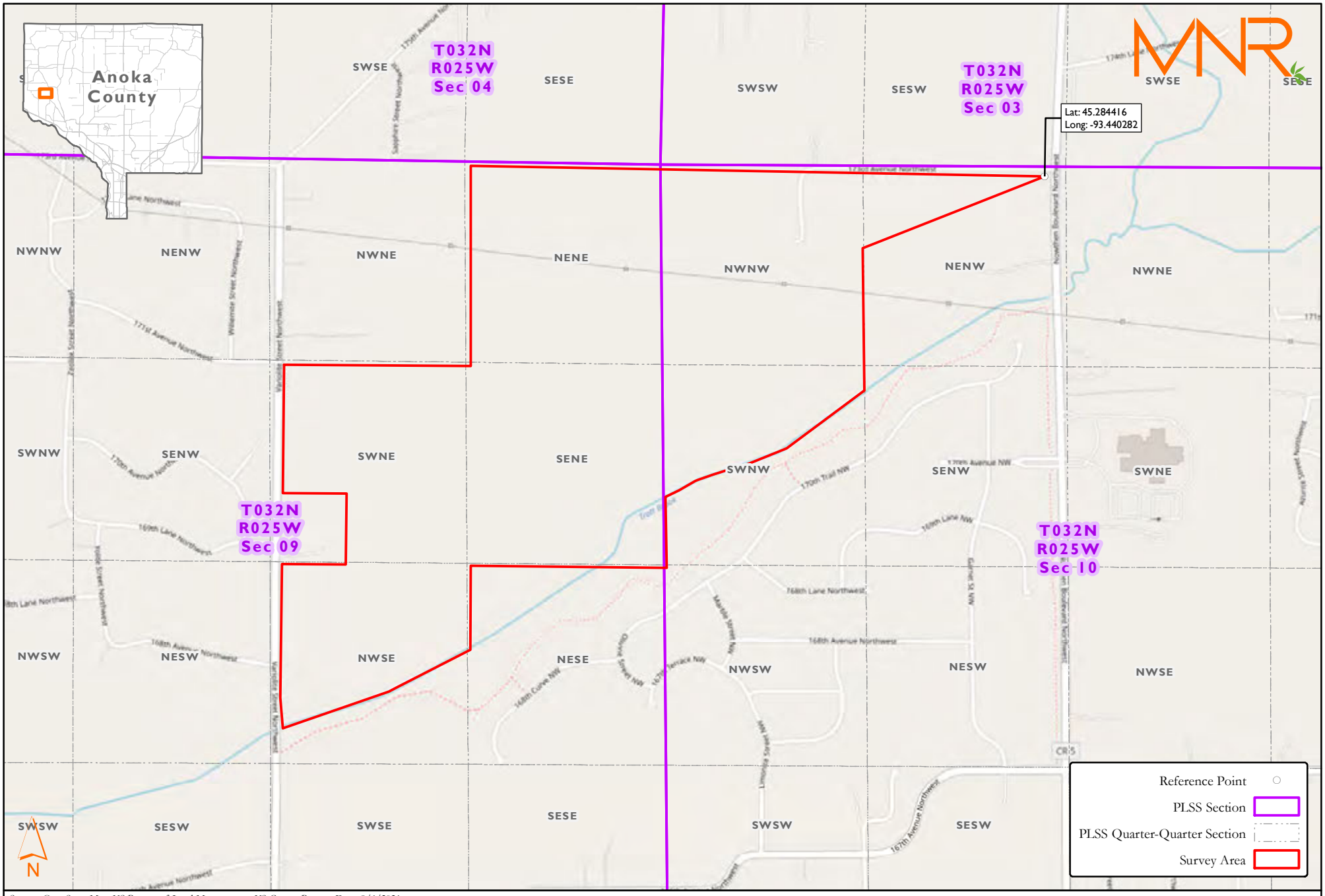
References

Leete, J.H. and W.R. Smith. 2005. Final Report to the US EPA: Test of the Technical Criteria for identifying and Delineating Calcareous Fens in Minnesota and Draft Revised Technical Criteria for Identifying Calcareous Fens in Minnesota. Clean Water Act Section 104 (b)(3) Grant Number CD-97504601-3, Minnesota Department of Natural Resources, Minneapolis, Minnesota.



Survey Location
Rare Plant Survey
Trott Brook Project - The Excelsior Group
Ramsey, Anoka County, Minnesota

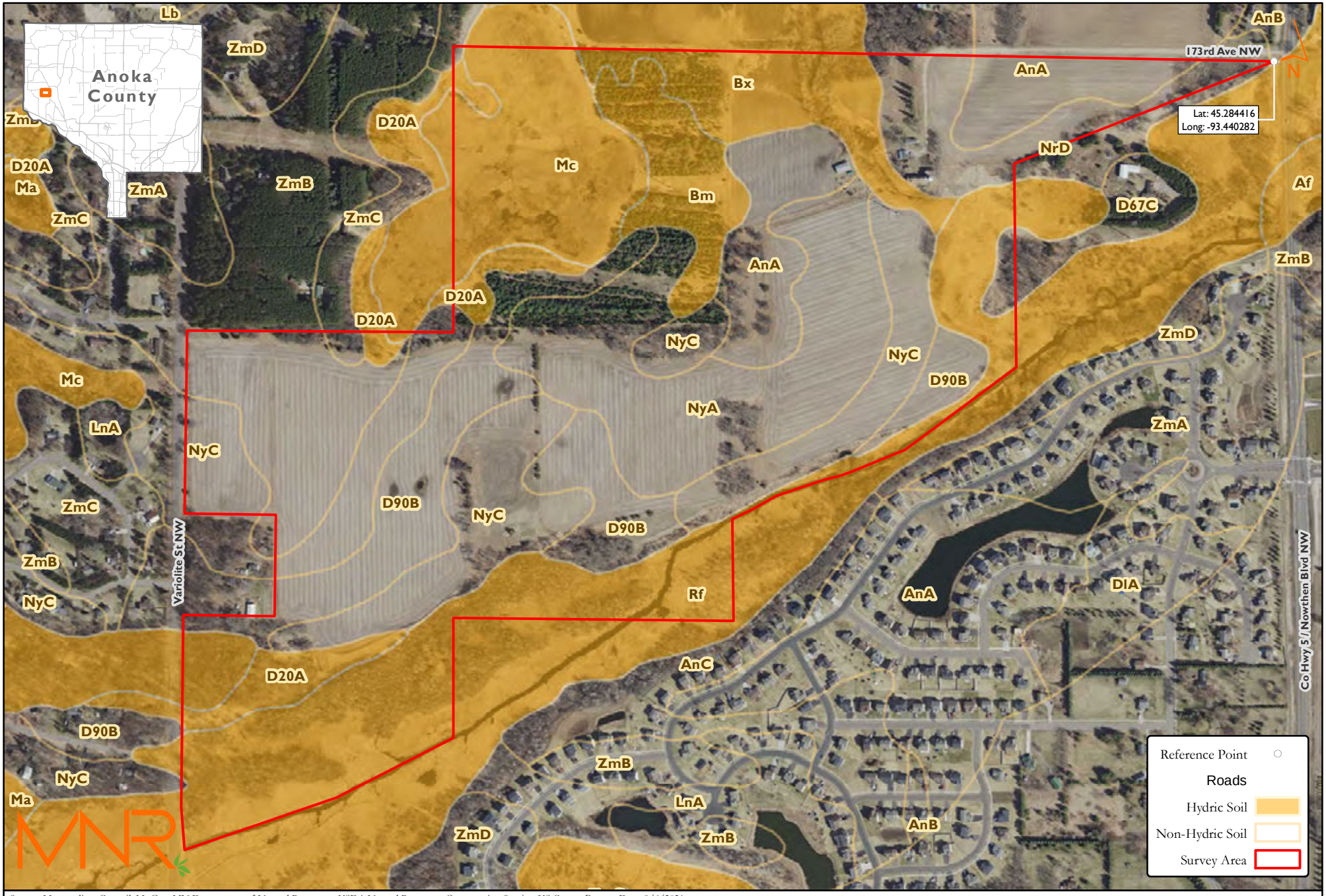
Figure 1



Source: OpenStreetMap, US Bureau of Land Management, US Census Bureau, Date: 8/6/2021

PLSS Survey Divisions
Rare Plant Survey
Trott Brook Project - The Excelsior Group
Ramsey, Anoka County, Minnesota

Figure 2

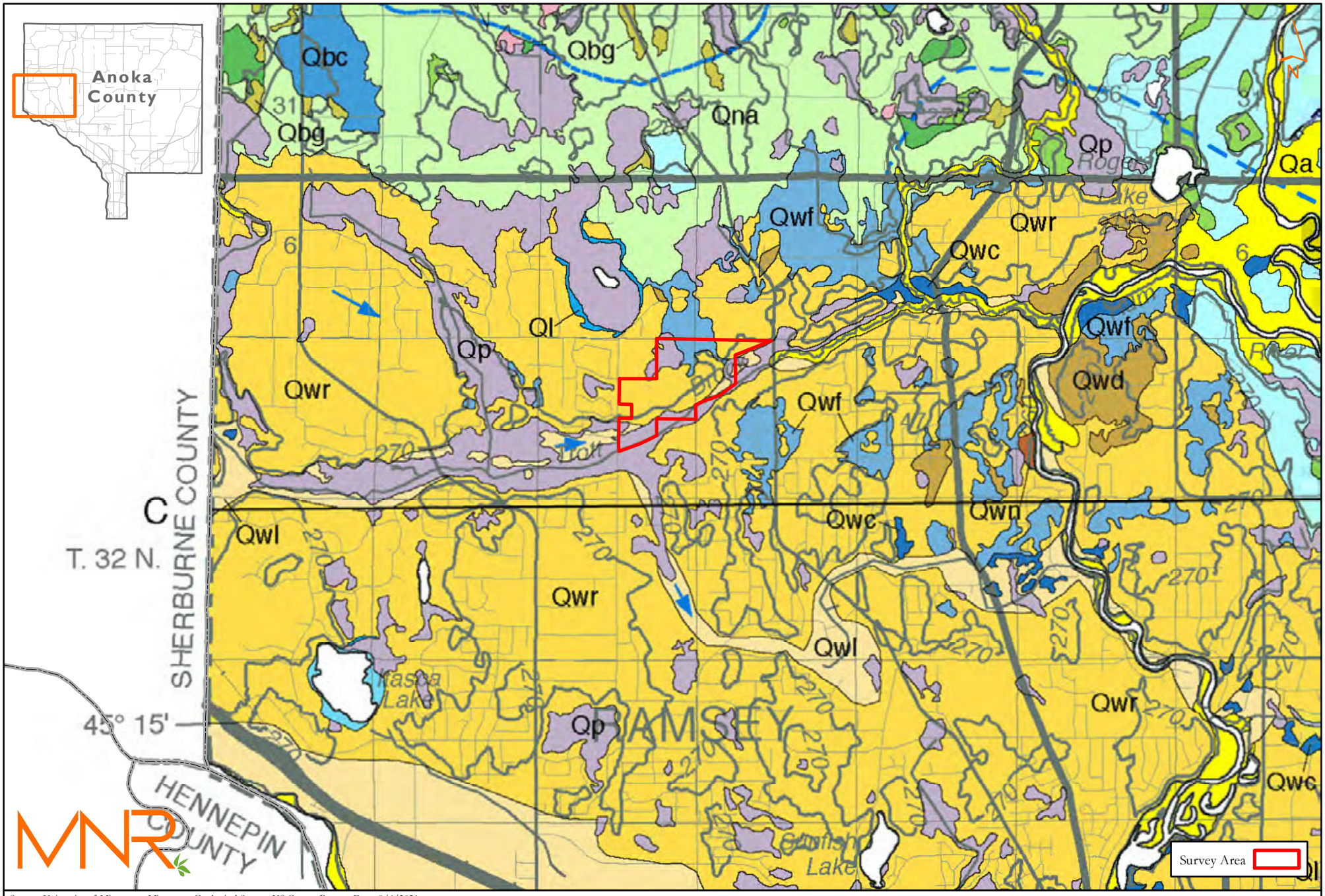


Source: Metropolitan Council, MnGeo, MN Department of Natural Resources, USDA Natural Resources Conservation Service, US Census Bureau, Date: 8/6/2021

0 400 800 Feet

Anoka County Soil Survey Units
Rare Plant Survey
Trott Brook Project - The Excelsior Group
Ramsey, Anoka County, Minnesota

Figure 3

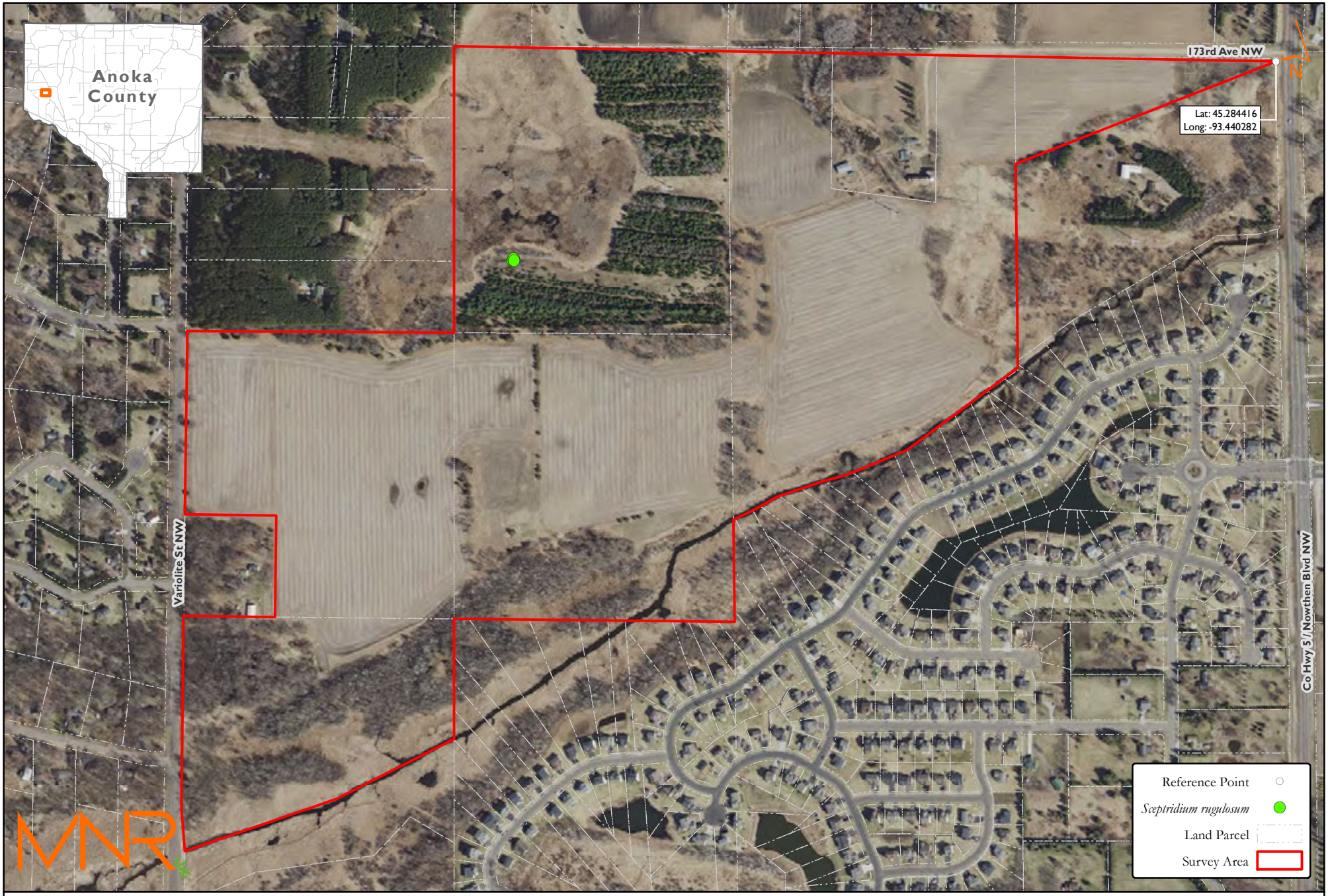


Source: University of Minnesota, Minnesota Geological Survey, US Census Bureau, Date: 8/6/2021

0 0.5 1 Miles

Surficial Geology of Anoka County
Rare Plant Survey
Trott Brook Project - The Excelsior Group
Ramsey, Anoka County, Minnesota

Figure 4



Source: Metropolitan Council, MnGeo, MN Department of Natural Resources, US Census Bureau, Date: 8/14/2021

0 400 800 Feet

Survey Results
Rare Plant Survey
Trott Brook Project - The Excelsior Group
Ramsey, Anoka County, Minnesota

Figure 5

Appendix A – Survey Protocol



MIDWEST NATURAL RESOURCES

Ms. Lisa Joyal
Endangered Species Review Coordinator
Minnesota Department of Natural Resources
Ecological & Water Resources
500 Lafayette Road
St. Paul, MN 55155

July 19, 2021

Ms. Joyal,

Midwest Natural Resources, Inc. (MNR) is proposing to conduct a rare plant survey within the proposed Trott Brook project site located west of Nowthen Blvd NW and 173rd Ave NW in Ramsey, Minnesota (**Figure 1**). Additionally, this project is found in the SWNE, NWSE, SENE, and NENE quarter-quarter sections of Section 9 in Township 32 North and Range 25 West and NWNW, SWNW, and NENW quarter-quarter sections of Section 10 in Township 32 North and Range 25 West.

A Natural Heritage Information System (NHIS) data request has not been submitted at this time and therefore, we are unaware if there are any rare plant element occurrences in the general vicinity of the project area. However, we are intending to conduct field surveys regardless and without undue bias. The majority of the property is either actively farmed or hayed with limited acreage undeveloped or actively managed. Survey of the site is anticipated for late July and surveys will be conducted by one of our staff members on the DNR's list of approved rare plant surveyors. During field efforts, *Rare Species Survey Process* and the *Rare Plant Guidance* will be followed as required by the DNR.

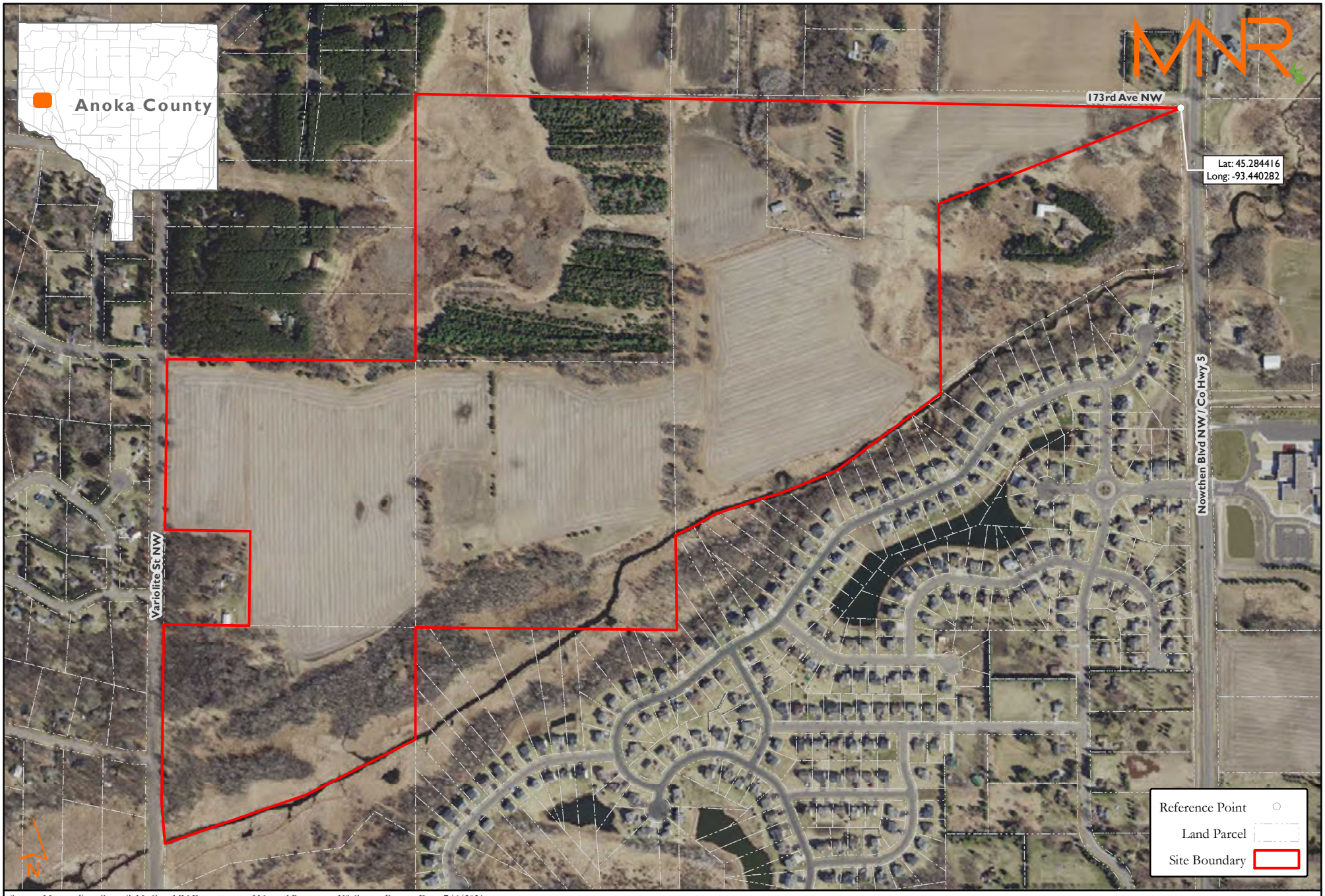
Survey efforts will involve documenting all vascular plant species observed during this visit. Rare plant species, if encountered, will be documented spatially using sub-meter GPS units (Trimble GeoXT 6000). Rare plant species documentation will include notes on habitat, associate species, number of individuals observed within each population documented, and representative photos. Voucher collections will be made following the DNR's collection guidance procedure should the population allow for collecting, and this will be done under my collection permit.

A summary report will be produced at the conclusion of field efforts. This document will include information pertaining to survey methods, survey results, report figures/graphics, and appendices (species lists and representative photos). The report along with the GIS shapefile, associated spreadsheet, and notification that the voucher specimens have been verified by State Botanist Welby Smith.

Please let us know if you have any questions.



Scott A. Milburn, MS
Principal Botanist/President
Midwest Natural Resources, Inc.



Source: Metropolitan Council, MnGeo, MN Department of Natural Resources, US Census Bureau, Date: 7/6/2021

0 430 860 Feet

Project Site Boundary
Rare Plant Survey
Trott Brook - The Excelsior Group
Anoka County, Minnesota

Figure 1

Appendix B – Species List



Species List		
Abies balsamea	*Campanula aparinoides*	*Cryptotaenia canadensis*
Acer ginnala	*Cannabis sativa*	*Cyperus lupulinus*
Acer negundo	*Cardamine bulbosa*	*Cyperus schweinitzii*
Achillea millefolium	*Carex aquatilis*	*Cyperus strigosus*
Acorus americanus	*Carex aurea*	*Cypripedium parviflorum*
Actaea rubra	*Carex blanda*	*Cystopteris tenuis*
Agastache foeniculum	*Carex brevior*	*Dactylis glomerata*
Ageratina altissima var. altissima	*Carex comosa*	*Dichanthelium acuminatum*
Agrimonia pubescens	*Carex conoidea*	*Dichanthelium oligosanthes*
Agrostis gigantea	*Carex debilis var. rudgei*	*Digitaria cognata*
Agrostis perennans	*Carex disperma*	*Digitaria sanguinalis*
Agrostis scabra	*Carex echinata subsp. echinata*	*Drosera rotundifolia*
Alliaria petiolata	*Carex gracillima*	*Dryopteris carthusiana*
Alnus incana subsp. rugosa	*Carex granularis*	*Dryopteris cristata*
Ambrosia artemisiifolia	*Carex hystericina*	*Dulichium arundinaceum var. arundinaceum*
Amelanchier sp.	*Carex interior*	*Echinocystis lobata*
Amorpha canescens	*Carex intumescens*	*Eleocharis erythropoda*
Amphicarpaea bracteata	*Carex lacustris*	*Eleocharis ovata*
Anaphalis margaritacea	*Carex lasiocarpa subsp. americana*	*Eleocharis palustris*
Andropogon gerardii	*Carex lupulina*	*Elymus cf. villosus*
Anemone canadensis	*Carex pensylvanica*	*Elymus curvatus*
Antennaria neglecta	*Carex prairea*	*Elymus hystrix*
Apocynum androsaemifolium	*Carex projecta*	*Elymus repens*
Aquilegia canadensis	*Carex retrorsa*	*Epilobium coloratum*
Aralia nudicaulis	*Carex rosea*	*Epilobium leptophyllum*
Aralia racemosa	*Carex scoparia var. scoparia*	*Epilobium strictum*
Arctium minus	*Carex siccata*	*Equisetum arvense*
Arisaema triphyllum	*Carex stipata var. stipata*	*Equisetum fluviatile*
Aristida basiramea	*Carex stricta*	*Erechtites hieraciifolius var. hieraciifolius*
Artemisia ludoviciana subsp. ludoviciana	*Carex tetanica*	*Erigeron annuus*
Asclepias syriaca	*Carex utriculata*	*Erigeron philadelphicus var. philadelphicus*
Athyrium filix-femina var. angustum	*Celastrus scandens*	*Erigeron strigosus*
Berteroa incana	*Celtis occidentalis*	*Eriophorum gracile*
Betula alleghaniensis	*Centaurea stoebe subsp. micranthos*	*Euonymus alatus*
Betula papyrifera	*Chelone glabra*	*Eupatorium perfoliatum*
Betula pumila	*Cicuta bulbifera*	*Euphorbia esula*
Bidens connata	*Cicuta maculata var. maculata*	*Eurybia macrophylla*
Bidens frondosa	*Circaea lutetiana var. canadensis*	*Euthamia graminifolia*
Boehmeria cylindrica	*Cirsium arvense*	*Eutrochium maculatum*
Botrychium dissectum	*Cirsium muticum*	*Fallopia sp.*
Botrychium rugulosum	*Conyza canadensis*	*Festuca subverticillata*
Bromus ciliatus	*Cornus amomum var. schuetzeana*	*Fragaria vesca var. americana*
Bromus inermis	*Cornus racemosa*	*Fragaria virginiana*
Calamagrostis canadensis	*Cornus sericea*	*Frangula alnus*
Caltha palustris	*Corylus americana*	*Fraxinus nigra*
Calystegia sepium	*Crepis tectorum*	*Fraxinus pennsylvanica*

Species List		
Galium boreale	*Mirabilis nyctaginea*	*Rhamnus cathartica*
Galium labradoricum	*Mitella nuda*	*Rhus glabra*
Galium tinctorium var. tinctorium	*Moehringia lateriflora*	*Ribes hirtellum*
Galium trifidum var. trifidum	*Mollugo verticillata*	*Ribes missouriense*
Galium triflorum var. triflorum	*Monarda fistulosa*	*Rubus cf. satis*
Geum canadense	*Nepeta cataria*	*Rubus cf. superioris*
Glechoma hederacea	*Onoclea sensibilis*	*Rubus idaeus var. strigosus*
Glyceria grandis var. grandis	*Osmorhiza claytonii*	*Rubus occidentalis*
Glyceria striata	*Osmorhiza longistylis*	*Rubus plicatifolius*
Hackelia virginiana	*Osmunda cinnamomea*	*Rubus pubescens*
Hedeoma hispida	*Packera aurea*	*Rudbeckia hirta var. pulcherrima*
Helianthus sp.	*Parthenocissus vitacea*	*Rumex acetosella*
Hibiscus trionum	*Pedicularis lanceolata*	*Rumex britannica*
Hieracium caespitosum	*Penthorum sedoides*	*Rumex crispus*
Humulus lupulus	*Persicaria amphibia*	*Rumex triangulivalvis*
Hypericum majus	*Persicaria sagittata*	*Sagittaria latifolia*
Hypericum perforatum	*Phalaris arundinacea*	*Salix bebbiana*
Ilex verticillata var. verticillata	*Phleum pratense subsp. pratense*	*Salix candida*
Iris sp.	*Phryma leptostachya*	*Salix discolor*
Juglans nigra	*Physalis heterophylla var. heterophylla*	*Salix petiolaris*
Juncus brevicaudatus	*Picea glauca*	*Sambucus racemosa var. pubens*
Juncus canadensis	*Pilea pumila*	*Sanicula gregaria*
Juncus tenuis	*Pinus resinosa*	*Schizachyrium scoparium var. scoparium*
Juniperus virginiana var. virginiana	*Pinus strobus*	*Schoenoplectus tabernaemontani*
Lactuca sp.	*Plantago major*	*Scirpus atrovirens*
Laportea canadensis	*Plantago patagonica*	*Scirpus cyperinus*
Larix laricina	*Platanthera aquilonis*	*Scirpus pedicellatus*
Lathyrus ochroleucus	*Poa palustris*	*Scrophularia lanceolata*
Lathyrus palustris	*Poa pratensis subsp. pratensis*	*Scutellaria galericulata*
Lechea cf. stricta	*Populus tremuloides*	*Scutellaria lateriflora*
Linaria vulgaris	*Potamogeton sp.*	*Setaria pumila subsp. pumila*
Liparis loeselii	*Potentilla argentea*	*Silene latifolia*
Lonicera cf. x bella	*Potentilla norvegica*	*Smilax sp.*
Lonicera dioica	*Potentilla palustris*	*Solanum dulcamara*
Lotus corniculatus	*Potentilla simplex*	*Solidago canadensis*
Lycopus americanus	*Prenanthes alba*	*Solidago gigantea*
Lycopus uniflorus	*Prunella vulgaris*	*Sorbus decora*
Lysimachia terrestris	*Prunus serotina*	*Sorghastrum nutans*
Lysimachia thyrsiflora	*Prunus virginiana*	*Sparganium eurycarpum*
Maianthemum canadense	*Pseudognaphalium obtusifolium*	*Spartina pectinata*
Maianthemum racemosum subsp. racemosum	*Pyrola elliptica*	*Spiraea alba*
Maianthemum trifolium	*Quercus ellipsoidalis*	*Sporobolus cryptandrus*
Malus sp.	*Quercus macrocarpa*	*Stachys palustris*
Medicago lupulina	*Ranunculus abortivus*	*Stellaria cf. palustris*
Medicago sativa	*Ranunculus recurvatus var. recurvatus*	*Stellaria longifolia*
Micranthes pensylvanica	*Rhamnus alnifolia*	*Symphyotrichum boreale*

Species List		
Symphyotrichum lanceolatum		
Symphyotrichum lateriflorum		
Symphyotrichum oolentangiense		
Symphyotrichum puniceum var. puniceum		
Taraxacum officinale		
Thelypteris palustris var. pubescens		
Tilia americana		
Toxicodendron rydbergii		
Toxicodendron vernix		
Triadenum fraseri		
Trientalis borealis		
Trifolium arvense		
Trifolium repens		
Typha spp.		
Ulmus americana		
Ulmus pumila		
Urtica dioica subsp. gracilis		
Utricularia intermedia		
Utricularia minor		
Utricularia vulgaris		
Uvularia sessilifolia		
Verbascum thapsus		
Verbena hastata		
Verbena stricta		
Viburnum lentago		
Vicia americana		
Viola sagittata		
Viola sp.		
Vitis riparia		
Zanthoxylum americanum		
Zea mays		
Zizia aurea		

Appendix C – Species List (Discharge feature)



Discharge Species List		
Betula pumila		
Bromus ciliatus		
Calamagrostis canadensis		
Caltha palustris		
Campanula aparinoides		
Cardamine bulbosa		
Carex aquatilis		
Carex hystericina		
Carex interior		
Carex lacustris		
Carex prairea		
Cicuta bulbifera		
Eleocharis erythropoda		
Epilobium leptophyllum		
Equisetum fluviatile		
Eutrochium maculatum		
Galium labradoricum		
Galium trifidum var. trifidum		
Impatiens capensis		
Lysimachia thyrsiflora		
Packera aurea		
Pilea pumila		
Rumex britannica		
Sagittaria latifolia		
Salix candida		
Schoenoplectus tabernaemontani		
Scutellaria galericulata		
Sparganium eurycarpum		
Stellaria palustris		
Symphyotrichum boreale		
Symphyotrichum puniceum var. puniceum		
Typha latifolia		

Appendix D – Representative Photos





Photo pt 9742



Photo pt 9743



Photo pt 9763



Photo pt 9764



Photo pt 9769



Photo pt 9770



Photo pt 9771



Photo pt 9772



Photo pt 9774



Photo pt 9796



Photo pt 9802



Photo pt 9804



Photo pt 9807



Photo pt 9808



Photo pt 9810



Photo pt 9818



Photo pt 9819



Photo pt 9822

Appendix E – Rare Species Photos



Photo of *Sceptridium rugulosum* (St. Lawrence grapefern) – MN Special Concern

This page is intentionally blank.

Appendix F

Phase I Archaeological Survey

Trott Brook Crossing EAW

Phase I Archaeological Survey of Trott Brook Property in Ramsey, Anoka County, Minnesota



Principal Investigator:
Jeremy L. Nienow, Ph.D.
Nienow Cultural Consultants LLC
Registered Professional Archaeologist #12071

Report Author:
Laura Koski, MSc
Zooarchaeo Consulting, LLC
Registered Professional Archaeologist #18060

Final Report
July 8, 2021

Phase I Archaeological Survey of Trott Brook Property in Ramsey, Anoka County, Minnesota

Submitted To:

Excelsior Group
1660 Highway 100 South, Suite 400
St. Louis Park, MN 55416

Submitted By:

Nienow Cultural Consultants LLC
200 Plato Blvd East
St. Paul, MN 55107

Principal Investigator:

Jeremy L. Nienow, Ph.D.
Nienow Cultural Consultants, LLC
Registered Professional Archaeologist #12071

Report Author:

Laura Koski, MSc
Zooarchaeo Consulting, LLC
Registered Professional Archaeologist #18060

Final Report
July 8, 2021

Management Summary

Excelsior Group is proposing construction of a residential development at "Trott Brook Property" in the City of Ramsey, Anoka County Minnesota. The project area, approximately 200 acres in size, is located in the NE ¼ of Section 9 and NW ¼ of Section 10 of Township 32N, Range 25W in Archaeological Region 4e: Central Lakes Deciduous East. The majority of the project area is cultivated with corn surrounded by patches of woods and wetlands. The project area extends from Nowthen Blvd at the eastern end to Variolite St NW at the west, and is generally bounded by 173rd Ave NW along the northern edge, and Trott Brook along the southern edge. Planned development includes approximately 270 residential lots, associated roads and ponds, approximately 13.4 acres of dedicated park land, and several ponds.

Nienow Cultural Consultants LLC (NCC) was contracted to complete a Phase I Archaeological Survey in June of 2021. NCC's Principal Investigator for this project was Jeremy Nienow, PhD., RPA. Work began with a literature review June 10 followed by fieldwork completed June 14-16, 2021. Fieldwork consisted of surface survey of all agricultural fields. Surface visibility in the agricultural fields ranged between 70 and 90%. Surface survey transects were spaced on a maximum of a seven-meter interval. After the identification of six artifacts during the surface survey, eight shovel tests were completed along a low ridge overlooking Trott Brook with a follow-up ninth test located at Find Spot 1 at the southern base of the ridge. Shovel tests were typically 35-40 centimeters (cm) wide and at least 80cm deep. All soils were screened through ¼" mesh screen, detailed profile notes completed, photographs taken, and GPS points collected for each shovel test. Architectural review was not included as part of this project.

Six prehistoric artifacts were identified during the surface survey. These included five tertiary quartz flakes, and one piece of quartz shatter. No additional cultural materials were identified during shovel testing. The flakes have been reported to the Office of the State Archaeologist as three separate sites based on their locations. These have received site numbers 21AN0197 (single quartz shatter), 21AN0198 (single tertiary quartz flake), and 21AN0199 (four tertiary quartz flakes). Based on these results, Nienow Cultural Consultants does not recommend these sites eligible for the National Register of Historic Places, and recommends no further archaeological work at this time.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	RESEARCH DESIGN AND METHODOLOGY	4
	2.1 Literature Review	4
	2.2 Fieldwork	4
	2.3 Artifact Processing	4
3.0	ENVIRONMENTAL SETTING	5
	3.1 Geological Background and Soils	5
	3.2 Regional Flora and Fauna	6
4.0	CULTURAL HISTORY	6
	4.1 Pre-Contact Period	7
	4.1.1 Paleoindian Tradition (11,500 to 7,500 B.C.)	7
	4.1.2 Archaic Tradition (7,500 to 800 B.C.)	7
	4.1.3 Woodland Tradition (800 B.C. to European Contact)	8
	4.2 Contact/Post-Contact Period (1630 A.D. to Present)	8
5.0	LITERATURE REVIEW	10
6.0	RESULTS	13
7.0	CONCLUSION AND RECOMMENDATION	17
REFERENCES CITED		18
APPENDIX A: Fieldwork Photographs		19
APPENDIX B: Shovel Test Forms		21
APPENDIX C: Archaeological Site Forms		27

LIST OF FIGURES

Figure 1: USGS Topographic Map Illustrating Project Area. 2
Figure 2: Engineering Sketch Map of Project Area. 3
Figure 3: 21AN0156 Artifacts from Shovel Test 2 and 2A. 11
Figure 4: 21AN0156 Artifacts from Shovel Test 4. 11
Figure 5: 21AN0157 Artifacts, Found on Surface. 12
Figure 6: 21AN0158 Artifacts, Found on Surface. 12
Figure 7: Map of NCC Fieldwork and Results. 14
Figure 8: Quartz Shatter at FS2 (21AN0197). 15
Figure 9: Tertiary Quartz Flake at FS6 (21AN0198). 15
Figure 10: Tertiary Quartz Flakes at FS 1, 3, 4, and 5 (21AN0199). 16

LIST OF TABLES

Table 1: Previously Identified Archaeological Sites Within Two Miles 10

1.0 INTRODUCTION

Excelsior Group is proposing construction of a residential development at "Trott Brook Property" in the City of Ramsey, Anoka County Minnesota. The project area, approximately 200 acres in size, is located in the NE ¼ of Section 9 and NW ¼ of Section 10 of Township 32N, Range 25W in Archaeological Region 4e: Central Lakes Deciduous East. The majority of the project area is cultivated with corn surrounded by patches of woods and wetlands. The project area extends from Nowthen Blvd at the eastern end to Variolite St NW at the west, and is generally bounded by 173rd Ave NW along the northern edge, and Trott Brook along the southern edge. Planned development includes approximately 270 residential lots, associated roads and ponds, approximately 13.4 acres of dedicated park land, and several ponds.

Nienow Cultural Consultants LLC (NCC) was contracted to complete a Phase I Archaeological Survey in June of 2021. NCC's Principal Investigator for this project was Jeremy Nienow, PhD., RPA. NCC subcontracted six individuals to assist in completing research, fieldwork, and lab processing for the project: Alexandra Hedquist (Hedquist Archaeological Consulting, LLC), Andrew Vang-Roberts (Vang-Roberts Consulting), Chris Rico (Rico Cultural Resource Management Services, LLC), John Strot (John's Archaeological Consulting), and Laura Koski (Zooarchaeo Consulting). The investigation was guided by the Secretary of Interior's Standards and Guidelines for Archaeology and Historic Preservation (48FR44716), the State Historic Preservation Office's (SHPO) Manual for Archaeological Projects in Minnesota (Anfinson 2005), and the State Archaeologist's Manual for Archaeological Projects in Minnesota (Minnesota Office of the State Archaeologist 2011). Research and report preparation were accomplished by professional archaeologists meeting the standards set forth in 35CFR61.

Work began with a literature review June 10 followed by fieldwork completed June 14-16, 2021. Fieldwork consisted of surface survey of all agricultural fields. Surface visibility in the agricultural fields ranged between 70 and 90%. Surface survey transects were spaced on a maximum of a seven-meter interval. After the identification of six artifacts during the surface survey, eight shovel tests were completed along a low ridge overlooking Trott Brook with a follow-up ninth test located at Find Spot 1 at the southern base of the ridge. Shovel tests were typically 35-40 centimeters (cm) wide and at least 80cm deep. All soils were screened through ¼" mesh screen, detailed profile notes completed, photographs taken, and GPS points collected for each shovel test. Architectural review was not included as part of this project.

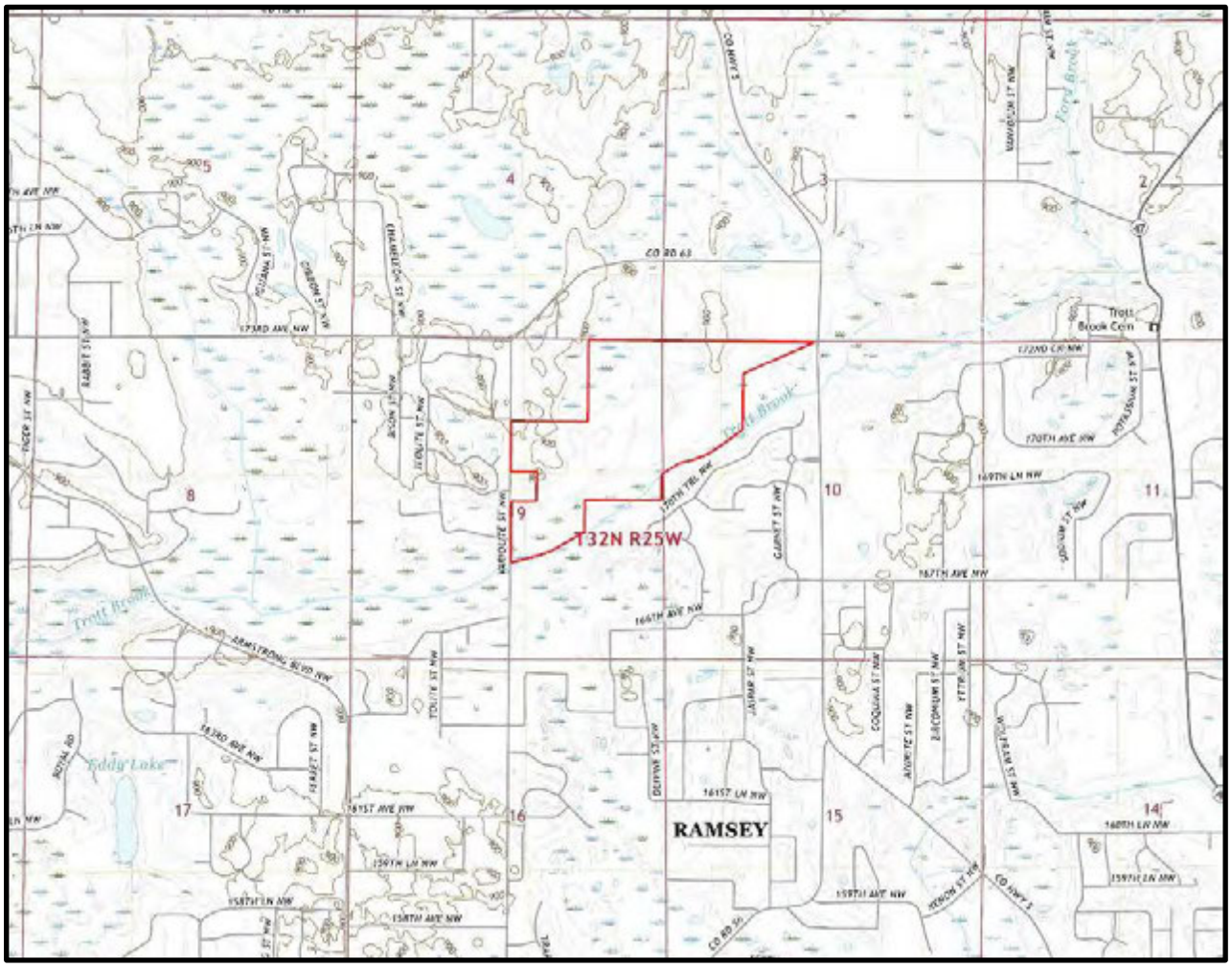


Figure 1: USGS Topographic Map Illustrating Project Area (outlined in red).
(USGS 7.5' Topographic Map, Anoka Quadrangle, 2019, 1:24,000)

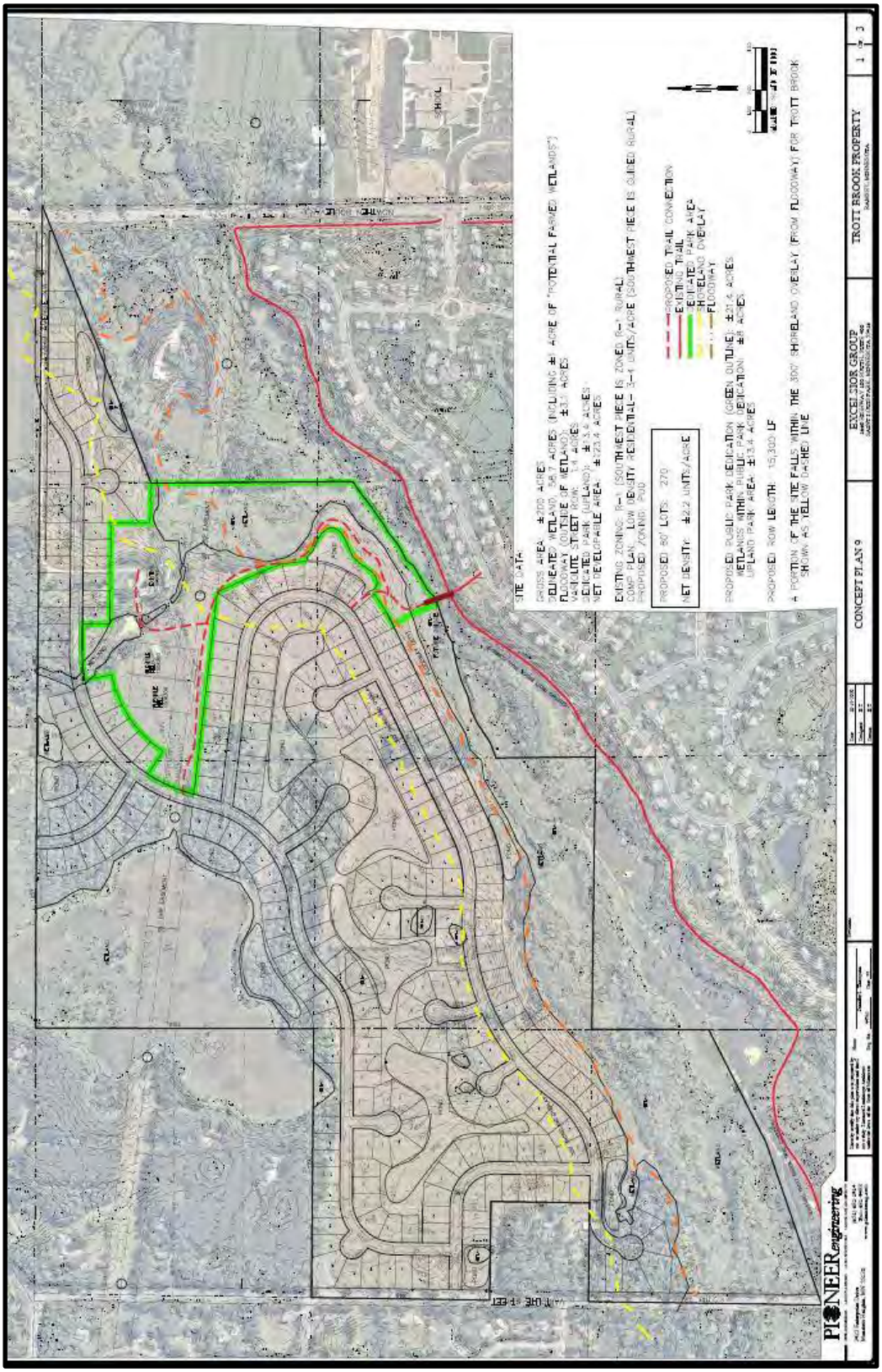


Figure 2: Engineering Sketch Plan of Project Area.
(Provided by Kjolhaug Environmental Services.)

2.0 RESEARCH DESIGN AND METHODOLOGY

2.1 Literature Review

A literature review was completed on June 10, 2021. Typically, the literature review would be completed by visiting the Office of the State Archaeologist and the State Historic Preservation Office. Unfortunately, both of these offices were closed due to safety precautions surrounding SARS-CoV-2 spread prevention. Instead, previously identified archaeological sites were noted for a two-mile radius surrounding the project area using the online Minnesota Office of the State Archaeologist archaeological sites portal (OSA Portal). In addition, the Township/Range/Sections within the two-mile radius were sent to the State Historic Preservation Office to generate an internal database search. The Township/Range/Section search did not yield any additional sites not included on the OSA Portal. Archaeological survey reports from nearby sites were also reviewed to determine whether survey had already been completed within the project area. All resulting previously identified sites and adjacent archaeological surveys were reviewed as a part of this project.

2.2 Fieldwork

Fieldwork was completed on June 14-16, 2021. Fieldwork included surface survey and shovel testing within the project area. Surface surveyed areas consisted of all agricultural fields on a seven-meter interval. Ground visibility in all surface-surveyed areas ranged between 70 and 90% (see Appendix A for example surface visibility photographs). Six prehistoric artifacts were identified during the surface survey. To test the depth of these cultural deposits, nine follow-up shovel tests were completed. Eight of these were excavated on a low ridge overlooking Trott Brook, and an additional shovel test was excavated at the location of Find Spot 1 just south of the ridge and north of Trott Brook. Shovel tests were typically 35-40 centimeters (cm) wide and at least 100cm deep. All soils were screened through ¼" mesh screen, detailed profile notes completed, photographs taken, and GPS points collected for each shovel test.

2.3 Artifact Processing

When encountered in the field, all artifacts were bagged by provenience and a GPS point recorded for its location. Artifacts were then transported to the NCC lab space and cleaned, lotted, and photographed. At the time of this report, the landowner has been contacted regarding whether they would like to keep the artifacts, but has not responded with their decision. If the landowner would like to keep the artifacts, all cultural material will be returned to them. If they would not like to keep the artifacts, all artifacts will be curated with the Minnesota Historical Society under Repository Agreement Number 953.

3.0 ENVIRONMENTAL SETTING

3.1 Geological Background and Soils

In his 1990 publication *Archaeological Regions in Minnesota and the Woodland Period*, former State Archaeologist Scott Anfinson divides the state of Minnesota into nine environmental-archaeological regions based on natural resources available within each region. This classification allows archaeologists to research and analyze prehistoric environments in the state, as well as predict where archaeological sites may be located.

The Trott Brook Property falls within the southeastern portion of Anfinson's region 4e: Central Lakes Deciduous East Sub-Region. The region sits within east-central to central Minnesota, spanning Dakota to Becker Counties. Topographically, the region consists of a mixture of moraines, till plains, and outwash plains, and is heavily spotted with lakes, some over 30 meters (m) deep. Major rivers include the Mississippi and Minnesota Rivers flowing along the western boundary of the region, and the St. Croix River along the region's eastern boundary. Streams draining the western part of the region flow in a western direction to the Red River (Anfinson 1990). River formation was the result of a complex glacial history including several episodes of advancing and retreating glacial lobes.

The Central Lakes Deciduous East Sub-Region is located directly west of the Mississippi River, but could arguably incorporate portions of western Wisconsin. The regional topography consists of moraines, glacial till, and outwash plains, as well as a large variety of lakes, streams, and wetlands (Gibbon et al. 2002). Average precipitation ranges from 21 to 32 inches (Grimes 1968). Average high winter temperatures range from 12 to 24 degrees Fahrenheit (F) while average high summer temperatures range from 78 to 82 degrees F. The frost-free season ranges from 140 to 160 days (Gibbon et al. 2002).

Soils in the region reflect a diverse history of glacial and vegetation activity. Soil texture ranges from medium to course, with prairie soils more commonly found in the southern and western portions of the region and forest soils found mostly in the north and east portions (Anfinson 1990). Bedrock outcrops are mainly located along the region's central and eastern edge, and are comprised of mainly granite outcroppings along river banks (Gibbon et al. 2002).

All soil source material was deposited during the Wisconsin stage of the Pleistocene epoch. Two main types of glacial drift were deposited over the county when the Superior Lobe retreated from the area around 13,500 years ago. The Superior Lobe, which flowed into the area from the north, deposited coarse textured material, reddish brown in color, with pebbles of basalt, gabbro, and red sandstone. At a later date, the Grantsburg Sub-lobe, an extension of the Des Moines Lobe, advanced into Sherburne County. This lobe brought in what is commonly called "gray till" or "buff till." During the retreat of the Grantsburg Lobe around 12,500 years ago, the ice stagnated in the northern and eastern parts of the county and melt water left intermixed outwash gravel and sand from both of the previous lobes. Additionally, when the Grantsburg Lobe retreated westward, it uncovered the Mississippi Valley, and melt water from the wasting Des Moines Lobe filled the valley throughout the county with coarse alluvium, which underlies two broad terraces parallel to

the Mississippi River. The sands in these areas are course in texture near the river and become increasingly finer in texture the further the distance from the river. In various places, it is underlain by strata of calcareous gravel, which was representative of what was found during the current archaeological survey (Grimes 1968).

The project area is comprised of Anoka loamy fine sand, Nymore loamy sand, Nymore loamy sand, and Nymore loamy coarse sand. The Anoka loamy fine sand series consists of well drained soils on 0 to 2 percent slopes found on outwash plains. The typical soil profile consists of loamy fine sand from 0 to 20 inches, followed by fine sand from 20 to 152 inches. The Nymore loamy sand series consists of excessively drained soils found on 0 to 12 percent slopes on stream terraces. The typical soil profile consists of loamy sand from 0 to 66 inches, followed by sand from 66 to 152 inches. The Nymore loamy coarse sand series consists of excessively drained soils found on 12 to 25 percent slopes on stream terraces. The typical soil profile for the series reflects that of the Nymore loamy sand series (NRCS 2021).

3.2 Regional Flora and Fauna

Vegetation in the area at the time of Euro-American settlement consisted of Big Wood species in both the south and west portions of the region. Most specifically, the trees were deciduous hardwood species, primarily oak, mixed with deciduous-coniferous forest in the northern part of the region (Anfinson 1990) which also contained maple, basswood, and hickory. As Euro-American settlers moved through the area and cleared portions of forest, prairie land became more abundant. White-tailed deer, bison, elk, beaver, bear, prairie chickens, and a variety of fish and waterfowl would have been commonly available resources (Anfinson 1990). Specific to the site area, the majority of the trees on the sand plain consisted of bur oak and northern pin oak, as well as mixed hardwoods which grow in areas of glacial till, specifically in the areas where the Hayden soil series is prominent (Grimes 1968). Large areas of hardwoods invaded areas of native grasses in the outwash plains along the Mississippi River. The Hubbard series discussed above developed in these areas.

4.0 CULTURAL HISTORY

The Minnesota State Historic Preservation Office (SHPO) has developed statewide contexts examining Minnesota's Prehistoric through recent past. These contexts are laid out on the Minnesota Archaeological Site Form (Minnesota Office of the State Archaeologist 2016). Generally, they describe the history of the state and assist in predicting where specific types of sites may occur.

Native American contexts are commonly divided into three major traditions: Paleoindian, Archaic, and Woodland. Late Woodland is further subdivided into Plains Village, Mississippian, and Oneota Traditions. These divisions are based on significant changes in how these communities lived, with a special focus on subsistence strategies. Historic contexts are generally divided into Contact and Post-Contact periods. The Contact period begins with early European exploration and

continues through the Post-Contact period including Euro-American settlement and Minnesota statehood. The following is a general summary of these traditions using the Author's general knowledge and various disseminated sources for information including the OSA's website, Elden Johnson's 1988 *The Prehistoric Peoples of Minnesota*, Gibbon and Anfinson's 2008 *Minnesota Archaeology: The First 13,000 Years*, and Gibbon's 2012 *Archaeology of Minnesota: The Prehistory of the Upper Mississippi River Region*.

4.1 Pre-Contact Period

4.1.1 Paleoindian Tradition (11,500 to 7,500 B.C.)

The Paleoindian Tradition in Minnesota is divided into two periods: Early Paleoindian and Late Paleoindian/Early Archaic (Gibbon and Anfinson 2008). Throughout the Paleoindian, Native American communities were small, mobile, and focused on hunting. However, between the early and late periods, the environment and available food resources changed dramatically. The beginning of the Early Paleoindian Tradition is characterized by retreat of glacial ice and the growth of spruce forests. During this time, now extinct megafauna like mastodon, mammoth, and large bison were available for hunting. The Early Paleoindian period is poorly understood in Minnesota because most evidence for Paleoindian lifeways comes from isolated finds of large fluted projectile points (Gibbon and Anfinson 2008). Based on more plentiful sites in the southeastern and southwestern portions of the United States, it is generally assumed Native American populations were small, consisting of highly-mobile hunters and foragers who followed large game throughout the landscape (Gibbon and Anfinson 2008).

By the Late Paleoindian period, modern vegetation zones had established themselves in Minnesota. Modern animal species like white tail deer, grouse, and fish were available for Native American communities to hunt and fish. Lithic tool evidence from Late Paleoindian sites in Minnesota take the form of stemmed rather than fluted points and a wider range of tool types including groundstone tools (Gibbon and Anfinson 2008). Again, lifeways during this time are poorly understood, but based on three well-documented sites found in Minnesota (Cedar Creek-21AK58, Bradbury Brook-21ML42, and Browns Valley-21TR5), communities are still small, highly-mobile and focused on hunting larger animals and foraging for wild plants. However, stone toolkits did diversify and communities began exploiting smaller territories. It is also likely populations started to increase (Gibbon and Anfinson 2008).

4.1.2 Archaic Tradition (7,500 to 800 B.C.)

The Archaic Tradition continues the trend of resource diversification started in the Late Paleoindian period. Native American communities developed broader toolkits, used a wider array of foods, and became less mobile over the course of the Archaic. Additionally, by the end of the Archaic, communities were using communal burial sites. Stemmed and notched points, groundstone tools, particularly those for woodworking, and cold-hammered copper tools are hallmarks of the Archaic Tradition in the archaeological record (Anfinson 1997; Gibbon and

Anfinson 2008). By the end of this period the climate shifted to a cooler, wetter pattern up until the strong, human-driven, warmer climates of the modern era. Resource gathering technologies during the Archaic included the aforementioned hunting, as well as trapping, fishing, foraging, woodworking and plant processing. Many of the larger, documented sites in the central portion of the state likely began during the end of this period.

4.1.3 Woodland Tradition (800 B.C. to European Contact)

In the Midwest region, archaeologists tend to divide the Woodland Tradition into three periods: Early, Middle, and Late. However, Anfinson (1987) and Gibbon (2012) suggest in Minnesota it is more appropriate to divide the era into Initial and Terminal Woodland periods. This view is not as widespread as research would at first suggest, with work including Arzigian's *Statewide Multiple Property Documentation Form for the Woodland Tradition* (2008), and Buhta et. al. *On the Periphery?: Archaeological Investigations of the Woodland Tradition in West- Central Minnesota* (2014), retaining the more traditional use of Early, Middle, and Late designations. Beginning approximately 2,800 years ago, peoples in the region experienced increases in population with the advent of first horticultural and then agricultural subsistence strategies to augment already extant systems of hunting, gathering, etc. As populations increased, settlements near favorable transportation and resource corridors shifted from seasonal to year-round occupations as they made forays to collect necessary resources (Johnson 1988; Anfinson 1987:222).

The period also witnessed the technical transition from spear/atlatl to bow and arrow weaponry useful for both hunting and warfare. This change in technology lead to the use of smaller projectile points or arrow heads. Similarly, the period also saw the invention of ceramic vessels and it is these vessels and their change over time, from thick walled, grit tempered, conoidal vessels, to thinner walled, shell tempered, globular vessels, which has greatly assisted the archaeological community in further refining their understanding of group identity, cohesion, and integration throughout the region. Indeed, there are more than ten major recognized ceramic complexes for the state with many temporal overlaps, often based more on location than visual representation. A final example representing not only identity and permanence on the landscape, but also religious practices, was the use of earthen burial mounds. Although community size was likely similar between the Early Woodland and Late Archaic periods, by the Late Woodland period, populations were certainly on the rise.

4.2 Contact/Post-Contact Period (1630 A.D. to Present)

This period generally refers to the span of time extending from the first European explorations until intensive Euro-American settlement of the region. Minnesota's historic period began in 1673 when French explorers Marquette and Joliet discovered the upper portion of the Mississippi River. Ten years later, Catholic Missionary Father Louis Hennepin told his story of exploring Minnesota and being held captive by Dakota Indians in the first book written about Minnesota, *Description de la Louisiane* (Hennepin 1683).

The territory containing modern-day Minnesota was claimed at various periods of time by Spain, France, Great Britain, and the United States. Lieutenant Zebulon Montgomery Pike led the first United States expedition through the area in 1805, which would ultimately become Minnesota in 1858. Fort St. Anthony (later Ft. Snelling) was completed between 1819 and 1824, and in 1836 the Wisconsin Territory, including a portion of Minnesota, was formed. Just one year later, on September 29th, 1837, during treaty negotiations in Washington, D.C., Dakota leaders ceded their lands between the Mississippi and St. Croix Rivers.

The fur trade drove much of European exploration and settlement into Minnesota prior to territorial frontier settlement in the mid-1800s. While the fur trade impacted Native American communities throughout all of Minnesota, the heaviest impacts came with later Euro-American settlement. Intensive settlement and agriculture dramatically transformed the landscape, displacing large numbers of Native Americans and their communities. In 1862 tensions between white settlers and Native Americans resulted in the Dakota War. Ultimately, this war left 462 whites and "an unknown but substantial number" of Native Americans dead (Anderson and Woolworth 1988). The conflict concluded with the largest mass execution in United States history with the hanging of 38 Dakota on December 26, 1862 at Mankato and the deportation of remaining tribal members to Santee, Nebraska.

Native American archaeological site types associated with this period are generally consistent with those of earlier periods, but European and Euro-American traders, missionaries, settlers, and industries affected the locations of these sites. This period also includes Euro-American immigrant settlement patterns, subsistence activities, and economic strategies. Sites associated with Euro-American immigrants appear in the mid-nineteenth century. Associated archaeological and historic site types categorized in the Contact/Post-Contact period include standing structures as well as archaeological sites.

5.0 LITERATURE REVIEW

Four previously identified archaeological sites and one alpha site are located within two miles of the project area (Table 1). Alpha sites are versions of archaeological sites which have been reported as *potential* sites based on mentions in literature, historic mapping (i.e. the 1874 Andreas Atlas), or by individuals reporting casually finding cultural materials; these sites have yet to be field verified through systematic archaeological research and survey. SHPO has no recorded historical structures within the project area.

Table 1. Previously Identified Archaeological Sites Within Two Miles

Site Number	Site Name	Site Description	Cultural Affiliation	Miles from Project Area	TRS
21AN0156	Trott Brook 1	Artifact Scatter	Pre-Contact: Woodland	0.04	T32N, R25W, SW ¼ of SE ¼ of NE ¼ of NW ¼ of S10
21AN0158	Trott Brook III	Habitation	Pre-Contact	0.08	T32N, R25W, SE ¼ of NW ¼ of NE ¼ of SE ¼ and NE ¼ of SW ¼ of NE ¼ of SE ¼ of S9
21AN0157	Trott Brook II	Single Artifact	Pre-Contact	0.1	T32N, R25W, SE ¼ o NE ¼ of NE ¼ of SE ¼ of S9
21AN0149	Demerest Brook Knoll	Single Artifact	Pre-Contact	0.27	T32N, R25W, NE ¼ of SE ¼ of SW ¼ of SE ¼ of S3
21ANy	-	Human Burial	Pre-Contact	1.58	T32N, R25W, NW ¼ of SW ¼ of NW ¼ of S12

The three nearest sites, 21AN0156, 21AN1057, and 21AN0158 were all identified during the same archaeological survey completed by Archaeological Research Services in 2003. NCC acquired and reviewed the report for the survey, titled "Report on Cultural Resource Reconnaissance Survey Conducted for Proposed Trott Brook Estates Development, City of Ramsey, Anoka County, Minnesota" (Harrison 2003). This survey was completed immediately south of the current project area for the housing development standing there today. The above-mentioned sites were identified through a combination of surface survey and shovel testing.

Site 21AN0156 (Trott Brook 1) consists of three grit-tempered cord-marked ceramic body sherds and a secondary flake of Prairie du Chien (PDC) chert located 20-30 centimeters below surface (cmbs) (Figures 3 and 4). While the presence of the grit-tempered and cord-marked ceramics indicates this was a Woodland Period habitation site, the low frequency of artifacts indicates the period of occupation was likely slight. Site 21AN0157 (Trott Brook II) was identified through surface survey and consists of an isolated broken tip of a PDC projectile point located on a cultivated crest overlooking Trott Brook (Figure 5). Site 21AN0158 (Trott Brook III) was also identified in a cultivated field during surface survey and consists of a grindstone fragment and secondary quartz flake (Figure 6). Shovel testing was completed at nine-meter intervals at and around all surface finds for 21AN0157 and 21AN0158, and all shovel tests were sterile for cultural materials.



Figure 3: 21AN0156 Artifacts found in Shovel Tests 2 and 2A.



Figure 4: 21AN0156 Artifacts found in Shovel Test 4.



Figure 5: 21AN0157 Artifact, Found on Surface.



Figure 6: 21AN0158 Artifacts, Found on Surface.

6.0 RESULTS

Fieldwork was completed June 14-16, 2021. This began with surface survey of all agricultural areas on a tight seven-meter interval. Surface visibility within all surface-surveyed areas varied between 70 and 90% (see Appendix A for example surface visibility photographs). Surface survey resulted in the identification of six surface find spots (labeled FS1 through FS6 on Figure 3). Five of the six artifacts were tertiary quartz flakes, with one quartz shatter. The locations of the find spots divided them into three archaeological sites: FS2 (single find spot of quartz shatter, Figure 4); FS6 (single find spot of a quartz tertiary flake, Figure 5); and FS1, 3, 4, and 5 (lithic scatter of quartz tertiary flakes, Figure 6).

A series of eight shovel tests were completed on a low ridgeline overlooking Trott Brook to the south (just north of FS 1, 3, and 4 and in line with FS5), with a ninth shovel test completed at the southwestern base of the ridgeline at FS1. The typical soil profile along the ridgeline consists of 10YR3/3 Silty Sand with slight gravel from 0 to an average of 30cmbs (plow zone), followed by 10YR4/3 Silty Sand with slight gravel from 30cmbs to an average of 55cmbs, and finally 10YR4/4 Coarse Sand with gravel from 55cmbs through to shovel test termination at 100cmbs. No additional artifacts were recovered during shovel testing.

The find spots have been recorded with the Office of the State Archaeologist as three separate sites and have been assigned the following site numbers: 21AN0197 for FS2, 21AN0198 for FS6, and 21AN0199 for FS1, 3, 4, and 5. These site forms can be found in Appendix C.

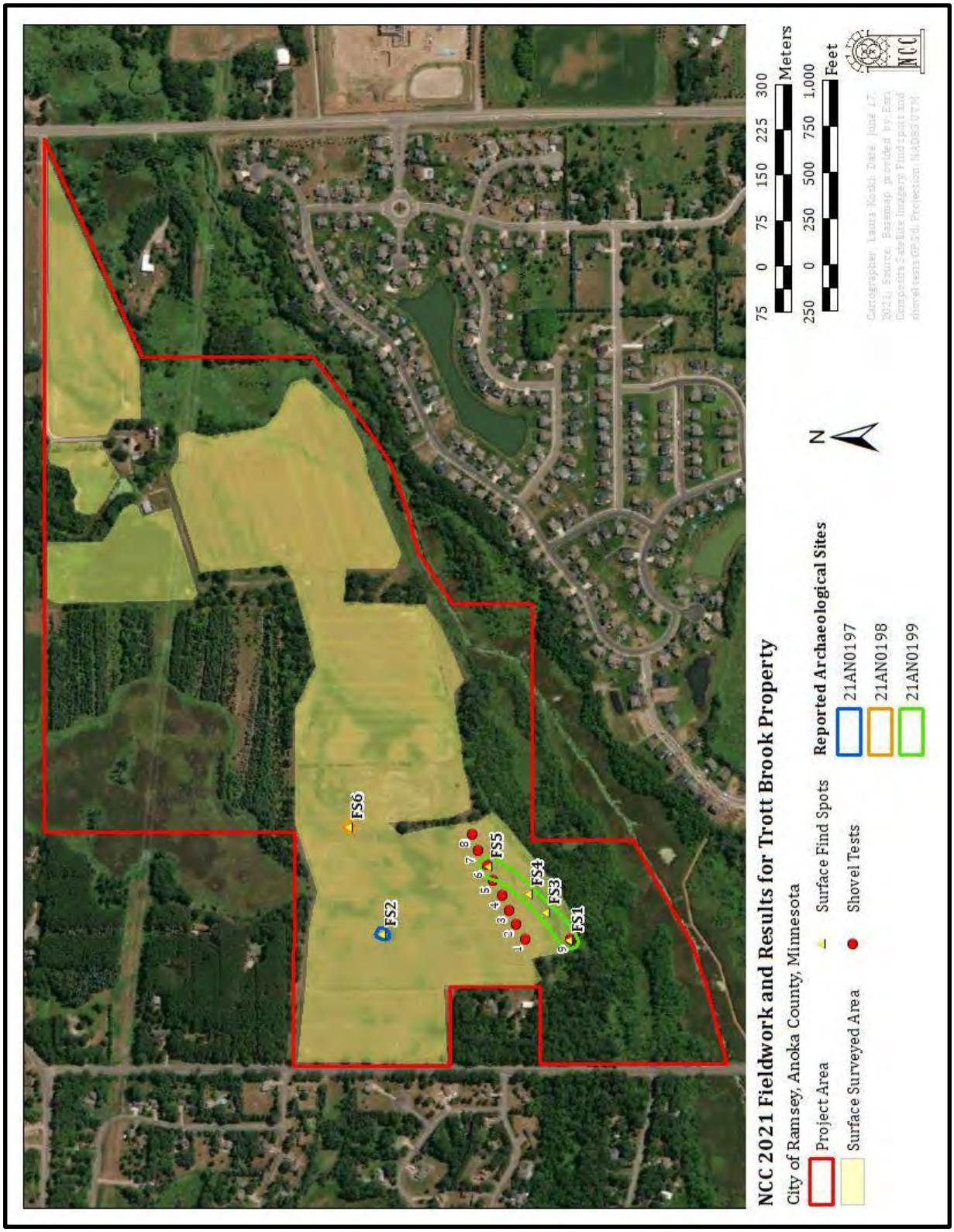


Figure 7: Map of NCC fieldwork and results.



Figure 8: Quartz Shatter at FS2 (21AN0197).



Figure 9: Tertiary Quartz Flake at FS6 (21AN0198).



Figure 10: Tertiary Quartz Flakes at FS1, 3, 4 and 5 (21AN0199).

7.0 CONCLUSION AND RECOMMENDATIONS

Excelsior Group is proposing construction of a residential development at "Trott Brook Property" in the City of Ramsey, Anoka County Minnesota. The project area, approximately 200 acres in size, is located in the NE ¼ of Section 9 and NW ¼ of Section 10 of Township 32N, Range 25W in Archaeological Region 4e: Central Lakes Deciduous East. The majority of the project area is cultivated with corn surrounded by patches of woods and wetlands. The project area extends from Nowthen Blvd at the eastern end to Variolite St NW at the west, and is generally bounded by 173rd Ave NW along the northern edge, and Trott Brook along the southern edge. Planned development includes approximately 270 residential lots, associated roads and ponds, approximately 13.4 acres of dedicated park land, and several ponds.

Work began with a literature review June 10 followed by fieldwork completed June 14-16, 2021. Fieldwork consisted of surface survey of all agricultural fields. Surface visibility in the agricultural fields ranged between 70 and 90%. Surface survey transects were spaced on a maximum of a seven-meter interval. After the identification of six artifacts during the surface survey, eight shovel tests were completed along a low ridge overlooking Trott Brook with a follow-up ninth test located at Find Spot 1 at the southern base of the ridge. Shovel tests were typically 35-40 centimeters (cm) wide and at least 80cm deep. All soils were screened through ¼" mesh screen, detailed profile notes completed, photographs taken, and GPS points collected for each shovel test. Architectural review was not included as part of this project.

Six prehistoric artifacts were identified during the surface survey. These included five tertiary quartz flakes, and one piece of quartz shatter. No additional cultural materials were identified during shovel testing. The flakes have been reported to the Office of the State Archaeologist as three separate sites based on their locations. These have received site numbers 21AN0197 (single quartz shatter), 21AN0198 (single tertiary quartz flake), and 21AN0199 (four tertiary quartz flakes). Based on these results, Nienow Cultural Consultants does not recommend these sites eligible for the National Register of Historic Places, and recommends no further archaeological work at this time.

With any project there is the chance of unanticipated discovery. Should archaeological materials surface during any future construction, it is advised a professional archaeologist be consulted. Minnesota Statute 307.08 protects unplatted cemeteries (including burial mounds) and issues guidelines for dealing with unexpected finds. Should human remains be encountered during earth moving activity, all work must stop and local law enforcement must be called.

REFERENCES CITED

Anfinson, S. F.
1987 The Prehistory of the Prairie Lake Region in the Northeastern Plains. PhD Dissertation. Department of Anthropology, University of Minnesota, Minneapolis.
1990 Archaeological Regions in Minnesota and the Woodland Period. In The Woodland Tradition in the Western Great Lakes: Papers Presented to Elden Johnson, edited by Guy Gibbon, pp. 135-166. University of Minnesota Publications in Anthropology No. 4, Minneapolis.
1997 *Southwestern Minnesota Archaeology: 12,000 years in the Prairie Lake Region*. St Paul: Minnesota Historical Society.
2005 *SHPO Manual for Archaeological Projects in Minnesota*. Minnesota Historical Society, St. Paul, MN. http://www.mnhs.org/shpo/survey/archsurvey.pdf

Gibbon, Guy
2012 *Archaeology Minnesota: The Prehistory of the Upper Mississippi River Region*. University of Minnesota Press, Minneapolis.

Gibbon, Guy and Scott F. Anfinson
2008 *Minnesota Archaeology: The First 13,000 Years*. Publications in Anthropology, No. 6. University of Minnesota, Minneapolis.

Gibbon, Guy E., Craig M. Johnson, and Elizabeth Hobbs
2002 Minnesota's Environment and Native American Culture History. *A Predictive Model of Precontact Archaeological Site Location for the State of Minnesota*, edited by G. Joseph Hudak et al. Minnesota Department of Transportation, St. Paul.

Harrison, Christina
2003 Report on Cultural Resource Reconnaissance Survey Conducted for Proposed Trott Brook Estates Development, City of Ramsey, Anoka County, Minnesota. Prepared by Archaeological Research Services for Oakwood Land Development.

Johnson, Elden
1988 *Prehistoric Peoples of Minnesota*. 3rd Edition. St. Paul: Minnesota Historical Society.

Minnesota Office of the State Archaeologist
2011 State Archaeologist's Manual for Archaeological Projects in Minnesota. Office of the State Archaeologist.

National Resources Conservation Service (NRCS)
2021 United States Department of Agriculture: National Resources Conservation Service Web Soil Survey <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed 7 October 2020.

Winchell, N. H.
1911 *Aborigines of Minnesota*. Minnesota Historical Society, St. Paul.

APPENDIX A:

FIELDWORK PHOTOGRAPHS



Image 1: Of Typical Surface Visibility within Corn Fields.



Image 2: Of Field Crew Surface Surveying.

APPENDIX B:

SHOVEL TEST FORMS

NCC Shovel Test Form
– Generic 2020

Date: 6-16-2021 Personal Initials: SFS, CER

Additional Notes: Trott Brook Phase I

GIS Information: NAD 83

Acc. 6M N. 45.27732 N 45.27751 W. 093.45672

Shovel Test Location: W. 093.45705 STP 1 Shovel Test Location: Acc. 5m STP 2

STP 1	STP 2
0cm-- STP 1	0cm-- > very dry silty sand 10yr 5/3 to 10cm
10cm-- Silty sand coarse gravel	10cm-- 10yr 3/3 ↓
20cm-- 10yr 3/3	20cm-- 25 ~ plow horizon
30cm-- ~ plow horizon	30cm-- 10yr 4/4
40cm--	40cm-- Silty sand slight gravel
50cm-- coarse silty sand w/ Pea gravel	50cm--
60cm--	60cm--
70cm-- 10yr 4/3	70cm--
80cm--	80cm--
90cm--	90cm--
100cm-- ~	100cm-- ~
Max Depth: 100	Max Depth: 100
☒ No Artifacts Found in STP (Check Box)	☒ No Artifacts Found in STP (Check Box)
Sampled Items: / Weight (lbs):	Sampled Items: / Weight (lbs):
☐ Coal _____ ☐ Clinker _____	☐ Coal _____ ☐ Clinker _____
☐ Brick _____ ☐ Concrete _____	☐ Brick _____ ☐ Concrete _____
☐ Limestone _____ ☐ Asphalt _____	☐ Limestone _____ ☐ Asphalt _____
☐ Prehistoric _____	☐ Prehistoric _____
Photographed: (Yes) Photo #s:	Photographed: (Yes) Photo #s:

* genral notes: Shovel tests 1 thru 8 @ 30 meters apart test # 9 @ Find spot 1

NCC Shovel Test Form
– Generic 2020

Date: 6-16-2021 Personal Initials: JFS-CER

Additional Notes: Trott Brook Phase I

GIS Information: NAD 83

Shovel Test Location: W093.45639 N.45.27761 Acc. 4m STP3

0cm-- 10yr 5/3 to 16cm silty sand coarse slight grave

10cm--

20cm-- 10yr 3/3 to 35cm

30cm--

35 plow horizon

40cm--

50cm-- 10yr 4/4 silty sand coarse slight gravel

60cm--

70cm--

80cm--

90cm--

100cm--

Max Depth: 100

☒ No Artifacts Found in STP (Check Box)

Sampled Items: / Weight (lbs):

☐ Coal _____ ☐ Clinker _____

☐ Brick _____ ☐ Concrete _____

☐ Limestone _____ ☐ Asphalt _____

☐

Prehistoric _____

Photographed: Yes Photo #s:

Shovel Test Location: W093.45603 N.45.27769 Acc 5m STP4

0cm-- 10yr 5/3 to 10cm fine silty sand, slight gravel

10cm--

10yr 3/3 mottled 4/3 to 30cm

20cm-- silty sand

30cm-- plow

10yr 4/3 to 50cm

40cm-- coarse sand slight gravel

50cm--

60cm-- 10yr 6/4 fine sand slight gravel

70cm--

80cm--

90cm--

100cm--

Max Depth: 100

☒ No Artifacts Found in STP (Check Box)

Sampled Items: / Weight (lbs):

☐ Coal _____ ☐ Clinker _____

☐ Brick _____ ☐ Concrete _____

☐ Limestone _____ ☐ Asphalt _____

☐

Prehistoric _____

Photographed: Yes Photo #s:

NCC Shovel Test Form
– Generic 2020

Date: 6-16-2021 Personal Initials: J.F.S. CER

Additional Notes: Trott Brook Phase I

GIS Information: NAD 83

Shovel Test Location: Acc 4m N45.27780 W.093.45567 STP5

0cm--
10yr 3/3 . to 30
10cm-- Silty sand slight gravel
20cm--
30cm-- ~~ Plow-line
10yr 4/3 to 55cm
40cm-- Silty sand slight gravel
50cm--
55 ~~
60cm--
10yr 5/4 to 100
70cm-- Corse sand with gravel
80cm--
90cm--
100cm-- ~~

Max Depth: 100 cmss

☒ No Artifacts Found in STP (Check Box)

Sampled Items: / Weight (lbs):

☐ Coal _____ ☐ Clinker _____
☐ Brick _____ ☐ Concrete _____
☐ Limestone _____ ☐ Asphalt _____
☐

Prehistoric _____

Photographed: Yes Photo #s:

Shovel Test Location: Acc. 7m N45.27797. W.093.45538 STP6

0cm--
10yr 3/3
10cm-- Silty sand w/ gravel
20cm--
30cm-- ~~ Plow line
Mottled → 10yr 4/4 - 2/1 to 50
40cm-- *this soil appears burnt
Silty sand w/ gravel
50cm-- ~~
60cm-- 10yr 4/4 to 100 cm
70cm-- Damp silty sand w/gravel. w/ slight clay nodules
80cm--
90cm--
100cm-- ~~

Max Depth: 100 cmss

☒ No Artifacts Found in STP (Check Box)

Sampled Items: / Weight (lbs):

☐ Coal _____ ☐ Clinker _____
☐ Brick _____ ☐ Concrete _____
☐ Limestone _____ ☐ Asphalt _____
☐

Prehistoric _____

Photographed: Yes Photo #s:

NCC Shovel Test Form
– Generic 2020

Date: 6-16-2021 Personal Initials: JFS - CER

Additional Notes: Trott brook Phase I

GIS Information: NAD 83

Shovel Test Location: Acc. 4 m N, 45.27813 W, 093.45512 STP7

Shovel Test Location: N 45.27825 W 093.45476 Gm Acc STP8

STP7	STP8
0cm-- 10yr 3/3 to 30	0cm-- 10yr 5/3 to 10 coarse silty sand slight gravel
10cm-- silty sand slight gravel	10cm-- 10yr 3/3
20cm--	20cm-- coarse silty sand to 30cm slight gravel
30cm-- Plow line	30cm-- Plow line
40cm-- 10yr 4/3 to 65 silty sand slight gravel	40cm-- 10yr 4/4 to 100 cm. Damp silty sand slight gravel
50cm--	50cm--
60cm--	60cm--
65.	70cm--
70cm-- 10yr 4/4 to 100	80cm--
80cm-- silty sand slight gravel	90cm--
90cm--	100cm--
100cm--	Max Depth: 100 cmbs
Max Depth: 100 cmbs	

☒ No Artifacts Found in STP (Check Box)

Sampled Items: / Weight (lbs):

☐ Coal _____ ☐ Clinker _____

☐ Brick _____ ☐ Concrete _____

☐ Limestone _____ ☐ Asphalt _____

☐ Prehistoric _____

Photographed: Yes Photo #s:

☒ No Artifacts Found in STP (Check Box)

Sampled Items: / Weight (lbs):

☐ Coal _____ ☐ Clinker _____

☐ Brick _____ ☐ Concrete _____

☐ Limestone _____ ☐ Asphalt _____

☐ Prehistoric _____

Photographed: Yes Photo #s:

shovel test

NCC 2021

~~Soil Monitoring Form~~

Date: 6-16-2021 Personnel Initials: JFS-CER

Project Name: TROTT Brook Phase 1

Locational Information: NAD 83 N 45.27682 W 093.45722 6m Acc

Soil Core/Pit Location: STP 9 Placed @ F.S. 1 Flag loc

~~280~~cm-- 10yr 3/2	300cm--
~~290~~cm-- silty sandy loam slight gravel	310cm--
~~300~~cm--	320cm--
25 ~ plow line	
~~310~~cm-- 10yr 5/3	330cm--
wet coarse sand	
~~320~~cm-- slight gravel	340cm--
45 ~~	
~~330~~cm--	350cm--
10yr 6/2	
~~340~~cm-- Wet coarse sand	360cm-- N/A
~~350~~cm-- slight gravel	370cm--
wetness increase	
~~360~~cm-- w/ depth	380cm--
~~370~~cm--	390cm--
~~380~~cm--	400cm--
Max Depth: 100 cmbs	Max Depth:
0-100	

☒ No Artifacts Found ~~200-300~~ (Check Box)

Sampled Items: / Depth & Weight (lbs):

☐ Coal _____ ☐ Clinker _____

☐ Brick _____ ☐ Concrete _____

☐ Limestone _____ ☐ Asphalt _____

☐

Prehistoric Materials: _____

Photographed?: (Yes)

☐ No Artifacts Found 300-400

Sampled Items: / Depth & Weight (lbs):

☐ Coal _____ ☐ Clinker _____

☐ Brick _____ ☐ Concrete _____

☐ Limestone _____ ☐ Asphalt _____

☐

Prehistoric Materials: _____

Photographed?: Yes

APPENDIX C:

ARCHAEOLOGICAL SITE FORMS

Rev.: 7/1/09

MINNESOTA ARCHAEOLOGICAL SITE FORM

OFFICE OF THE STATE ARCHAEOLOGIST
Fort Snelling History Center, St. Paul, MN 55111 (612) 725-2729

SITE #: 21AN0197 *(OSA assigns if New Site)* Site Name: Agency/Field #: **TBFS2**

X New Site __ Site Update OSA License #: **N/A, Private Land** SHPO RC #:

Type of Fieldwork: _X Reconnaissance/Phase I Date(s) of This Fieldwork:**June 14-16, 2021**
___ Evaluation/Phase II
___ Excavation/Phase III

NRHP Status: __ Listed __ Determined Eligible __ CEF(106) X CNEF(106) __ Undetermined

LOCATIONAL INFORMATION

County: **Anoka** City/Twp. Name: **Ramsey** SHPO Sub-Region: **4e** *(see map in instructions)*

USGS 7.5' Quadrangle Map *(name and year):* **Nowthen Quadrangle, 2019**

Township: **32N**	Range: **25W**	Section: **9**	¼ Sections (at least 2): **NE ¼ of SW ¼ of NE 1/4**
Township:	Range:	Section:	¼ Sections (at least 2):
Township:	Range:	Section:	¼ Sections (at least 2):

UTM Coordinates: (*less than 10 acres use center; over 10 acres define polygon around site; draw points on USGS*)
Zone: **15N** Datum: ___ 1927 _X 1983 Method: ___ USGS Map X_ GPS ___ Other

Point 1: Easting	**464152.77**	Northing **5014119.13**
Point 2: Easting		Northing
Point 3: Easting		Northing
Point 4: Easting		Northing
Point 5: Easting		Northing

SITE CHARACTERISTICS

Acreage: **0.01** Site Dimensions: N-S **__1m___** E-W **__1m___** Maximum Cultural Depth (if known) ____

Site Description *(√all that apply, but only one check per line):*
X single artifact __ lithic scatter __ artifact scatter
__ burial mound (number of mounds _____) __ non-mound lone grave __ non-mound cemetery
__ petroglyph __ pictograph __ petroform
__ surface features (list below)
__ other: _____

Surface Features (*√all that apply*): __ earthwork __ pit/depression __ foundation/ruin __ other: _____

Inferred Site Function (*√all that apply*): __ habitation __ mortuary __ farm __ industrial __ transportation
X Other (*list*): **Lithic Reduction** __ unknown

Current Land Use (*list approximate % for all that apply):*
100% cultivated ___ fallow ___ commercial ___ recreational ___ industrial ___ residential
___ woodland ___ grassland ___ water-covered ___ other: _____

Surface Visibility (*list approximate % for all that apply):*
__X__ excellent ___ good ___ fair ___ poor/none

Degree of Disturbance (*list approximate % for all that apply or √ unassessed):*
___ minimal **100%** moderate ___ heavy ___ completely destroyed ___ unassessed

Current Threats to Site: (*√all that apply or √ none known)*
__ erosion X development __ agricultural __ other: _____ __ none known

SITE #: 21AN0197 Site Name: Agency/Field #: **TBFS2**

CULTURAL/TEMPORAL AFFILIATION

(list all that apply by level of certainty: 1 = confirmed; 2 = probable or √ "not determined");

Period:
__ not determined
X Precontact (9500 BC - 1650 AD)
__ Contact (1650-1837)
__ Post-Contact (1837-1945)

Precontact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here X)*

Paleoindian Tradition __ not determined __ Folsom __ Lanceolate Point/Plano
__ Clovis __ Eastern Fluted __ other: _____

Archaic Tradition __ not determined __ Prairie __ Riverine
__ Shield __ Lake-Forest __ other: _____

Woodland Tradition __ not determined __ Fox Lake __ Laurel
__ SE Mn Early __ C Mn Transitional __ Lake Benton
__ Brainerd __ Blackduck-Kathio __ Psinomani/Sandy Lake
__ Havana-Related __ SE Mn Late __ Rainy River Late
__ other: _____

Plains Village Tradition __ not determined __ Cambria __ Great Oasis __ Big Stone
__ other: _____

Mississippian Tradition __ not determined __ Silvernale __ other: _____

Oneota Tradition __ not determined __ Blue Earth __ Orr __ other: _____

Contact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here __)*

American Indian __ not determined __ Dakota __ Ojibwe __ other: _____

Euro-American __ not determined __ British __ other: _____
__ French __ Initial US

Post-Contact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here __)*

__ Indian Communities & Reservations (1837-1934)
__ Early Agriculture & River Settlement (1840-1870)
__ Northern MN Lumbering (1870-1930s)
__ Tourism & Recreation (1870-1945)
__ St. Croix Triangle Lumbering (1830s-1900s)
__ Railroads & Agricultural Development (1870-1940)
__ Iron Ore Industry (1880s-1945)
__ Urban Centers (1870-1940)

Approximate Post-Contact Occupation/Site Formation Date(s): _____

Context Assignment/Dating Methods *(√all that apply):*

X artifact type/style __ feature type __ radiometric __ relative stratigraphy __ geomorphology
__ historic accounts (list) _____
__ historic maps (list) _____
__ other(s) (*specify*): _____

(For radiometric dates, attach photocopies of laboratory sheets if available.)

MATERIALS PRESENT *(√all that apply):*

Basic Artifact Categories

Ceramics	*Lithics*	*Biological Remains*	*Historic Materials*
__ Aboriginal	__ projectile points	__ animal	__ glass
__ Euro-American	__ other chipped stone tools	__ human	__ metal
	X debitage	__ unidentified bone	__ brick
	__ ground/pecked stone	__ seeds/nuts	__ other: _____
	__ FCR	__ charcoal	
	__ aboriginal copper	__ wood	

SITE #: 21AN0197 Site Name: Agency/Field #: **TBFS2**

Major Exotic Materials *(√all that apply):*
__ catlinite __ native copper __ Hixton orthoquartzite
__ Knife River Flint __ obsidian __ other: _____

Diagnostic Artifacts:
Ceramics: Prehistoric Types/Wares/Temper _____
Historic _____
Prehistoric Lithics: _____
Glass: _____
Metal: _____
Other: _____

ENVIRONMENTAL DATA **Current Topographic Setting** *(√all that apply):*

Away from Water	*Riverine*	*Lacustrine*
X general upland	__ fan	__ inlet/outlet
__ terrace edge	__ terrace/bluff top	__ peninsula
__ hilltop	__ stream-stream junction	__ island
__ glacial beach ridge	__ bluff-base	__ isthmus
__ rock outcrop	__ cave/rockshelter	__ general shoreline
__ other: _____	__ floodplain	__ bog/slough/lake bottom
	__ other: _____	__ other: _____

Topographic Feature Name from USGS Map: **Nearest feature is Trott Brook, approx. 430m SE of Site**

OWNERSHIP INFORMATION
Source and Date of Ownership Information *(e.g., plat map, county recorder's office, personal communication, etc.):*
Anoka County GIS Parcel Viewer
Ownership Type *(list approximate % for all that apply; if unknown √here __):*
___ Federal ___ State ___ Local (public) __ Tribal X Private

Land Owner *(name and address if known):*
Makowsky Family Farm, LLC at 1040 173rd Ave NW, Ramsey, MN 55303

CURRENT INVESTIGATION INFORMATION
Methods/Techniques Employed *(√all that apply):*
__ informant report __ small diameter soil coring (≈ 1" diameter) X surface survey
X shovel testing __ formal test units __ mechanical testing max. test depth _____
__ geomorphological survey *(specify)*: _____
__ geophysical survey *(specify)*: _____
__ other: _____

Informant Name and Address (if known): **None known.**

Known Collectors/Collections: **None known.**

Artifact Repository *(name and accession numbers or repository agreement number):* **[Waiting to hear from landowner]**

Most Recent Survey Report – Title, Author, Date: **Nienow, JL 2021 Phase I Archaeological Survey, Trott Brook Property, Anoka County, MN.**

Major Previous Bibliographic Reference(s) to Site: None.

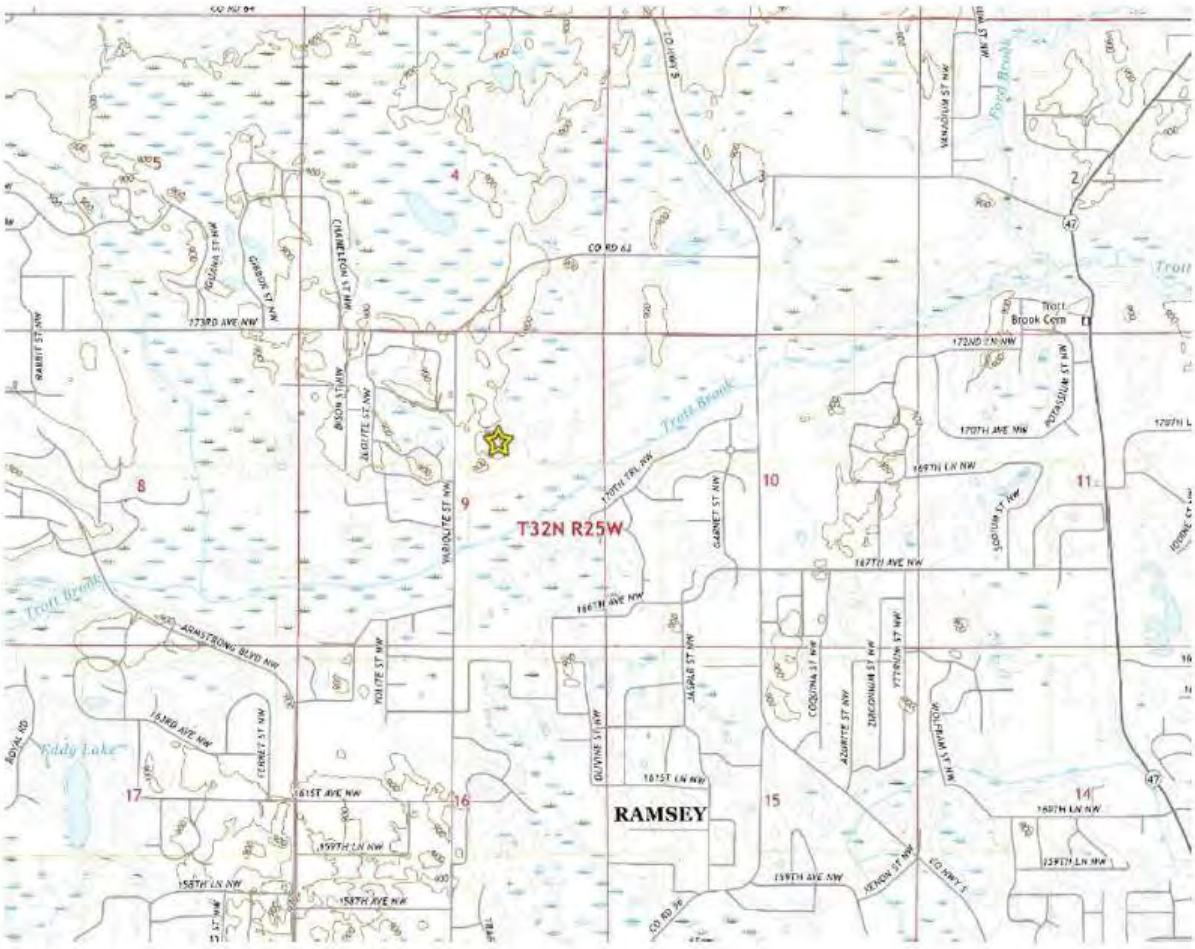
Principal Investigator *(name and affiliation):* **Dr. Jeremy Nienow, RPA of Nienow Cultural Consultants, LLC**

Form Completed By *(name and date):* **Dr. Jeremy Nienow, RPA and Laura Koski, MSc, RPA, June of 2021**

Rev.: 7/1/09 **MINNESOTA ARCHAEOLOGICAL SITE FORM - CONTINUATION SHEET** page 4

SITE #: 21AN0197 Site Name: Agency/Field #: **TBFS2**

MAPS: *Attach/include original scale copy of 7.5' USGS map with site location clearly outlined or designated. Attach a sketch map if surface features present, if sub-surface testing done, or if complicated boundaries/setting. Sketch map must have re-locatable datum, scale, north arrow, and legend if symbols are used.*



Map 1: USGS Topographic Map of Site Location
Nowthen Quadrangle, 2019, 1:24,000



Map 2: Field map illustrating associated project area, fieldwork, and site location (at FS2).

Rev.: 7/1/09 **MINNESOTA ARCHAEOLOGICAL SITE FORM - CONTINUATION SHEET** page 6

SITE #: 21AN0197 Site Name: Agency/Field #: **TBFS2**

ADDITIONAL INFORMATION *(Reason for Update or Survey, Location, Site Characteristics, Materials Present, Setting, Archaeological Methods, etc.; attach extra sheets as needed.)*

At the time of this site form, Excelsior Group is proposing the construction of a residential development at "Trott Brook Property" in the City of Ramsey, Anoka County Minnesota. The proposed development would include the construction of housing on 270 lots with associated roads and drives, ponds, and a dedicated park area. Nienow Cultural Consultants LLC (NCC) was contracted to complete the Phase I Archaeological Survey for this project.

NCC completed the fieldwork on June 14, 15, and 16, 2021. Fieldwork consisted of surface survey of all agricultural areas on a seven- meter interval. Visibility across the project area ranged between 70 and 90%. Surface survey resulted in the identification of six surface find spots (labeled FS1 through FS6 on Map 2). Five of the six artifacts were tertiary quartz flakes, with one quartz shatter. The locations of the find spots divide them into three archaeological sites: FS2 (single find spot – quartz shatter); FS6 (single fine spot – quartz tertiary flake); and FS1, 3, 4, and 5 (lithic scatter – quartz tertiary flakes). The find spot associated with this site form is FS2 (highlighted in blue on Map 2). A series of eight shovel tests were completed on a low ridgeline overlooking Trott Brook to the south (just north of FS1, 3, 4, and 5), with a ninth shovel test at the southern base of the ridgeline at FS1. The typical soil profile along the ridgeline consists of 10YR3/3 Silty Sand with slight gravel from 0 to an average of 30cmbs (plow zone), followed by 10YR4/3 Silty Sand with slight gravel from 30cmbs to an average of 55cmbs, and finally 10YR4/4 Coarse Sand with gravel from 55cmbs through to shovel test termination at 100cmbs. No additional artifacts were recovered during shovel testing.



Figure 1: Quartz Shatter.

Rev.: 7/1/09

MINNESOTA ARCHAEOLOGICAL SITE FORM

OFFICE OF THE STATE ARCHAEOLOGIST
Fort Snelling History Center, St. Paul, MN 55111 (612) 725-2729

SITE #: 21AN0198 *(OSA assigns if New Site)* Site Name: Agency/Field #: **TBFS6**

_X_ New Site __ Site Update OSA License #: **N/A, Private Land** SHPO RC #:

Type of Fieldwork: _X Reconnaissance/Phase I ___ Evaluation/Phase II ___ Excavation/Phase III Date(s) of This Fieldwork: **June 14-16, 2021**

NRHP Status: __ Listed __ Determined Eligible __ CEF(106) _X CNEF(106) __ Undetermined

LOCATIONAL INFORMATION

County: **Anoka** City/Twp. Name: **Ramsey** SHPO Sub-Region: **4e** *(see map in instructions)*

USGS 7.5' Quadrangle Map *(name and year)*: **Nowthen Quadrangle, 2019**

Township: **32N**	Range: **25W**	Section: **9**	¼ Sections (at least 2): **NW ¼ of SE ¼ of NE ¼**
Township:	Range:	Section:	¼ Sections (at least 2):
Township:	Range:	Section:	¼ Sections (at least 2):

UTM Coordinates: (*less than 10 acres use center; over 10 acres define polygon around site; draw points on USGS*)
Zone: **15N**_ Datum: ___ 1927 _X 1983 Method: ___ USGS Map X_ GPS ___ Other

Point 1: Easting	**464326.55**	Northing **5014168.14**
Point 2: Easting		Northing
Point 3: Easting		Northing
Point 4: Easting		Northing
Point 5: Easting		Northing

SITE CHARACTERISTICS

Acreage: **0.01** Site Dimensions: N-S __**1m**___ E-W __**1m**___ Maximum Cultural Depth (if known) ____

Site Description (*√all that apply, but only one check per line*):
_X_ single artifact __ lithic scatter __ artifact scatter
__ burial mound (number of mounds _____) __ non-mound lone grave __ non-mound cemetery
__ petroglyph __ pictograph __ petroform
__ surface features (list below)
__ other: _____

Surface Features (*√all that apply*): __ earthwork __ pit/depression __ foundation/ruin __ other: _____

Inferred Site Function (*√all that apply*): __ habitation __ mortuary __ farm __ industrial __ transportation
_X_ Other (*list*): **Lithic Reduction** __ unknown

Current Land Use (*list approximate % for all that apply*):
100% cultivated ___ fallow ___ commercial ___ recreational ___ industrial ___ residential
___ woodland ___ grassland ___ water-covered ___ other: _____

Surface Visibility (*list approximate % for all that apply*):
_X_ excellent ___ good ___ fair ___ poor/none

Degree of Disturbance (*list approximate % for all that apply or √ unassessed*):
___ minimal **100%** moderate ___ heavy ___ completely destroyed ___ unassessed

Current Threats to Site: (*√all that apply or √ none known*)
__ erosion _X_ development __ agricultural __ other: _____ __ none known

Rev.: 7/1/09

MINNESOTA ARCHAEOLOGICAL SITE FORM

SITE #: 21AN0198 **Site Name:** **Agency/Field #:** TBFS6

CULTURAL/TEMPORAL AFFILIATION

(list all that apply by level of certainty: 1 = confirmed; 2 = probable or √ "not determined"):

Period:
__ not determined
X Precontact (9500 BC - 1650 AD)
__ Contact (1650-1837)
__ Post-Contact (1837-1945)

Precontact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here X)*

Paleoindian Tradition __ not determined __ Folsom __ Lanceolate Point/Plano
__ Clovis __ Eastern Fluted __ other: _____

Archaic Tradition __ not determined __ Prairie __ Riverine
__ Shield __ Lake-Forest __ other: _____

Woodland Tradition __ not determined __ Fox Lake __ Laurel
__ SE Mn Early __ C Mn Transitional __ Lake Benton
__ Brainerd __ Blackduck-Kathio __ Psinomani/Sandy Lake
__ Havana-Related __ SE Mn Late __ Rainy River Late
__ other: _____

Plains Village Tradition __ not determined __ Cambria __ Great Oasis __ Big Stone
__ other: _____

Mississippian Tradition __ not determined __ Silvernale __ other: _____

Oneota Tradition __ not determined __ Blue Earth __ Orr __ other: _____

Contact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here __)*

American Indian __ not determined __ Dakota __ Ojibwe __ other: _____

Euro-American __ not determined __ British __ other: _____
__ French __ Initial US

Post-Contact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here __)*

__ Indian Communities & Reservations (1837-1934)
__ Early Agriculture & River Settlement (1840-1870)
__ Northern MN Lumbering (1870-1930s)
__ Tourism & Recreation (1870-1945)
__ St. Croix Triangle Lumbering (1830s-1900s)
__ Railroads & Agricultural Development (1870-1940)
__ Iron Ore Industry (1880s-1945)
__ Urban Centers (1870-1940)

Approximate Post-Contact Occupation/Site Formation Date(s): _____

Context Assignment/Dating Methods *(√all that apply):*

X artifact type/style __ feature type __ radiometric __ relative stratigraphy __ geomorphology
__ historic accounts (list) _____
__ historic maps (list) _____
__ other(s) (*specify*): _____

(For radiometric dates, attach photocopies of laboratory sheets if available.)

MATERIALS PRESENT *(√all that apply):*

Basic Artifact Categories

Ceramics	*Lithics*	*Biological Remains*	*Historic Materials*
__ Aboriginal	__ projectile points	__ animal	__ glass
__ Euro-American	__ other chipped stone tools	__ human	__ metal
	X debitage	__ unidentified bone	__ brick
	__ ground/pecked stone	__ seeds/nuts	__ other: _____
	__ FCR	__ charcoal	
	__ aboriginal copper	__ wood	

SITE #: 21AN0198 Site Name: Agency/Field #: **TBFS6**

Major Exotic Materials *(√all that apply):*

__ catlinite __ native copper __ Hixton orthoquartzite
__ Knife River Flint __ obsidian __ other: _____

Diagnostic Artifacts:

Ceramics: Prehistoric Types/Wares/Temper _____
Historic _____
Prehistoric Lithics: _____
Glass: _____
Metal: _____
Other: _____

ENVIRONMENTAL DATA **Current Topographic Setting** *(√all that apply):*

Away from Water	*Riverine*	*Lacustrine*
X general upland	__ fan	__ inlet/outlet
__ terrace edge	__ terrace/bluff top	__ peninsula
__ hilltop	__ stream-stream junction	__ island
__ glacial beach ridge	__ bluff-base	__ isthmus
__ rock outcrop	__ cave/rockshelter	__ general shoreline
__ other: _____	__ floodplain	__ bog/slough/lake bottom
	__ other: _____	__ other: _____

Topographic Feature Name from USGS Map: **Nearest feature is Trott Brook, approx. 370m SE of Site**

OWNERSHIP INFORMATION

Source and Date of Ownership Information *(e.g., plat map, county recorder's office, personal communication, etc.):*
Anoka County GIS Parcel Viewer

Ownership Type *(list approximate % for all that apply; if unknown √here __):*

___ Federal ___ State ___ Local (public) ___ Tribal X Private

Land Owner *(name and address if known):*
Makowsky Family Farm, LLC at 1040 173rd Ave NW, Ramsey, MN 55303

CURRENT INVESTIGATION INFORMATION

Methods/Techniques Employed *(√all that apply):*

__ informant report __ small diameter soil coring (≈ 1" diameter) X surface survey
X shovel testing __ formal test units __ mechanical testing max. test depth _____
__ geomorphological survey *(specify)*: _____
__ geophysical survey *(specify)*: _____
__ other: _____

Informant Name and Address (if known): **None known.**

Known Collectors/Collections: **None known.**

Artifact Repository *(name and accession numbers or repository agreement number):* **[Waiting to hear from landowner]**

Most Recent Survey Report – Title, Author, Date: **Nienow, JL 2021 Phase I Archaeological Survey, Trott Brook Property, Anoka County, MN.**

Major Previous Bibliographic Reference(s) to Site: None.

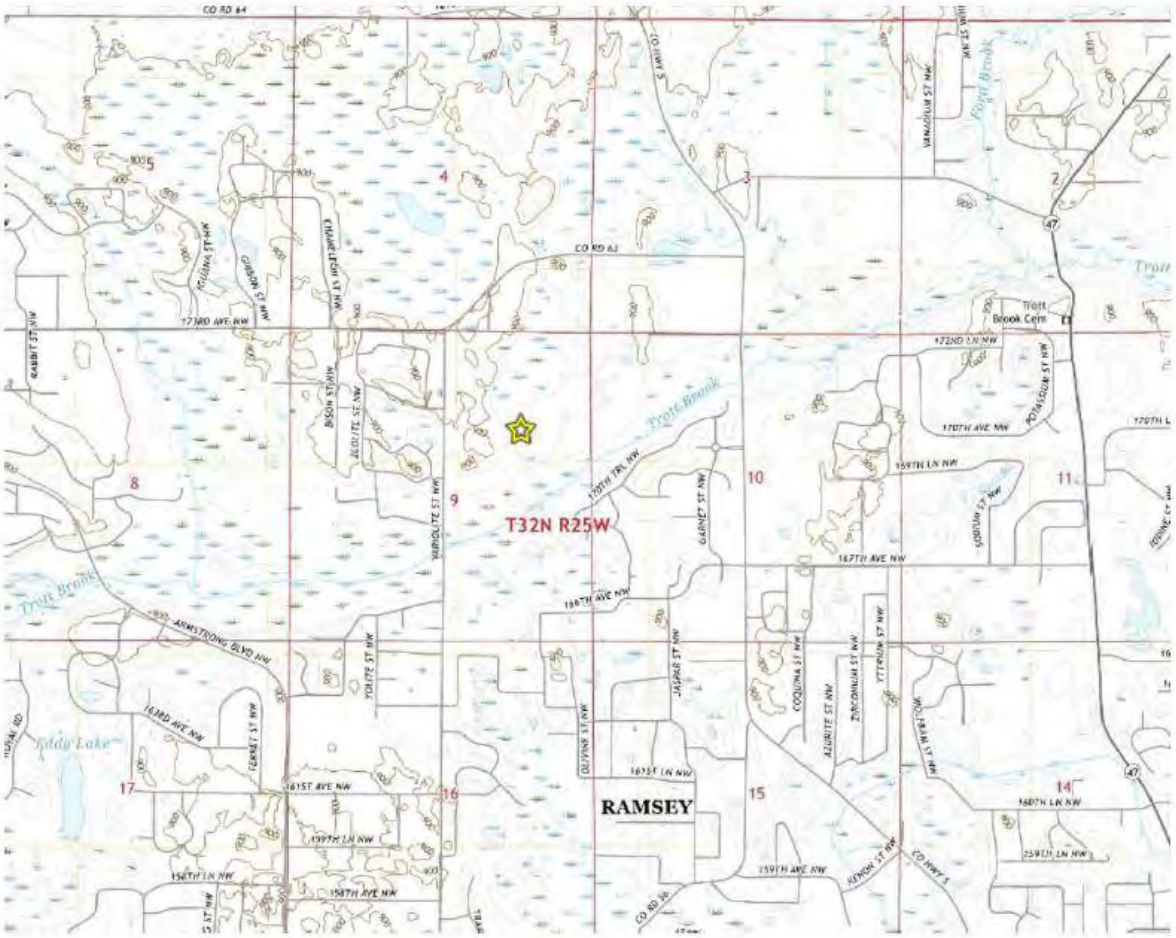
Principal Investigator *(name and affiliation):* **Dr. Jeremy Nienow, RPA of Nienow Cultural Consultants, LLC**

Form Completed By *(name and date):* **Dr. Jeremy Nienow, RPA and Laura Koski, MSc, RPA, June of 2021**

Rev.: 7/1/09 **MINNESOTA ARCHAEOLOGICAL SITE FORM - CONTINUATION SHEET** page 4

SITE #: 21AN0198 Site Name: Agency/Field #: **TBFS6**

MAPS: *Attach/include original scale copy of 7.5' USGS map with site location clearly outlined or designated. Attach a sketch map if surface features present, if sub-surface testing done, or if complicated boundaries/setting. Sketch map must have re-locatable datum, scale, north arrow, and legend if symbols are used.*



Map 1: USGS Topographic Map of Site Location
Nowthen Quadrangle, 2019, 1:24,000



Map 2: Field map illustrating associated project area, fieldwork, and site location (at FS6).

Rev.: 7/1/09 **MINNESOTA ARCHAEOLOGICAL SITE FORM - CONTINUATION SHEET** page 6

SITE #: 21AN0198 Site Name: Agency/Field #: TBFS6

ADDITIONAL INFORMATION *(Reason for Update or Survey, Location, Site Characteristics, Materials Present, Setting, Archaeological Methods, etc.; attach extra sheets as needed.)*

At the time of this site form, Excelsior Group is proposing the construction of a residential development at "Trott Brook Property" in the City of Ramsey, Anoka County Minnesota. The proposed development would include the construction of housing on 270 lots with associated roads and drives, ponds, and a dedicated park area. Nienow Cultural Consultants LLC (NCC) was contracted to complete the Phase I Archaeological Survey for this project.

NCC completed the fieldwork on June 14, 15, and 16, 2021. Fieldwork consisted of surface survey of all agricultural areas on a seven-meter interval. Visibility across the project area ranged between 70 and 90%. Surface survey resulted in the identification of six surface find spots (labeled FS1 through FS6 on Map 2). Five artifacts were tertiary quartz flakes and one is quartz shatter. The locations of the find spots divide them into three archaeological sites: FS2 (single find spot – quartz shatter); FS6 (single fine spot – quartz tertiary flake); and FS1, 3, 4, and 5 (lithic scatter – quartz tertiary flakes). The find spot associated with this site form is FS6 (highlighted in blue on Map 2). A series of eight shovel tests were completed on a 30m interval on a low ridgeline overlooking Trott Brook to the south (just north of FS1, 3, 4, and 5), with a ninth shovel test at the southern base of the ridgeline at FS1. The typical soil profile along the ridgeline consists of 10YR3/3 Silty Sand with slight gravel from 0 to an average of 30cmbs (plow zone), followed by 10YR4/3 Silty Sand with slight gravel from 30cmbs to an average of 55cmbs, and finally 10YR4/4 Coarse Sand with gravel from 55cmbs through to shovel test termination at 100cmbs. No additional artifacts were recovered during shovel testing.



Figure 1: Quartz Tertiary Flake.

Rev.: 7/1/09

MINNESOTA ARCHAEOLOGICAL SITE FORM

OFFICE OF THE STATE ARCHAEOLOGIST
Fort Snelling History Center, St. Paul, MN 55111 (612) 725-2729

SITE #: 21AN0199 *(OSA assigns if New Site)* Site Name: Agency/Field #: **TBFS1345**

X New Site __ Site Update OSA License #: **N/A, Private Land** SHPO RC #:

Type of Fieldwork: _X Reconnaissance/Phase I
___ Evaluation/Phase II
___ Excavation/Phase III
Date(s) of This Fieldwork: **June 14-16, 2021**

NRHP Status: __ Listed __ Determined Eligible __ CEF(106) _X CNEF(106) __ Undetermined

LOCATIONAL INFORMATION

County: **Anoka** City/Twp. Name: **Ramsey** SHPO Sub-Region: **4e** *(see map in instructions)*

USGS 7.5' Quadrangle Map *(name and year)*: **Nowthen Quadrangle, 2019**

Township: **32N**	Range: **25W**	Section: **9**	¼ Sections (at least 2): **SE ¼ of SW ¼ of NE ¼**
Township: **32N**	Range: **25W**	Section: **9**	¼ Sections (at least 2): **NE ¼ of NW ¼ of SE ¼**
Township:	Range:	Section:	¼ Sections (at least 2):

UTM Coordinates: (*less than 10 acres use center; over 10 acres define polygon around site; draw points on USGS*)
Zone: **15N**_ Datum: ___ 1927 _X 1983 Method: ___ USGS Map X_ GPS ___ Other

Point 1: Easting	**464215.78**	Northing **5013873.94**
Point 2: Easting		Northing
Point 3: Easting		Northing
Point 4: Easting		Northing
Point 5: Easting		Northing

SITE CHARACTERISTICS

Acreage: **1.45** Site Dimensions: N-S __**195m**___ E-W __**30m**___ Maximum Cultural Depth (if known) ____

Site Description (*√all that apply, but only one check per line*):
__ single artifact X lithic scatter __ artifact scatter
__ burial mound (number of mounds _____) __ non-mound lone grave __ non-mound cemetery
__ petroglyph __ pictograph __ petroform
__ surface features (list below)
__ other: _____

Surface Features (*√all that apply*): __ earthwork __ pit/depression __ foundation/ruin __ other: _____

Inferred Site Function (*√all that apply*): __ habitation __ mortuary __ farm __ industrial __ transportation
X Other (*list*): **Lithic Reduction** __ unknown

Current Land Use (*list approximate % for all that apply*):
100% cultivated ___ fallow ___ commercial ___ recreational ___ industrial ___ residential
___ woodland ___ grassland ___ water-covered ___ other: _____

Surface Visibility (*list approximate % for all that apply*):
X excellent ___ good ___ fair ___ poor/none

Degree of Disturbance (*list approximate % for all that apply or √ unassessed*):
___ minimal **100%** moderate ___ heavy ___ completely destroyed ___ unassessed

Current Threats to Site: (*√all that apply or √ none known*)
__ erosion X development __ agricultural __ other: _____ __ none known

SITE #: 21AN0199 Site Name: Agency/Field #: **TBFS1345**

CULTURAL/TEMPORAL AFFILIATION
(list all that apply by level of certainty: 1 = confirmed; 2 = probable or √ "not determined"):

Period:
__ not determined
X Precontact (9500 BC - 1650 AD)
__ Contact (1650-1837)
__ Post-Contact (1837-1945)

Precontact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here X)*

Paleoindian Tradition __ not determined __ Folsom __ Lanceolate Point/Plano
__ Clovis __ Eastern Fluted __ other: _____

Archaic Tradition __ not determined __ Prairie __ Riverine
__ Shield __ Lake-Forest __ other: _____

Woodland Tradition __ not determined __ Fox Lake __ Laurel
__ SE Mn Early __ C Mn Transitional __ Lake Benton
__ Brainerd __ Blackduck-Kathio __ Psinomani/Sandy Lake
__ Havana-Related __ SE Mn Late __ Rainy River Late
__ other: _____

Plains Village Tradition __ not determined __ Cambria __ Great Oasis __ Big Stone
__ other: _____

Mississippian Tradition __ not determined __ Silvernale __ other: _____

Oneota Tradition __ not determined __ Blue Earth __ Orr __ other: _____

Contact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here __)*

American Indian __ not determined __ Dakota __ Ojibwe __ other: _____

Euro-American __ not determined __ British __ other: _____
__ French __ Initial US

Post-Contact Context: *(list all that apply by level of certainty; if unable to discern specific context, √here __)*

__ Indian Communities & Reservations (1837-1934)
__ Early Agriculture & River Settlement (1840-1870)
__ Northern MN Lumbering (1870-1930s)
__ Tourism & Recreation (1870-1945)
__ St. Croix Triangle Lumbering (1830s-1900s)
__ Railroads & Agricultural Development (1870-1940)
__ Iron Ore Industry (1880s-1945)
__ Urban Centers (1870-1940)

Approximate Post-Contact Occupation/Site Formation Date(s): _____

Context Assignment/Dating Methods *(√all that apply):*

X artifact type/style __ feature type __ radiometric __ relative stratigraphy __ geomorphology
__ historic accounts (list) _____
__ historic maps (list) _____
__ other(s) (*specify*): _____

(For radiometric dates, attach photocopies of laboratory sheets if available.)

MATERIALS PRESENT *(√all that apply):*

Basic Artifact Categories

Ceramics	*Lithics*	*Biological Remains*	*Historic Materials*
__ Aboriginal	__ projectile points	__ animal	__ glass
__ Euro-American	__ other chipped stone tools	__ human	__ metal
	X debitage	__ unidentified bone	__ brick
	__ ground/pecked stone	__ seeds/nuts	__ other: _____
	__ FCR	__ charcoal	
	__ aboriginal copper	__ wood	

SITE #: 21AN0199 Site Name: Agency/Field #: **TBFS1345**

Major Exotic Materials *(√all that apply):*

__ catlinite __ native copper __ Hixton orthoquartzite
__ Knife River Flint __ obsidian __ other: _____

Diagnostic Artifacts:

Ceramics: Prehistoric Types/Wares/Temper _____
Historic _____
Prehistoric Lithics: _____
Glass: _____
Metal: _____
Other: _____

ENVIRONMENTAL DATA **Current Topographic Setting** *(√all that apply):*

Away from Water	*Riverine*	*Lacustrine*
X general upland	__ fan	__ inlet/outlet
__ terrace edge	__ terrace/bluff top	__ peninsula
__ hilltop	__ stream-stream junction	__ island
__ glacial beach ridge	__ bluff-base	__ isthmus
__ rock outcrop	__ cave/rockshelter	__ general shoreline
__ other: _____	__ floodplain	__ bog/slough/lake bottom
	__ other: _____	__ other: _____

Topographic Feature Name from USGS Map: **_Nearest feature is Trott Brook, approx. 160m SE of Site**

OWNERSHIP INFORMATION

Source and Date of Ownership Information *(e.g., plat map, county recorder's office, personal communication, etc.):*
Anoka County GIS Parcel Viewer
Ownership Type *(list approximate % for all that apply; if unknown √here __):*
___ Federal ___ State ___ Local (public) ___ Tribal X Private

Land Owner *(name and address if known):*
Makowsky Family Farm, LLC at 1040 173rd Ave NW, Ramsey, MN 55303

CURRENT INVESTIGATION INFORMATION

Methods/Techniques Employed *(√all that apply):*

__ informant report __ small diameter soil coring (≈ 1" diameter) X surface survey
X shovel testing __ formal test units __ mechanical testing max. test depth _____
__ geomorphological survey *(specify)*: _____
__ geophysical survey *(specify)*: _____
__ other: _____

Informant Name and Address (if known): **None known.**

Known Collectors/Collections: **None known.**

Artifact Repository *(name and accession numbers or repository agreement number):* **[Waiting to hear from landowner]**

Most Recent Survey Report – Title, Author, Date: **Nienow, JL 2021 Phase I Archaeological Survey, Trott Brook Property, Anoka County, MN.**

Major Previous Bibliographic Reference(s) to Site: **None.**

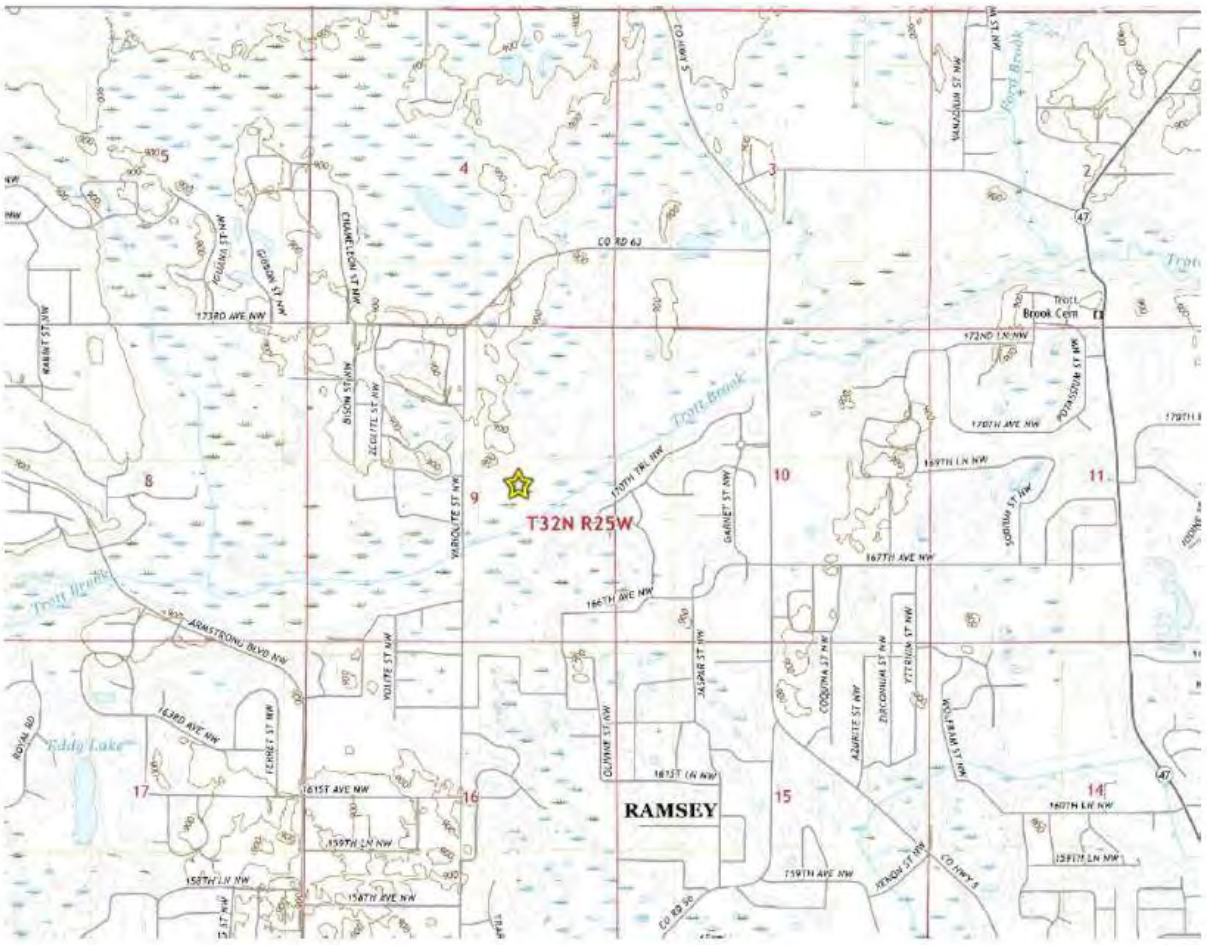
Principal Investigator *(name and affiliation):* **Dr. Jeremy Nienow, RPA of Nienow Cultural Consultants, LLC**

Form Completed By *(name and date):* **Dr. Jeremy Nienow, RPA and Laura Koski, MSc, RPA, June of 2021**

Rev.: 7/1/09 **MINNESOTA ARCHAEOLOGICAL SITE FORM - CONTINUATION SHEET** page 4

SITE #: 21AN0199 **Site Name:** **Agency/Field #:** TBFS1345

MAPS: *Attach/include original scale copy of 7.5' USGS map with site location clearly outlined or designated. Attach a sketch map if surface features present, if sub-surface testing done, or if complicated boundaries/setting. Sketch map must have re-locatable datum, scale, north arrow, and legend if symbols are used.*



Map 1: USGS Topographic Map of Site Location
Nowthen Quadrangle, 2019, 1:24,000



Map 2: Field map illustrating associated project area, fieldwork, and site location (at FS6).

SITE #: 21AN0199 **Site Name:** **Agency/Field #:** TBFS1345

ADDITIONAL INFORMATION *(Reason for Update or Survey, Location, Site Characteristics, Materials Present, Setting, Archaeological Methods, etc.; attach extra sheets as needed.)*

At the time of this site form, Excelsior Group is proposing the construction of a residential development at "Trott Brook Property" in the City of Ramsey, Anoka County Minnesota. The proposed development would include the construction of housing on 270 lots with associated roads and drives, ponds, and a dedicated park area. Nienow Cultural Consultants LLC (NCC) was contracted to complete the Phase I Archaeological Survey for this project.

NCC completed the fieldwork on June 14, 15, and 16, 2021. Fieldwork consisted of surface survey of all agricultural areas on a seven-meter interval. Visibility across the project area ranged between 70 and 90%. Surface survey resulted in the identification of six surface find spots (labeled FS1 through FS6 on Map 2). All six artifacts were tertiary quartz flakes or quartz shatter. The locations of the find spots divide them into three archaeological sites: FS2 (single find spot – quartz tertiary flakes); FS6 (single fine spot – quartz shatter); and FS1, 3, 4, and 5 (lithic scatter – quartz tertiary flakes). The find spots associated with this site form are FS1, 3, 4, and 5 (site boundary highlighted in blue on Map 2). A series of eight shovel tests at a 30m interval were completed on a low ridgeline overlooking Trott Brook to the south (just north of FS1, 3, 4, and 5), with a ninth shovel test at the southern base of the ridgeline at FS1. The typical soil profile along the ridgeline consists of 10YR3/3 Silty Sand with slight gravel from 0 to an average of 30cmbs (plow zone), followed by 10YR4/3 Silty Sand with slight gravel from 30cmbs to an average of 55cmbs, and finally 10YR4/4 Coarse Sand with gravel from 55cmbs through to shovel test termination at 100cmbs. The shovel test profile at FS1 consisted of 10YR 3/2 Silty Sandy Loam with slight gravel from 0 to approximately 25cmbs, followed by 10YR5/3 wet Coarse Sand with gravel from 25cmbs to approximately 45cmbs, and finally 10YR6/2 noticeably wetter Coarse Sand with gravel from 45cmbs through shovel test termination at 100cmbs. No additional artifacts were recovered during shovel testing.



Figure 1: Four Quartz Tertiary Flakes from site location.

This page is intentionally blank.

Appendix G

Traffic Study

Trott Brook Crossing EAW

TROTT BROOK

RESIDENTIAL DEVELOPMENT

STS

Swing Traffic Solutions

TRAFFIC IMPACT STUDY

in

Ramsey, MN

September 3, 2021

TROTT BROOK

Ramsey, MN

TRAFFIC IMPACT STUDY

PROJECT NO. 2021045

September 3, 2021

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



Vernon E. Swing, P.E.

Date: 9-3-2021 Lic. No.: 41417

TRAFFIC IMPACT STUDY

TROTT BROOK

RAMSEY, MINNESOTA

September 3, 2021

Prepared For:

Sotarra
1660 Highway 100 S., Suite 400
St. Louis Park, MN 55416

Prepared By:

Swing Traffic Solutions, LLC
4290 Norwood Lane North
Plymouth, MN 55442
612-968-4142

Project No. 2021045

TABLE OF CONTENTS

I. INTRODUCTION 1

II. EXISTING TRAFFIC CONDITIONS 4

A. Data Collection 4
B. Roadway Description 4
C. Intersection Description 9

III. NO-BUILD ALTERNATIVE 11

A. Background Growth 11
B. Anticipated Improvements for No-Build Conditions 12
C. Results of Analysis 12

IV. BUILD ALTERNATIVE 15

A. Site-Generated Traffic 15
B. Trip Distribution and Assignment 15
C. Build Traffic Volumes 17
D. Intersection Operational Analysis Description 17
E. Results of Analysis 20
F. 2040 Operations 21

V. SUMMARY AND SUGGESTIONS 25

LIST OF TABLES

Table		Page Number
1.	Trip Generation	15
2.	2026 No-Build Operations	20
3.	2026 Build Operations	21
4.	2040 No-Build Operations	22
5.	2040 Build Operations	23

LIST OF FIGURES

Figure		Page Number
1.	Vicinity Map	2
2.	Site Plan	3
3.	Study Area with Traffic Control	7
4.	Existing Traffic Volumes	8
5.	2026 No-Build AM and PM Peak Traffic	13
6.	2040 No-Build AM and PM Peak Traffic	14
7.	Trip Distribution & Trip Assignment	16
8.	2026 Build AM and PM Peak Traffic	18
9.	2040 Build AM and PM Peak Traffic	19

TECHNICAL APPENDICES

(Available upon Request)

A. TRAFFIC COUNTS

B. TRIP GENERATION CALCULATIONS

C. RESULTS OF OPERATIONAL ANALYSES

I. INTRODUCTION

Sotarra proposes to develop an approximately 200-acres site referred to as Sotarra - Trott Brook as single family detached residential homes. The project will consist of 270 single-family homes. For the purposes of this study, it is anticipated that construction will be complete, and the facilities fully occupied by 2026.

The proposed site is located between Nowthen Boulevard to the east and Variolite Street to the west and is bordered on the south by Trott Brook, and on the north by an extension of 173rd Avenue NW. The site location is illustrated on Figure 1, "Vicinity Map". Direct access to the site is proposed via two locations, a new public roadway originating at a new intersection along Variolite Street at approximately 170th Avenue NW and progressing eastward into the site, and from 173rd Avenue NW at the intersection with Nowthen Boulevard moving westward into the site. Indirect access is available from 175th Avenue NW, 167th Avenue NW, Alpine Avenue NW and Ramsey Boulevard via the intersections with Variolite Street and Nowthen Boulevard. The location of these accesses is illustrated on the Concept Site Plan, Figure 2.

The purpose of this study is to support the EAW completed for the Sotarra Trott Brook development, particularly to evaluate the impact of traffic generated by the proposed development on the operations and safety of the adjacent roadway network. The study focuses on the roads and intersections that provide direct and indirect access into the site. This study details the existing and future roadway conditions at studied intersections and includes traffic volumes, lane geometrics and traffic operational analysis results. Recommendations regarding roadway improvements to accommodate site generated traffic, as well as the anticipated growth in background traffic are included as necessary.

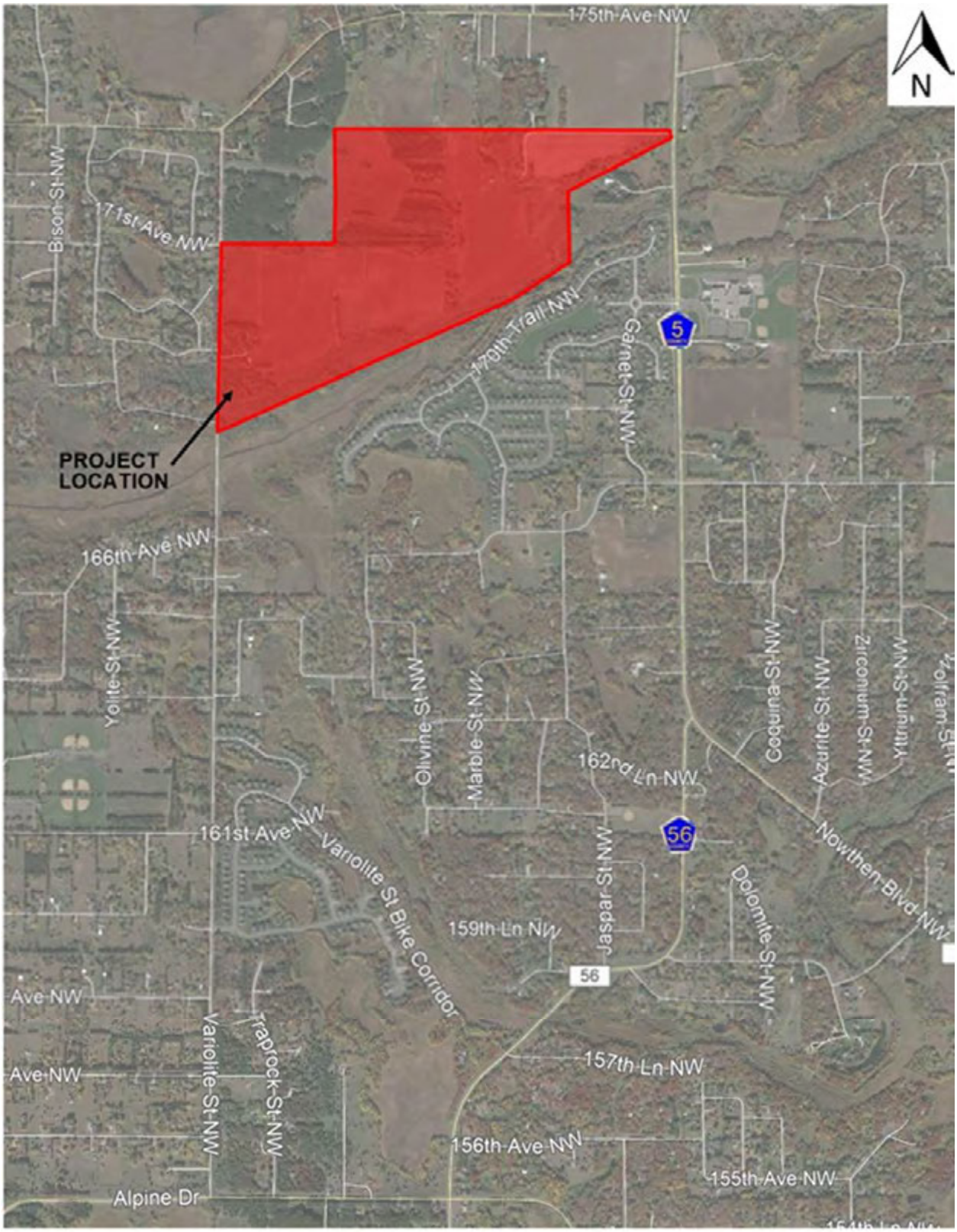


Figure 1 - Project Location

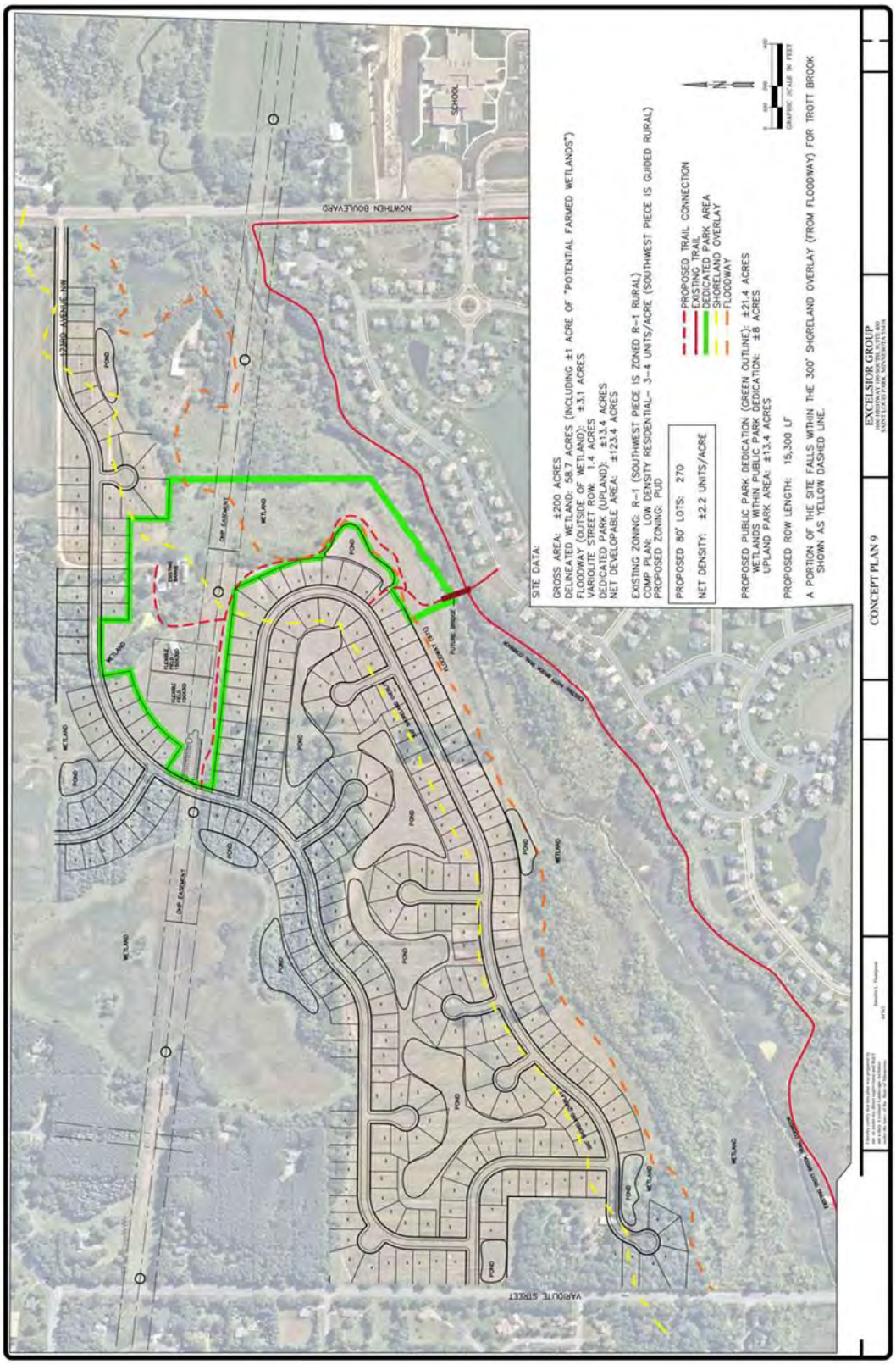


Figure 2 - Site Plan

I. Existing Conditions

A. Data Collection

The existing conditions of the nearby roadway system were documented by a field inventory conducted during the week of July 25, 2021. The purpose was to identify features that affect roadway capacity, including traffic control, sight distances, turn lanes, speed limits, etc. In addition, turning movement traffic counts were conducted revealing the AM Peak hour occurs at 7:00 – 8:00 AM and the PM Peak hour at 4:30 PM – 5:30 PM at the following intersections:

- Variolite Street NW and Alpine Drive
- Variolite Street NW and 161st Avenue NW
- Variolite Street NW and 173rd Avenue NW
- Nowthen Boulevard NW and Ramsey Boulevard NW
- Nowthen Boulevard NW and 167th Avenue NW
- Nowthen Boulevard NW and 173rd Avenue NW
- Nowthen Boulevard NW and 175th Avenue NW

Figure 3 illustrates the study area and the traffic control, and Figure 4 shows the existing AM and PM Peak hour turning movement counts. Also, the 2018-2019 average daily traffic volumes in the study area as published by MnDOT are included on Figure 4.

B. Roadway Descriptions

The existing geometrics of the Study Area Roadway Network have been documented based on a field review. The discussion that follows details specific items such as lane and shoulder layout, roadway classifications, and turn lane storage lengths.

- **Variolite Street NW,** runs generally north/south to the west of the site. It is a City of Ramsey Minnesota State Aid (MSA) road and is functionally classified as a future Major Collector. In the vicinity of the site, it is a 2-lane undivided road with designated left (or by-pass) and right turn

lanes at intersections with other streets. It provides indirect access to the site via the proposed new 170th Avenue NW intersection. It is signed for 50 mph, has a rural cross-section.

- **Nowthen Boulevard NW,** runs generally north-south to the east of the site. It is an Anoka County road (CSAH 5) and is functionally classified as an A Minor Expander. It provides indirect access to the site via its intersection with 173rd Avenue NW and is a 2-lane undivided facility with designated right and left (or by-pass) lanes at intersections with other streets. Nowthen Boulevard is signed for 55-mph, and currently has a rural cross-section.

- **175th Avenue NW,** runs generally east-west to the north of the site. To the west of Nowthen Boulevard and prior to its intersection with Variolite Street NW, the alignment shifts to the south and it becomes 173rd Avenue NW to the west of Variolite Street NW. It is an Anoka County Road (CR 63) and is functionally classified as Major Collector. In the vicinity of the site, it is a 2-lane undivided facility with designated right and left (or by-pass) lanes at intersections with other streets. It provides indirect access to the site via Variolite Street NW and Nowthen Boulevard NW and is signed for 50 mph with a rural cross-section.

- **167th Avenue NW,** runs in generally an east-west direction to the south of the site. It is a City of Ramsey Minnesota State Aid (MSA) road and is functionally classified as a future Major Collector to the east of Nowthen Boulevard NW, and as a local street to the west. In the vicinity of the site, it is a 2-lane undivided road. It provides indirect access to the site via the Nowthen Boulevard and 173rd Avenue NW intersection. It is signed for 50 mph to the east of Nowthen Boulevard and for 30mph to the west, and generally has a rural cross-section.

- **161st Avenue NW,** runs in generally an east-west direction to the south of the site. It is a City of Ramsey MSA roadway and is functionally classified as a local street. It provides indirect access to the site via its intersection with Variolite Street NW, is a 2-lane facility and is signed for 30 mph.

- **Ramsey Boulevard NW,** runs generally north-south to the south of the site. It is an Anoka County road (CSAH 56) and is functionally classified as an A Minor Expander. It provides indirect access to the site via its intersection with Nowthen Boulevard and is a 2-lane undivided facility with designated right and left (or by-pass) lanes at intersections with other streets. Ramsey Boulevard is signed for 55-mph, and currently has a rural cross-section.

- **Alpine Drive NW,** runs generally east/west to the south of the site. It is a City of Ramsey Minnesota State Aid (MSA) roadway and is functionally classified as a future Major Collector. In the vicinity of the site, it is a 2-lane undivided road with designated left (or by-pass) and right turn lanes at intersections with other streets. It provides indirect access to the site via its intersection with Variolite Street NW intersection. It is signed for 45 mph, has a rural cross-section to the east of Variolite Street NW and an urban cross-section to the west.

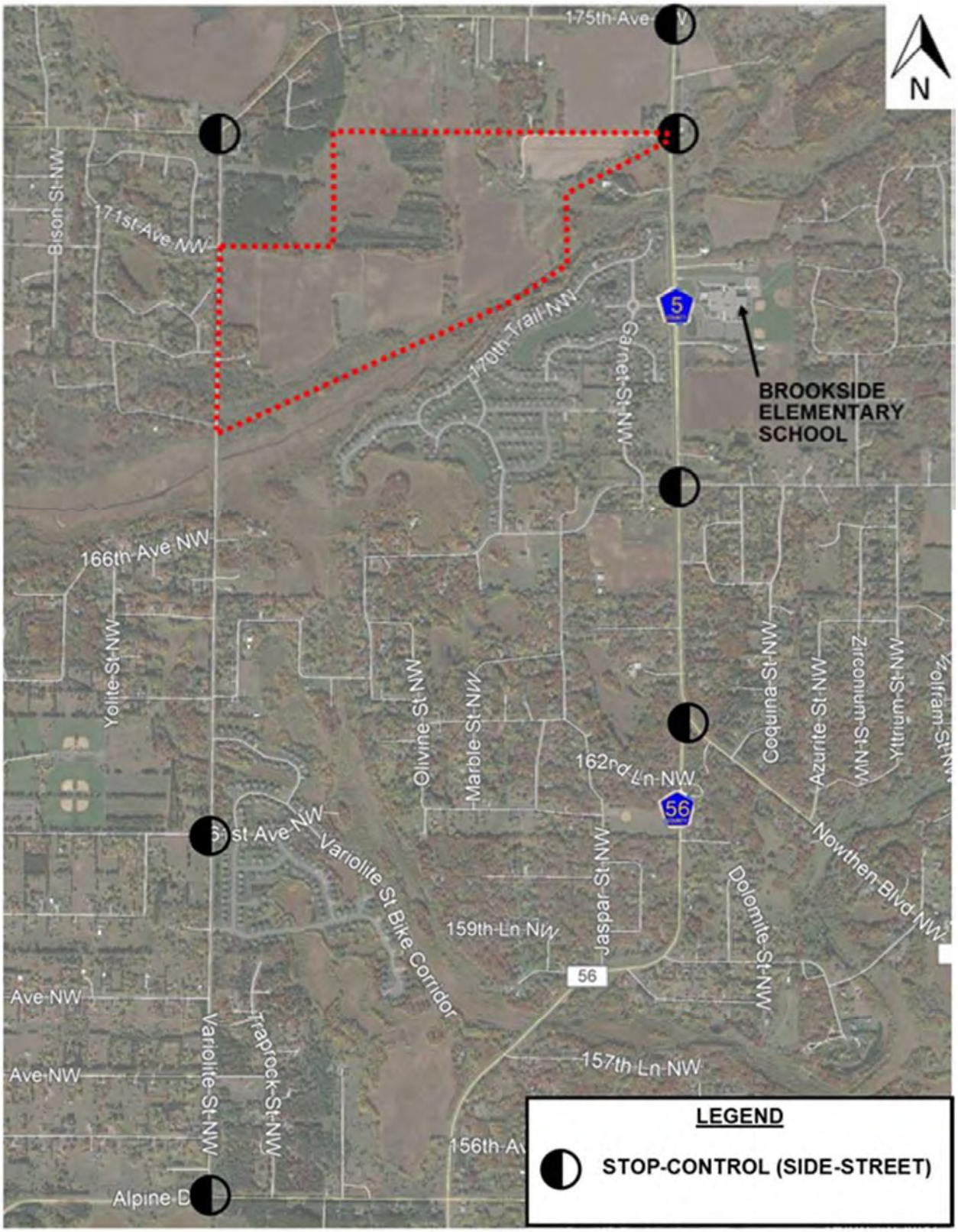


Figure 3 - Study Area

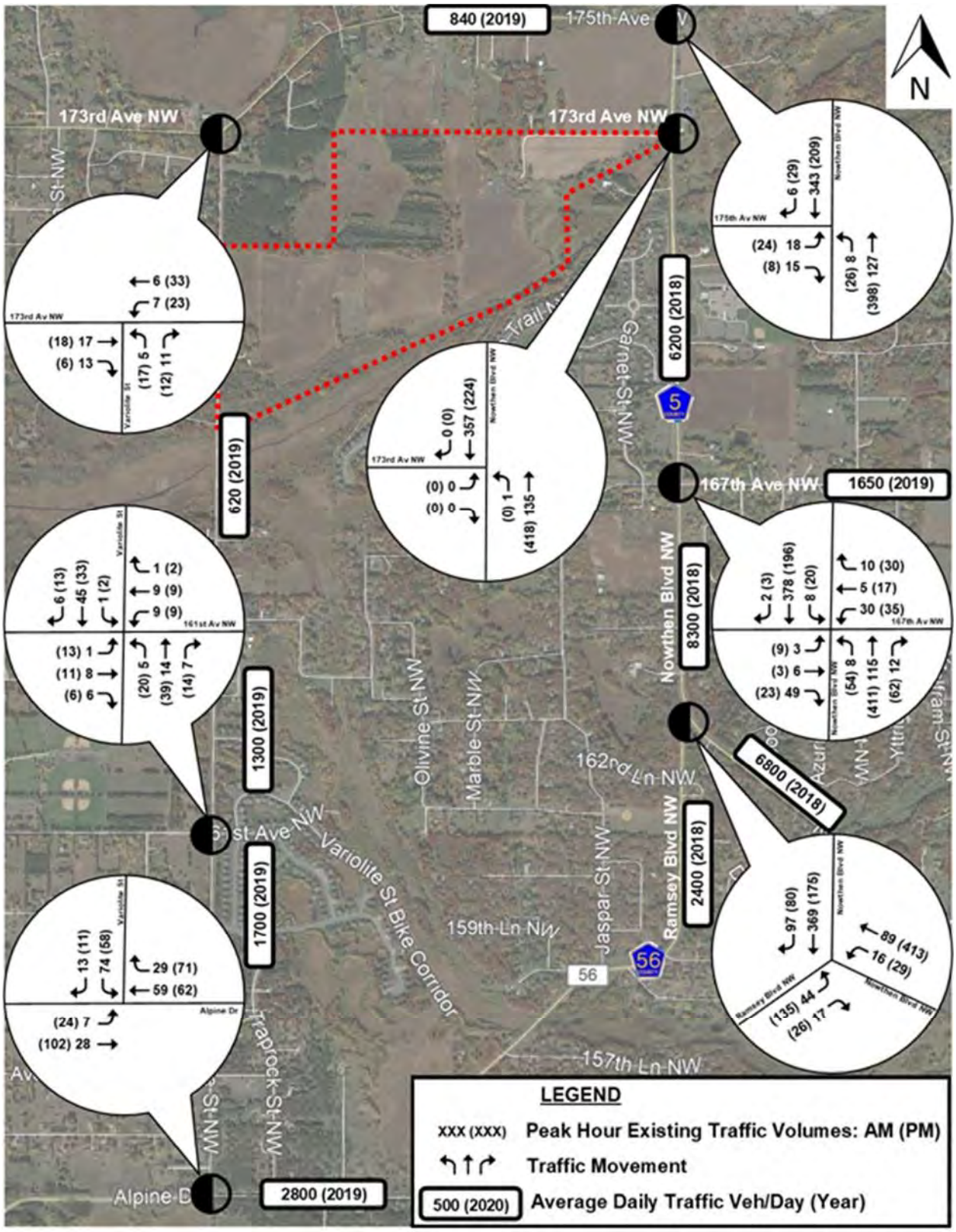


Figure 4 - Existing Traffic Volumes

C. Intersection Descriptions

- **175th Avenue NW and Nowthen Boulevard NW,** form a three-legged unsignalized intersection north of the site. The Nowthen Boulevard approaches are free flowing and include a northbound left turn by-pass lane and a southbound dedicated right turn lane. The eastbound 175th Avenue NW approach is stop controlled and includes a dedicated right turn lane.

- **175th Avenue NW/173rd Avenue NW and Variolite Street NW,** form a three-legged unsignalized intersection to the north of the site. The intersection is stop controlled on the minor Variolite Street NW approach with one approach lane and one departure lane. The 175th Avenue NW/173rd Avenue NW approaches include a westbound by-pass lane and an eastbound right turn lane.

- **173rd Avenue NW and Nowthen Boulevard NW,** form a three-legged unsignalized intersection providing access to the site from the east. The Nowthen Boulevard NW approaches are free flowing and include a southbound dedicated right turn lane and a northbound left turn by-pass lane. The eastbound 173rd Avenue NW approach is stop controlled with one lane in each direction. It is recommended it include a dedicated right turn lanes for the Build condition.

- **167th Avenue NW and Nowthen Boulevard NW,** form a four-legged unsignalized intersection south of the site. The 167th Avenue approaches include one lane in each direction and are stop controlled. The Nowthen Boulevard approaches are free flowing and include dedicated northbound and southbound dedicated right turn lanes.

- **161st Avenue NW and Variolite Street NW,** form a four-legged unsignalized intersection to the southwest of the site. 161st Avenue NW approaches are stop controlled and include one lane in each direction. The Variolite Street NW approaches are free flowing and include dedicated northbound and southbound right turn lanes.

- **Ramsey Boulevard NW and Nowthen Boulevard NW,** form a three legged unsignalized intersection to the southeast of the site. The Ramsey Boulevard approach is stop controlled and includes a dedicated right turn lane. The Nowthen Boulevard approaches are free flowing and the southbound approach includes a dedicated right turn lane and the northbound approach includes a left turn by-pass lane.

- **Alpine Drive NW and Variolite Street NW**, form a three legged unsignalized intersection to the southwest of the site. The Variolite Street NW approach is stop controlled and includes one lane entering and one lane exiting the intersection. The Alpine Drive NW approaches are free flowing, with the westbound approach including a dedicated right turn lane, while the eastbound approach only has one lane entering and exiting the intersection.

III. NO-BUILD ALTERNATIVE

To address the impacts of a development on the surrounding roadway system, it is necessary to predict the traffic that would be present on the roadway system at the time (the design year) of completion of the proposed development, without the inclusion of the proposed development. This is considered the No-Build scenario, and serves as a basis with which to compare Build scenarios. In this study two design years were analyzed 2026, the year after the development is fully built and occupied, and 2040, the current planning year horizon.

A. Background Growth

Review of the latest City of Ramsey Comprehensive Transportation Plan and Anoka County 2040 Transportation Plan indicate the traffic in the area is expected to increase. Two methods of estimating future conditions were employed in the comprehensive plan, a factor was applied to background conditions, and traffic from Transportation Analysis Zones (TAZs) was considered. The results show traffic will grow by approximately 2.0 percent per year between now and 2040. That said, the development of this site was considered and included in the TAZ forecast of future traffic on the roadways surrounding the site, accounting for more than 80 percent of the future estimates. To ensure a conservative estimate this study includes a growth factor of 1.0 percent per year added to the existing traffic. It is noted, the growth factor plus the traffic from proposed development exceeds the traffic forecast by Anoka County and the City of Ramsey estimates. Further, this rate is likely conservative as ITE and the Transportation Research Board suggest traffic patterns will permanently change due to the impact of COVID-19 with fewer home to work and work to home trips likely to occur in the future. Figures 5 and 6 illustrate the anticipated 2026 and 2040 No-Build peak hour traffic volumes.

B. Anticipated Improvements for No-Build Conditions

There are no programmed improvements identified for the roadways surrounding the site. For the purposes of this study it is assumed that the current roadway condition will remain as is.

C. Results of Analysis

The study area intersections identified in Section II were analyzed for the 2026 and 2040 No-Build scenarios. Complete discussion of the results of these analyses is provided in Section IV, where a comparison with corresponding design year Build alternatives are made.

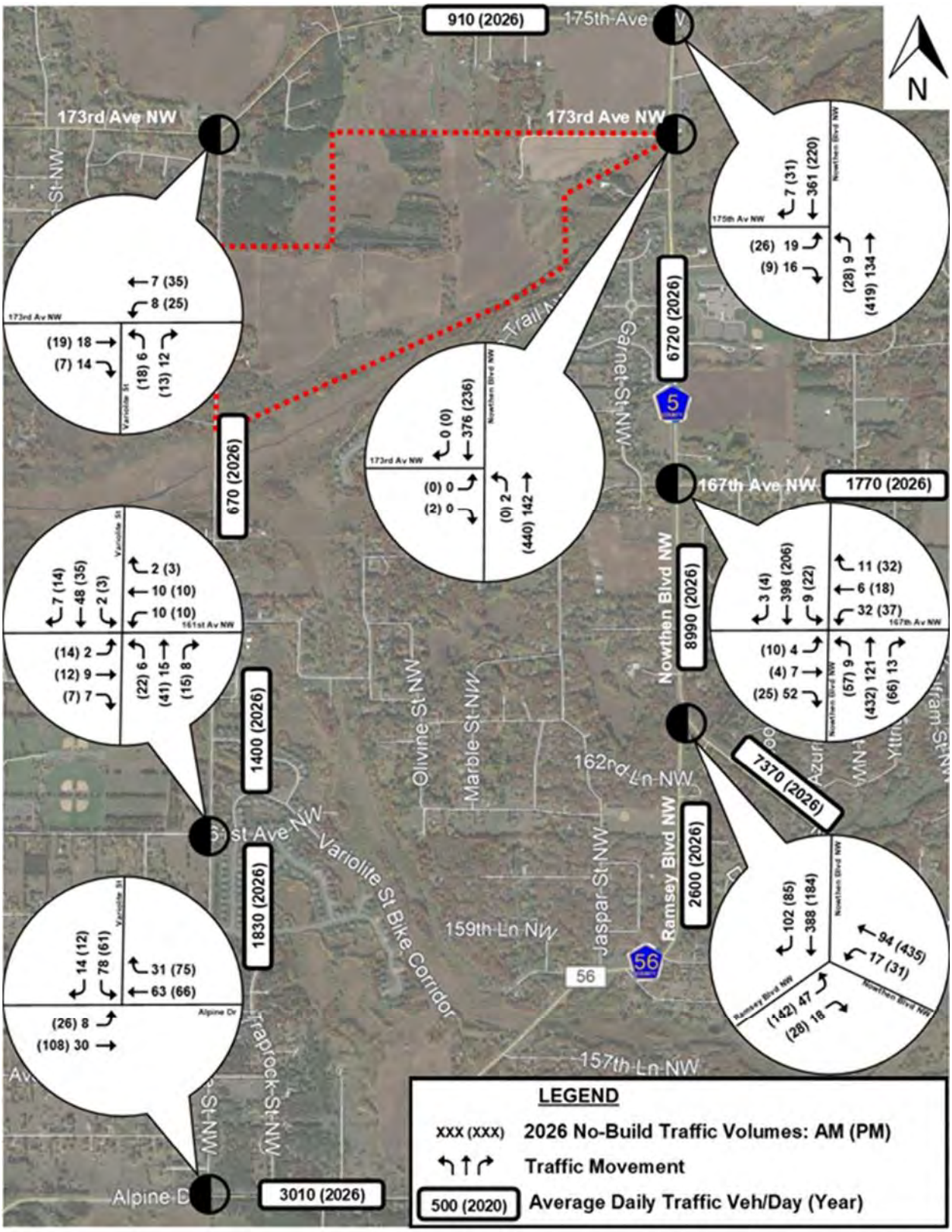


Figure 5 - 2026 No-Build Traffic Volumes

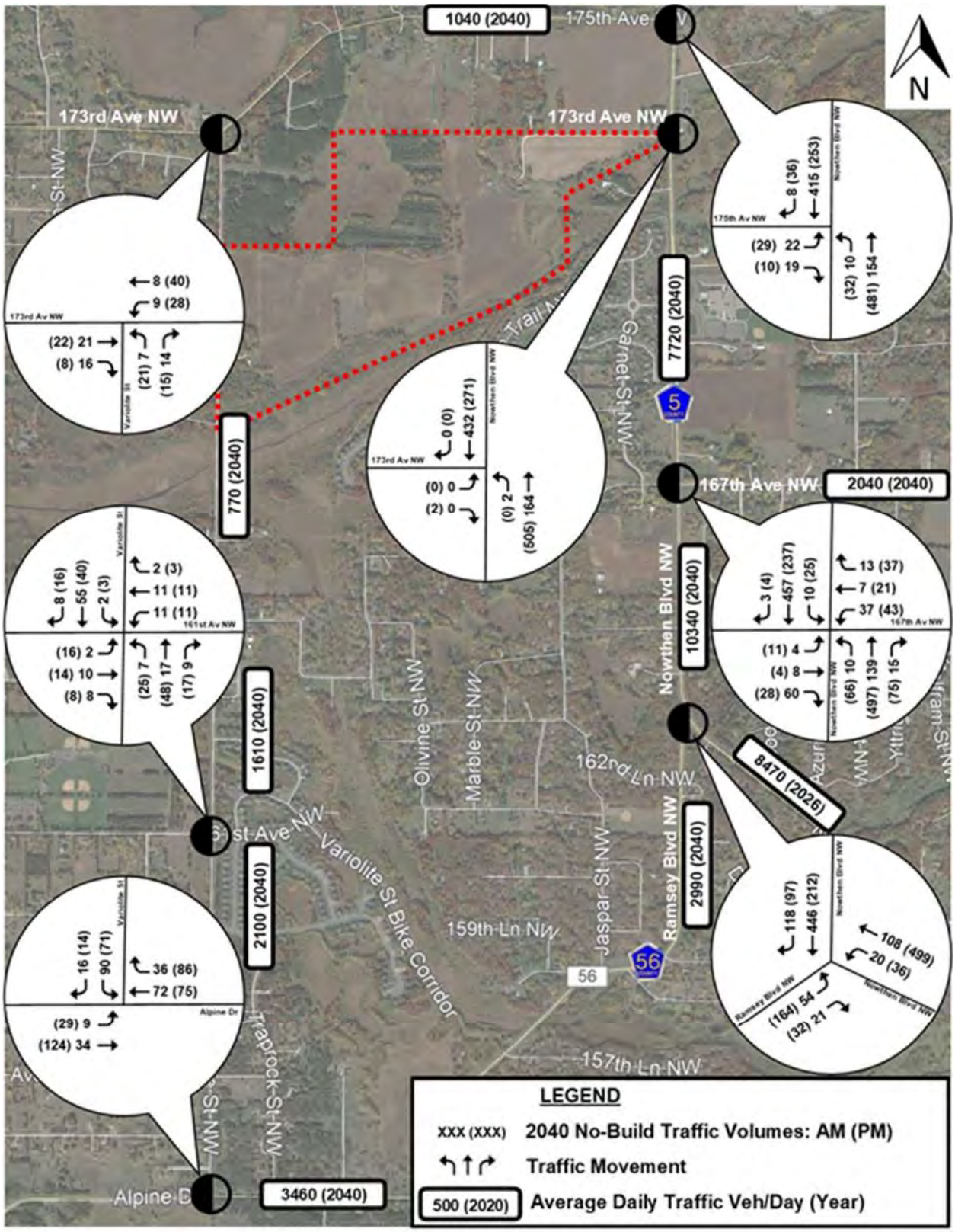


Figure 6 - 2040 No-Build Traffic Volumes

IV. BUILD ALTERNATIVE

A. Site-Generated Traffic

The number of vehicle trips generated by the 270 single family homes to be developed as part of the Sotarra - Trott Brook residential development were estimated for the weekday daily, and AM and PM traffic peak hours using the data and methodologies contained in the 10th Edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The proposed development will include single-family homes corresponding to ITE Land Use Code 210. Table 1 summarizes the trip generation estimates.

Table 1
Trip Generation

Land Use	Land Use Code	Size		Trips Generated				
				AM peak		PM Peak		Weekday ADT
				Enter	Exit	Enter	Exit	
Single Family Housing	210	270	Units	49	147	166	98	2593
Totals				**49**	**147**	**166**	**98**	**2593**
				196		**264**		

1. Per the data and methodologies in Trip Generation, 10th Edition, published by ITE.

B. Trip Distribution and Assignment

The distribution of site-generated traffic from and to the adjacent street system was based on existing traffic patterns. Figure 7, titled "Trip Distribution and Trip Assignment," depicts the distribution of the estimated site-generated traffic entering and exiting the study area roadway network, with 33 percent destined to/from the south on 8 percent on Variolite Street and Ramsey Boulevard, 15 percent destined to/from the north, 50 percent to/from the southeast via Nowthen Boulevard, and 2 percent to and from the west. Site-generated traffic was assigned to the network accordingly and is also illustrated on Figure 7.

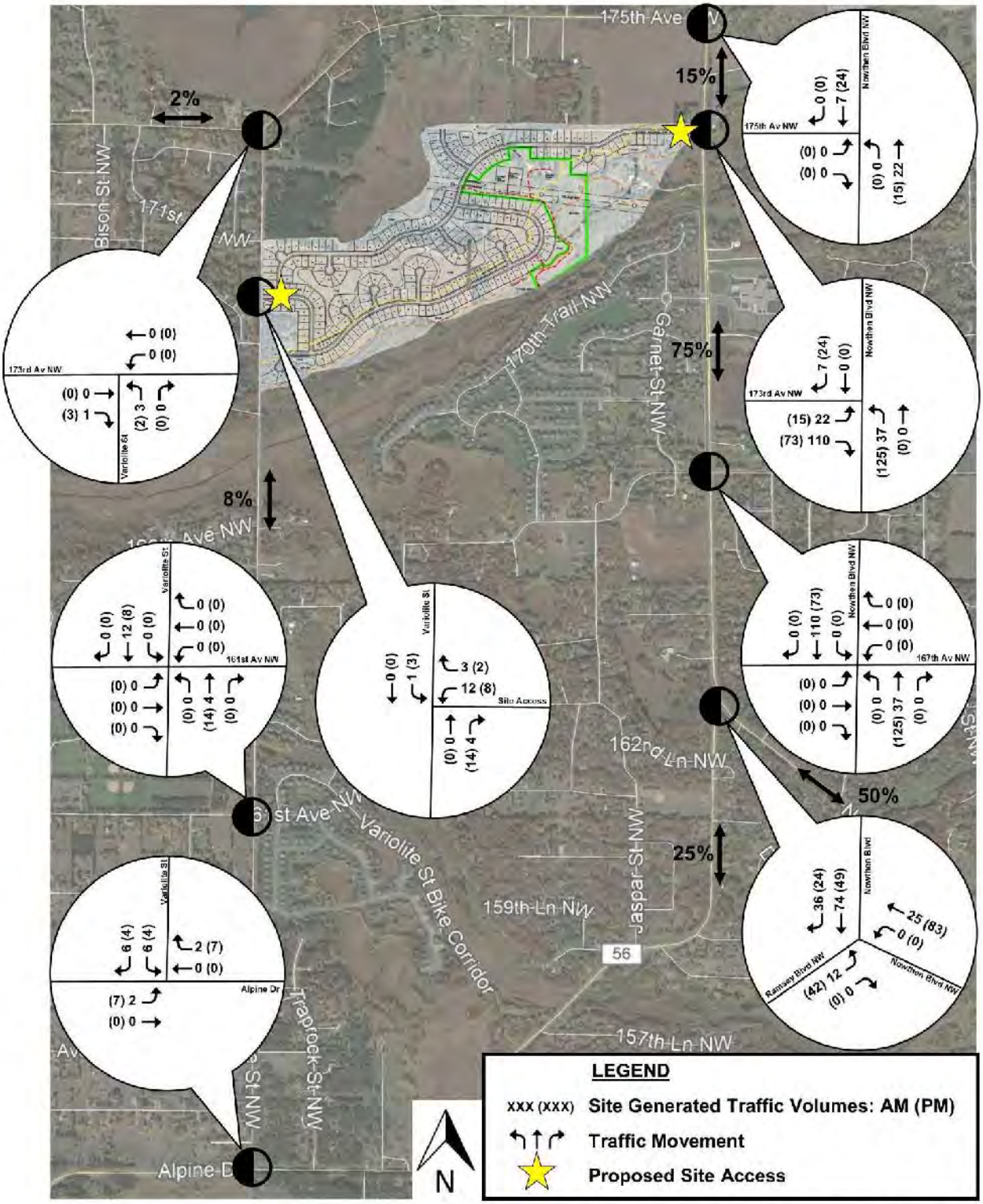


Figure 7 - Trip Assignment & Distribution

C. Build Traffic Volumes

When combined, the site-generated traffic volumes and No-Build scenario traffic volumes result in the Build scenario traffic volumes, shown on Figures 8 and 9 for the 2026 and 2040 design years, respectively.

D. Intersection Operational Analysis Description

The operating conditions of transportation facilities, such as roadways, traffic signals and stop-controlled intersections, are evaluated based on the relationship of the theoretical capacity of a facility to the actual traffic volume on that facility. Various factors affect capacity including travel speed, roadway geometry, grade, number of travel lanes, and intersection control. The current standards for evaluating capacity and operating conditions are contained in the 6th Edition of Highway Capacity Manual, published by the Transportation Research Board. The procedures describe operating conditions in terms of driver delay represented as a Level of Service (LOS). Operations are given letter designations with "A" representing the best operating conditions and "F" representing the worst. Generally, level of service "D" represents the threshold for acceptable overall intersection operating conditions during a peak hour. The Chart below summarizes the level of service and delay criteria for signalized and unsignalized intersections.

LOS Designation	Signalized Intersection Average Delay/Vehicle (Sec.)	Unsignalized Intersection Average Delay/Vehicle (Sec.)
A	≤ 10	≤ 10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

A final fundamental component of operational analyses is a study of vehicular queuing, or the line of vehicles waiting to pass through an intersection. An intersection can operate with an acceptable Level of Service, but if queues from the intersection extend back to block entrances to turn lanes or accesses to adjacent land uses, unsafe operating conditions could result. In this report, the Industry Design Standard 95th percentile queue length is used. The 95th Percentile Queue Length refers to that length of vehicle queue that has only a five-percent probability of occurring during an analysis hour.

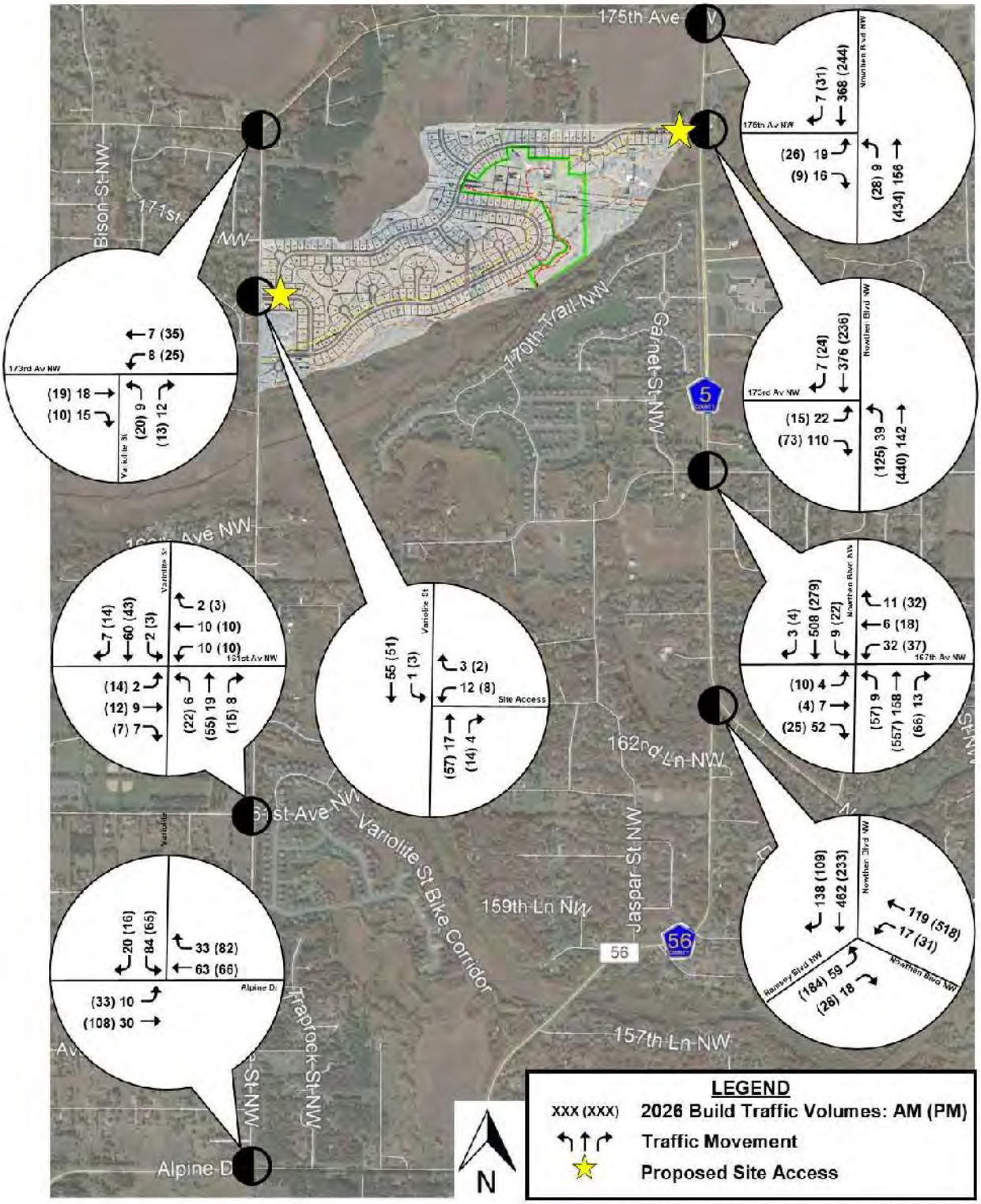


Figure 8– 2026 Build Traffic Volumes

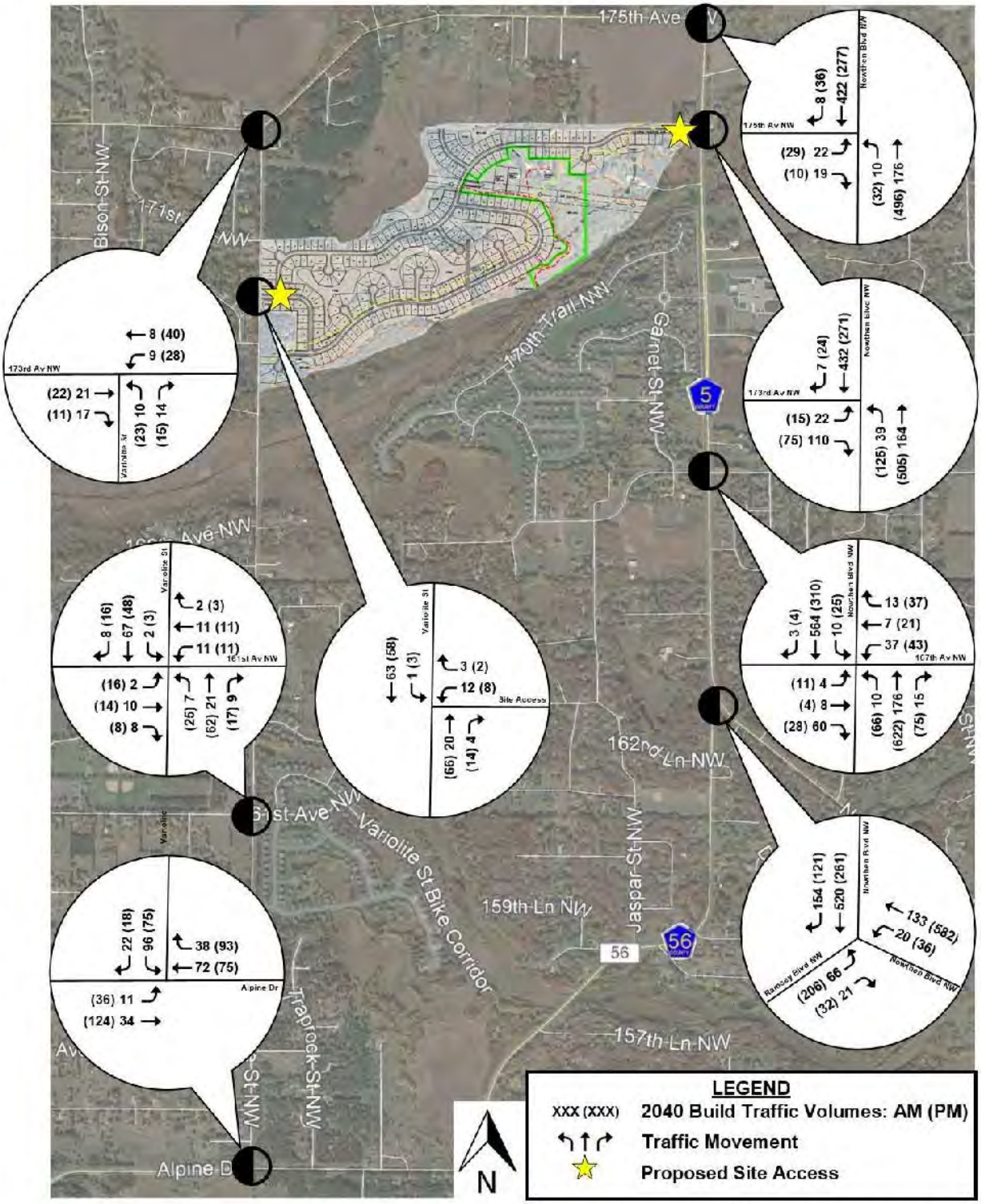


Figure 9– 2040 Build Traffic Volumes

E. Results of Analysis

This section contains the results of the intersection operational analyses based on Synchro/Simtraffic, 11th Edition, and provides recommendations, as necessary to mitigate the impacts. It is noted, the reported results are from the aggregate of 10 SimTraffic simulations which use a random number generator to seed the network with vehicles. These results reflect dynamic conditions and a more accurate than the results of the static analysis reported by Synchro, however, due to random number generator can sometimes show slightly better results on minor movements under higher traffic conditions when the intersections are operating at very good LOS. Table 2 summarize the results of the operational analyses for the 2026 No Build scenario (assumes 1.0 percent annual growth in traffic from existing conditions).

Table 2
2026 No-Build Operations

Intersection	Overall/Worst Movement LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.4)/a nbl (1.7)	a (1.2)/a nbl (6.1)	NB Q is 27 ft in AM; NB Q is 32 ft in PM
Variolite St NW & 161st Avenue NW	a (1.4)/a wbt (6.6)	a (1.7)/a wbt (5.7)	EB Q is 37 ft in AM; EB Q is 43 ft in PM
Variolite St NW & Alpine Dr NW	a (1.9)/a sbl (3.8)	a (1.5)/a sbl (3.9)	SB Q is 45 ft in AM; SB Q is 32 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.2)/a ebl (4.5)	a (2.3)/a ebl (5.6)	EBL Q is 43 ft in AM; EBL Q is 30 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (0.8)/a nbt (1.1)	a (2.4)/a nbt (3.5)	NBL Q is 8 ft in AM; EBR Q is 14 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.4)/b ebl (11.1)	a (3.8)/b wbl (12.7)	EB Q is 30 ft in AM; WB Q is 64 ft in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (3.9)/a ebl (8.1)	a (3.9)/b ebl (11.1)	EBL Q is 46 ft in AM; EBL Q is 71 ft in PM

1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 2 indicate all intersections and worst movements are expected to operate at acceptable LOS in 2026 without the proposed project. Further, the results indicate all intersections will experience short vehicle queues. No intersection modifications are suggested for the 2026 No-Build

condition. Table 3 summarizes the operational analyses results for the 2026 Build conditions. Note it is assumed the new intersection at Variolite Street NW and 170th Avenue NW will include a dedicated northbound right turn lane and a southbound left turn by-pass lane, and the 173rd Avenue NW approach to Nowthen Boulevard will include a dedicated right turn lane.

Table 3
2026 Build Operations

Intersection	Overall LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.7)/a nbl (2.7)	a (0.6)/a nbl (1.8)	NB Q is 31 ft in AM; NB Q is 33 ft in PM
Variolite St NW & Site Access (170th Ave NW)	a (0.6)/a wbl (3.8)	a (0.7)/ a wbl (4.0)	WB Q is 25 ft in AM; WB Q is 20 ft in PM
Variolite St NW & 161st Avenue NW	a (1.5)/a wbt (6.3)	a (1.5)/a ebt (7.0)	EB Q is 38 ft in AM; EB Q is 45 ft in PM
Variolite St NW & Alpine Dr NW	a (2.3)/a sbl (4.5)	a (1.6)/a sbl (4.3)	SB Q is 54 ft in AM; SB Q is 34 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.1)/a ebl (8.5)	a (2.5)/b ebl (11.2)	EBL Q is 26 ft in AM; EBL Q is 37 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (2.4)/a ebl (9.3)	a (3.5)/b ebl (13.4)	EBL Q is 68 ft in AM; EBL Q is 48 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.3)/a wb (9.8)	a (4.1)/c wb (21.1)	EB Q is 40 ft in AM; WB Q is 53 feet in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (4.1)/a ebl (9.9)	a (5.2)/c ebl (17.2)	EBL Q is 38 ft in AM; EBL Q is 103 ft in PM

1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection.
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 3 indicate all intersections and worst movements are expected to operate at acceptable LOS in 2026 with the proposed project. Further, the results indicate all intersections will experience short vehicle queues. (Again, when the operations of the intersection and critical movements are at LOS A, the random number generator can sometimes show slightly better delay or queuing results on minor movements even with higher traffic conditions.)

F. 2040 Operations

The long-range planning horizon year is 2040, as mentioned in the No-Build section. The results of the analysis of the 2040 No-Build traffic conditions, which continue to reflect a 1.0 percent annual growth rate,

assume the roadways surrounding the site have the current configuration. Table 4 summarizes the 2040 No-Build operations at the study area intersections.

Table 4
2040 No-Build Operations

Intersection	Overall/Worst Movement LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.7)/a nbl (2.8)	a (0.8)/a nbl (3.4)	NB Q is 28 ft in AM; NB Q is 40 ft in PM
Variolite St NW & 161st Avenue NW	a (1.8)/a eb (5.8)	a (2.2)/a wb (6.6)	EB Q is 41 ft in AM; EB Q is 45 ft in PM
Variolite St NW & Alpine Dr NW	a (2.0)/a sbl (3.9)	a (1.8)/a sbl (5.0)	SB Q is 45 ft in AM; SB Q is 43 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.2)/a ebl (4.8)	a (2.4)/a ebl (7.6)	EBL Q is 33 ft in AM; EBL Q is 28 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (0.8)/a nbt (0.9)	a (2.4)/a nbt (3.3)	NBL Q is 8 ft in AM; EBR Q is 9 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.4)/b ebl (12.2)	a (3.8)/b wbl (15.0)	EB Q is 32 ft in AM; WB Q is 62 ft in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (3.9)/b ebl (10.8)	a (4.7)/c ebl (15.4)	EBL Q is 49 ft in AM; EBL Q is 80 ft in PM

3.
1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 4 indicate all intersections and worst movements are expected to operate at acceptable LOS in 2040 without the proposed project. Further, the results indicate all intersections will experience short vehicle queues. (Again, when the operations of the intersection and critical movements are at LOS A, the random number generator can sometimes result in slightly better delay or queuing results on minor movements even with higher traffic conditions.) It is note, the left turning volume from Ramsey Blvd to Nowthen Blvd is great enough to consider a change in traffic control in 2040 at this intersection, however, the forecast operations and queues are acceptable. It is suggested this intersection be monitored as volumes in the area grow to determine if safety or traffic control changes are needed. Table 5 summarizes the results of the 2040 Build traffic operational analysis, assuming no improvements or mitigation.

Table 5
2040 Build Operations

Intersection	Overall LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.5)/a nbl (2.3)	a (0.4)/a nbl (2.3)	NB Q is 30 ft in AM; NB Q is 31 ft in PM
Variolite St NW & Site Access (170th Ave NW)	a (0.9)/a wbl (3.9)	a (0.8)/ a wbl (4.7)	WB Q is 30 ft in AM; WB Q is 21 ft in PM
Variolite St NW & 161st Avenue NW	a (2.1)/a eb (5.8)	a (1.8)/a wb (6.4)	EB Q is 43 ft in AM; EB Q is 46 ft in PM
Variolite St NW & Alpine Dr NW	a (2.2)/a sbl (4.2)	a (2.0)/a sbl (5.6)	SB Q is 46 ft in AM; SB Q is 44 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.3)/a ebl (6.2)	a (2.8)/b ebl (11.9)	EBL Q is 26 ft in AM; EBL Q is 45 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (2.2)/a ebl (8.9)	a (3.8)/b ebl (13.6)	EBL Q is 56 ft in AM; EB Q is 44 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.8)/a wb (9.4)	a (4.9)/c wb (20.3)	EB Q is 40 ft in AM; WB Q is 70 ft in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (5.0)/c ebl (18.1)	a (8.9)/e ebl (36.9)	EBL Q is 38 ft in AM; EBL Q is 187 feet in PM

3.
1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection.
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 5 indicate all intersections are expected to operate at acceptable overall LOS in 2040 with the proposed project. Further, the results indicate all intersections will experience short to moderate vehicle queues, which are typical for peak hour conditions. (Again, when the operations of the intersection and critical movements are at LOS A, the random number generator can sometimes result in slightly better delay or queuing results on minor movements even with higher traffic conditions.) However, the eastbound approach to Nowthen Boulevard NW from Ramsey in the PM Peak hour will be at capacity, and changes to the traffic control should be considered. Preliminary review of traffic signal and roundabout warrants suggest this intersection will satisfy peak hour warrant in the 2040 planning horizon year. Operational analysis of the potential traffic control change options indicates all movements will operate at LOS B or better, with short queues. It is noted if traffic control changes occur modifications to the intersection geometry will be needed. Review of minor modifications such as converting the northbound by-pass lane to a dedicated left turn lane will improve safety and show a slight reduction in northbound left

turn queues but do not address the critical eastbound movement. Crash data has been provided by Anoka County and shows the intersection has a crash rate that is 0.56 per million entering vehicles which is greater than the statewide average of 0.26 for similar intersections. It is suggested that this intersection be monitored to determine if safety or traffic control changes may be needed. No other intersection modifications are suggested for the 2040 Build condition to improve operations.

V. SUMMARY AND SUGGESTIONS

The preceding analysis has evaluated the potential traffic impacts of the proposed development of the Sotarra - Trott Brook residential project, on the operations of the study area intersections. The site is located adjacent to the west side of Nowthen Boulevard NW and east side of Variolite Street NW just north of Trott Brook and south of 173rd Avenue NW in Ramsey, Minnesota.

Two design years were considered in this study, 2026 to correspond to the year after build-out and 2040 to remain consistent with the long range planning horizon. For both design years a No-Build and Build scenario, was analyzed and compared to assess the development's impact, and the area's future infrastructure needs. Development of the Sotarra - Trott Brook residential project on the site by 2026 is expected to result in approximately 2,593 new vehicle trips on the study area roadway network per average weekday. Peak hour trips generated by the development are estimated at 196 during the AM peak hour and 264 during the PM peak hour.

The site access will include the extension 173rd Avenue NW westward from Nowthen Boulevard NW into the site and the construction of a new intersection on Variolite Street NW at approximately 170th Avenue NW. It is assumed the new 170th Avenue NW intersection with Variolite Street NW will include a dedicated northbound right turn lane and a southbound left turn by-pass lane on Variolite Street NW.

Growth in background traffic at a rate of 1.0 percent per year was accounted for in the analysis. Results of the operational analyses in the 2026 and 2040 No-Build and 2026 and 2040 Build scenarios indicate all the intersections will operate at acceptable levels of service with typical Peak Hour short to moderate vehicle queues. It is recommended that the new intersection at 170th Avenue NW and Variolite Street include a northbound right turn lane and a southbound left turn by-pass lane, and it is recommended the 173rd Avenue NW approach to Nowthen Boulevard include a dedicated right turn lane. No other improvements to the

roadways or intersections within the study area are required. However, it is suggested the intersection of Ramsey Boulevard NW and Nowthen Boulevard NW be monitored for to determine if future safety and/or traffic control changes are warranted by 2040.

CC Regular Session **5. 16.**

Meeting Date: 09/14/2021

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #21-267 Accepting Local Partnership Program Funding for Riverdale Drive Extension - Llama Street to Bowers Drive, Improvement Project #20-05

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-267 accepting $612,000 in awarded grant funds from the Minnesota Department of Transportation (MnDOT) through its State fiscal year 2023 Metro Local Partnership Program (LPP), which will be used to fund a portion of the costs to extend Riverdale Drive between Llama Street and Bowers Drive, designated as Improvement Project #20-05.

Background:

In September of 2014, the Cities of Ramsey and Anoka, in partnership with the Minnesota Department of Transportation (MnDOT), the Anoka County Highway Department, and the Metropolitan Council, completed the Highway 10 Access Planning Study. This Study included an Implementation Plan that identified 21 proposed improvement projects along the Highway 10 corridor through Anoka and Ramsey. Each of the identified projects were prioritized in the implementation plan as immediate, short-term, mid-term, or opportunity/ development/safety driven projects.

On October 28, 2014, the Ramsey City Council adopted the Highway 10 Access Planning Study, thereby supporting the mutual goals and objectives of the various agencies to improving the operations and safety of Highway 10 in balance with local community values.

Included in the Highway 10 Access Planning Study implementation plan is project #1-1-5, which calls for Riverdale Drive to be extended between Llama Street and Bowers Drive, south of U.S. Highway 10/169, supporting future development in the immediate area. A copy of the Highway 10 Access Planning Study implementation plan is included in the application attached to this case. The application also includes a figure showing the general scope of the proposed improvements, though it is important to note that the alignment of portions of Riverdale Drive and/or Bowers Drive may be revised during final design.

City Council authorized Staff to apply for up to $710,000 in state fiscal year 2023 grant funds through MnDOT's Local Partnership Program (LPP) per attached Resolution #21-149. The purpose of this grant program is to provide funds to assist local agencies in addressing problems on the Trunk Highway system that are of concern to local agencies but are typically not large-scale or critical enough that they are directly selected as projects in the regular MnDOT Road Program. Selected projects must:

- Provide a clear benefit to the Trunk Highway system as well as to the local community
- Be developed and administered by the local agency
- Have preliminary design, final design, right-of-way and utility relocation costs (as appropriate) paid for by the Local Agency
- Be designed to MnDOT Trunk Highway standards

A copy of the solicitation letter for the MnDOT fiscal year 2023 LPP grant program, which includes more detailed information about the program, is attached to this case.

On September 3rd MnDOT notified City Staff that the City was awarded $612,000 in LPP grant funding, which is

$98,000 less than the full amount requested. If accepted, the funds will become available on July 1, 2022. Projects that are awarded funding must be let by June 30, 2023. A copy of the award notification letter is attached.

Since LPP funds are only issued to the City at the time the project is substantially complete, the City must carry all project costs to be paid through LPP funds until the project is considered substantially complete and payment can be processed.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

The extension of Riverdale Drive between Llama Street and Bowers Drive is needed to support future development in this area. Capstone Homes currently proposes to begin construction in 2022 on the first phase of Riverstone South, a 244-unit residential development east of Bowers Drive and south of U.S. Highway 10/169. Commercial development is also proposed in the area between U.S. Highway 10/169 and the proposed extension of Riverdale Drive, though the City has not received any commercial development proposals for this area at this time.

These developers have preliminarily agreed to share in the costs to extend Riverdale Drive due to the benefit they will receive from the improvements. A preliminary cost share framework between the City and these two developers was approved by the City Council in January 2021, which included an estimated MnDOT grant funding component. Now that this amount is known, Staff revised the cost share framework and discussed it with these developers on September 8. Staff now intends to present the revised cost share framework to the Public Works Committee on September 23 and request a recommendation for City Council approval of the revised cost share framework on September 28, 2021.

Upon Council adoption of Resolution #21-267, Staff will submit a copy of the executed resolution to MnDOT formally acknowledging the City's acceptance of the awarded grant funds.

Alternatives:

Alternative Action 1:

Motion to adopt Resolution #21-267 accepting $612,000 in MnDOT grant funds through its State fiscal year 2023 Metro Local Partnership Program to fund a portion of the costs to extend Riverdale Drive between Llama Street and Bowers Drive, designated as Improvement Project #20-05.

Alternative Action 2:

Motion of other.

Funding Source:

As noted in the attached LPP grant application package, estimated construction costs for the proposed improvements is $2,749,000. Total project costs are estimated at $3,650,000.

Bolton and Menk, Inc. prepared and submitted the LPP grant application at a not-to-exceed fee of $1,900, which is included in the indirect project costs and will be shared among the project funding partners. Final cost splits have yet to be approved by the funding partners, which includes the City and will therefore require future Council approval.

Recommendation:

Staff recommends adopting Resolution #21-267 accepting $612,000 in MnDOT grant funds through its State fiscal year 2023 Metro Local Partnership Program to fund a portion of the costs to extend Riverdale Drive between Llama Street and Bowers Drive, designated as Improvement Project #20-05.

Action:

Adopt Resolution #21-267 accepting $612,000 in MnDOT grant funds through its State fiscal year 2023 Metro Local Partnership Program to fund a portion of the costs to extend Riverdale Drive between Llama Street and Bowers Drive, designated as Improvement Project #20-05.

Attachments

Resolution 21-267
MnDOT LPP Grant Solicitation
Approved Resolution 21-149
LPP Grant Application FY2023
LPP Grant Award Notification

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/09/2021 03:34 PM
Form Started By: Bruce Westby		Started On: 09/09/2021 04:21 AM
Final Approval Date: 09/09/2021		

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

RESOLUTION #21-267

RESOLUTION ACCEPTING LOCAL PARTNERSHIP PROGRAM (LPP) FUNDING FOR RIVERDALE DRIVE EXTENSION – LLAMA STREET TO BOWERS DRIVE, IMPROVEMENT PROJECT #20-05

WHEREAS, existing Riverdale Drive between Sunfish Lake Boulevard and Armstrong Boulevard functions as the south frontage road to U.S. Highway 10/169; and

WHEREAS, the City of Ramsey proposes to extend Riverdale Drive between Llama Street and Bowers Drive to extend the south frontage road system south of U.S. Highway 10/169 to Bowers Drive; and

WHEREAS, this improvement project is consistent with the goals and objectives of the Highway 10 Access Planning Study completed in 2014 in partnership between the Minnesota Department of Transportation (MnDOT) and the Anoka County Highway Department, and broadly supported by partnering agencies including the City of Anoka, City of Ramsey, Anoka County, MnDOT, and the Metropolitan Council; and

WHEREAS, the City represents that the proposed extension of Riverdale Drive between Llama Street and Bowers Drive meets the requirements of the Local Partnership Program (LPP) thereby allowing the project to receive LPP grant funding up to the maximum award amount of $710,000; and

WHEREAS, the City has the capability to adequately fund its local cost share for this improvement project; and

WHEREAS, the City agrees to comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City has the necessary capabilities to adequately develop, implement, manage, and maintain this public improvement project; and

WHEREAS, on September 3, 2021, MnDOT notified the City it was awarded $612,000 in funding through MnDOT's fiscal year 2023 Metro Local Partnership Program for use in funding a portion of the costs to extend Riverdale Drive between Llama Street and Bowers Drive, designated as Improvement Project #20-05.

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 accepts the awarded amount of $612,000 in LPP funding through the FY 2023 Local Partnership Program (LPP) to pay for a portion of the costs to extend Riverdale Drive between Llama Street and Bowers Drive, designated as Improvement Project #20-05.

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 14th day of September, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

DEPARTMENT OF TRANSPORTATION

Office of State Aid – Metro District
1500 West County Rd B2
Roseville, MN 55113-3174

Memo

Date: **April 20, 2021**

To: **METRO DISTRICT COUNTIES and CITIES**

From: **Phillip Bergem, Justin Attipou and Jason Radde**
Metro State Aid

RE: **MnDOT Fiscal Year (FY) 2023 (7/1/22 - 6/30/23)**
Metro Local Partnership Program - Solicitation of Projects

MnDOT Metro District will be accepting candidate projects for the FY 2023 Local Partnership Program (LPP; formerly the Metro Cooperative Agreement Program), due by **June 2, 2021**. The proposed funding currently available for FY 2023 is $2.74 million. The maximum award available for any individual project is $710,000 which can include up to 8% for construction engineering. This solicitation letter is also posted on the Metro State Aid website at: www.dot.state.mn.us/metro/stateaid/2023prog.pdf

The Metro District LPP exists to help fund projects that deliver a benefit to both the local community and the trunk highway system. These funds can pay for Trunk Highway eligible construction costs and up to 8% of the construction engineering costs (for inspection, contract administration, surveying and materials testing as applicable, based on eligible costs). The Right of Way, Utility Relocation, Preliminary Design and Final Design costs are not eligible for funding. Metro District's participation in the projects is based on eligibility as determined in MnDOT's Cost Participation Policy, which in turn is based on Minnesota Statutes. This policy and supporting information can be viewed at the following web addresses:
http://www.dot.state.mn.us/metro/stateaid/Cost_Part_Manual-2017.pdf
http://www.dot.state.mn.us/policy/financial/fm011.html

The purpose of the Metro District LPP is to address problems on the Trunk Highway system that are of concern to Local Agencies, but are typically not large-scale or critical enough that they are directly selected as projects in the regular MnDOT Road Program. Selected projects should:

- Provide a clear benefit to the Trunk Highway system as well as to the local community
- Be developed and administered by the local agency
- Have preliminary design, final design, right-of-way and utility relocation costs (as appropriate) paid for by the Local Agency
- Be designed to MnDOT Trunk Highway standards

Advance planning must occur to ensure that the proposed projects are developed into designs that meet the needs and requirements of all involved parties. Preliminary discussions with the appropriate MnDOT Area Manager or Engineer and the Metro LPP staff are an essential part of this planning.

The *Municipal Agreement Program – Planning and Programming Guide* (**Red Book**) provides **useful information** regarding the Local Partnership process and submittal requirements. It is posted on the Metro State Aid website, Cooperative Agreement page: http://www.dot.state.mn.us/metro/stateaid/cooperat.html. That website also has a link to the *Plan Preparation, Design and Construction Guide* (**Green Book**) which provides required information needed during the design phase.

The anticipated submittal, evaluation and selection process and schedule is:

	Anticipated Dates
• The Local Agency prepares the application submittal package. The contents of the application are identified later in Appendix A.	**Due date: June 2, 2021**
• MnDOT Metro District Functional Areas review the application packets and provide comments to Cooperative Agreement Program staff	(June 3 - July 7)
LPP staff compiles comments and sends them to Local Agencies	Sent out: July 12, 2021
• Local agencies can draft a response to MnDOT review comments or to adjust the submittal packets	**Returned by July 28, 2021**
• Review packets sent to selection committee. (Selection committee typically consists of two representatives from Metro State Aid Cities, a representative from a Metro County and Metro State Aid staff.)	
• Committee meets, projects selected and announced soon afterwards	Late-August 2021

Funds for selected projects will become available July 1, 2022. Projects must be let by June 30, 2023.

Attached is a list of what should be included in the proposal packet. Please submit **an electronic version of the package or a link on a website to an electronic version. Portable Document Format (.pdf) is preferred.**

Please submit all application packages to us no later than Wednesday, June 2, 2021. For questions regarding the Local Partnership Program, please contact Jason (jason.radde@state.mn.us), Justin (justin.attipou@state.mn.us) or Phil (phillip.bergem@state.mn.us).

We look forward to working with you.

Appendix A

Proposal Packet Requirements

Criteria Used in Project Selection

The following Criteria will be used for scoring projects and assisting in section by the selection committee. These are, from more important to less important:

1. Local and Regional Priorities
2. Mobility and Access Improvements
3. Safety
4. Infrastructure Condition
5. Project Readiness

The following numbered items need to be included in the submittal package. Please submit **an electronic version of the package or a link on a website to an electronic version. Portable Document Format (.pdf) is preferred.** (If the pdf is 20 MB in size or smaller it can be emailed to us. If you provide a link, confirm that we can access it through the State's firewall.)

The *Municipal Agreement Program – Planning and Programming Guide* (**Red Book**) provides **useful information** regarding the Local Partnership process and submittal requirements. It is posted on the Metro State Aid website, Cooperative Agreement page: http://www.dot.state.mn.us/metro/stateaid/cooperat.html.

1. **Request letter** from the local agency describing the project and requesting funding from the Local Partnership Program. The request letter should include:
   - Contact information, name, title, email, phone and address for both the person submitting the application and, if different, the person available to answer any questions about the project
   - Reasons for the project
   - A summary of total proposed costs and requested amount of MnDOT funding. (Include all projects planned for the immediate area, including if there are Federal funds that were obtained.)
   - A written narrative the benefits to the Trunk Highway and local roadway systems.
   - A brief narrative or overview of how you expect traffic will be handled. (Detour, constructed under traffic, minor impacts and use of Field Manual, etc.)
   - Whether there is an opportunity to advance the work, if it is possible to leverage local and/or private funding, and other information as applicable

This letter will be used as a **project summary** and quick reference during the actual selection process.

2. **A geometric layout or concept sketch** of the proposed project. Include only the concept that is being used. There is no need for multiple concept sketches. The more detailed and complete the layout or sketch is, the easier it will be for the review committee to understand the proposed project and related benefits when it comes to ranking proposals. A MnDOT staff approved Layout may be required as part of the project development depending on the type and complexity of project. Layout guidance can be found at

http://www.dot.state.mn.us/design/geometric/. Consider starting the Layout development process before project selection because of the time required for Layout review and approval.

3. **A drawing of the existing conditions.** This way the committee can clearly compare the proposed improvements to existing conditions.

4. **Cost estimate**. This should include the total project cost, including estimated design costs, estimated right-of-way costs, the contribution from any partners, and the amount requested from the LPP.
   - Make sure that the LPP funds requested adequately cover the Trunk Highway eligible costs. LPP funds are fully allocated during the selection process and providing additional State money later in the project is difficult, if not impossible.
   - Indicate other funding sources to clearly show that the project is fully funded.
   - If the project involves signals, include MnDOT's share of the State Furnished Materials (SFM).

5. **Supporting Documentation and Additional Materials**

Required Elements

a. Indicate if right-of-way is expected to be acquired (temporary and permanent) and if any will be passed along to MnDOT. (All R/W acquired by and for MnDOT requires Environmental Due Diligence (EDD) forms to be completed and evaluated during design.)
b. Indicate if there will be any excavation deeper than the Class 5. (This determines future involvement of the Environmental Investigative Unit.)
c. If you are submitting applications for more than one project, please rank them in order of priority. The preference will be considered but the committee reserves the right to select any project from those submitted regardless of stated ranking.

Suggested Elements

While these materials are not required for the application, they may help the selection committee understand your project better and increase the likelihood of project selection. Please note that this information may be needed during the design phase if the project is selected.

a. Traffic Study (as applicable)
b. Intersection Control Evaluation (ICE) report or letter if an all-way stop, signal, or roundabout is proposed
c. Environmental studies or documentation, if available, such as the following:
   i. Contaminated Properties/Regulated Waste Screening Checklist
   ii. Phase 1 and/or 2 Environmental Site Assessment
   iii. Clearance Letters from pertinent Regulatory Agencies
   iv. Project Memo, EA, EAW, etc. as applicable or available at time of submittal

Plan review will be completed by MnDOT functional areas (Traffic, Water Resources, etc.) and is different than reviews for State Aid plans. Plans need to be developed to MnDOT standards which are different than State Aid standards. There will be additional coordination with, and input from, various MnDOT groups. Local Agencies are advised to have staff or consultants experienced with MnDOT Trunk Highway projects directly involved with the plan development. Discussion with MnDOT Area Managers or LPP staff will help to minimize surprises during the application and plan development stages.

For projects that are selected, there are requirements for all plans with Trunk Highway impacts. Discuss these with your design staff or include in your RFP/contract if you are using a consulting firm for design. These requirements are:

- Quality Management Process (QMP) – Designers must have quality management procedures that they use during plan development. It does not have to be the same process that MnDOT uses, but it has to follow reasonable quality control guidelines and designers must certify that they are using such a process. A compliance form and more information will be provided during design. Details on MnDOT's process can be found here: http://www.dot.state.mn.us/design/qmp/index.html
- Transportation Management Plan (TMP), if applicable – Projects with significant impacts to Trunk Highway traffic require a TMP that is reviewed and approved by Metro Traffic staff. The complexity of the TMP will depend on the complexity of the project and the level of traffic impact. Contact either the Metro Traffic division or LPP Project Manager for more details.
- Electronic as-builts – This is required for certain elements of projects, is an eligible construction cost item, and should be included in the Statement of Estimated Quantities and Special Provisions.
- Responsible Contractor provision – This is required by Minnesota Law and Statute for projects over $50,000.
- Pedestrian facilities - Guidelines for pedestrian and facilities and the influence of the Americans with Disabilities Act (ADA) provisions continue to be refined. Technical Memoranda No. 18-04-OP-01 provides some additional design requirements. http://techmemos.dot.state.mn.us/techmemo.aspx

Local Partnership projects have received added scrutiny regarding Cost Participation Policy eligibility. If a proposed project is of marginal benefit to the Trunk Highway system, it may be necessary to complete a benefit-cost analysis and have it approved by MnDOT staff in order to secure funding.

Projects that are <u>selected</u> will be required to furnish:

- Cultural and Threatened & Endangered Species Review Request Form: http://www.dot.state.mn.us/stateaid/projectdelivery/environmental/cultural-threatened-endangered-review-request.docx
- Project schedule - Work with the LPP Project Manager to establish a schedule for the project completion. The Project Manager will discuss with you the various review stages and typical time requirements.

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

RESOLUTION #21-149

RESOLUTION AUTHORIZING LOCAL PARTNERSHIP PROGRAM (LPP) GRANT APPLICATION FOR RIVERDALE DRIVE EXTENSION – LLAMA STREET TO BOWERS DRIVE, IMPROVEMENT PROJECT #20-05

WHEREAS, existing Riverdale Drive between Sunfish Lake Boulevard and Armstrong Boulevard functions as the south frontage road to U.S. Highway 10/169; and

WHEREAS, the City of Ramsey proposes to extend Riverdale Drive between Llama Street and Bowers Drive to extend the south frontage road system south of U.S. Highway 10/169 to Bowers Drive; and

WHEREAS, this improvement project is consistent with the goals and objectives of the Highway 10 Access Planning Study completed in 2014 in partnership between the Minnesota Department of Transportation (MnDOT) and the Anoka County Highway Department, and broadly supported by partnering agencies including the City of Anoka, City of Ramsey, Anoka County, MnDOT, and the Metropolitan Council; and

WHEREAS, the City represents that the proposed extension of Riverdale Drive between Llama Street and Bowers Drive meets the requirements of the Local Partnership Program (LPP) thereby allowing the project to receive LPP grant funding up to the maximum award amount of $710,000; and

WHEREAS, the City has the capability to adequately fund its local cost share for this improvement project; and

WHEREAS, the City agrees to comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City has the necessary capabilities to adequately develop, implement, manage, and maintain this public improvement project.

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

1. That the Ramsey City Council hereby authorizes Staff to apply for up to $710,000 in funding through the FY 2023 Local Partnership Program (LPP) to extend Riverdale Drive between Llama Street and Bowers Drive.

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

All approved, with CM Heineman attending remotely

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of May, 2021.

Mayor

ATTEST:

City Clerk

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

May 19, 2021

Mr. Phillip Bergem, P.E.
Cooperative Agreements Engineer
MnDOT Metro Office of State Aid
1500 West County Rd B2
Roseville, MN 55113-3174

Re: FY 2023 Metro Local Partnership Program Request
Riverdale Drive Extension – Llama Street to Bowers Drive

Dear Mr. Bergem:

The City of Ramsey requests consideration for funding in the FY 2023 Metro Local Partnership Program solicitation for the Riverdale Drive Extension project. The project proposes to extend Riverdale Drive from Llama Street to Bowers Drive, approximately 0.8 miles, along the south side of Trunk Highway 10. The proposed improvements will complete the frontage road system along the south side of TH 10 from Sunfish Lake Boulevard to Bowers Drive. Benefits of the project include:

Local and Regional Priority – The proposed project is depicted in the *Highway 10 Access Planning Study* as "Opportunity/Development/Safety Driven", indicating this is a regional priority. From the local perspective, there are approximately 250 acres of land adjacent to the proposed roadway that are currently under consideration for development or redevelopment as shown in the attached Concept Sketch. The potential commercial and residential properties would be able to access the Armstrong Boulevard interchange via Riverdale Drive once the new extension is completed.

Mobility and Access Improvements – The proposed project will provide access to new development areas within the City, while reducing direct access to TH 10. The new developments will be able to use the Riverdale Drive frontage road system to access the Armstrong Boulevard interchange, rather than directly accessing TH 10. The 10 ft wide, ADA compliant, multi-use trail will provide accommodations for bicyclists and pedestrians along the corridor.

Safety – As a portion of the project, two direct accesses onto TH 10 will be removed. The accesses will be reconstructed to connect to the new segment of Riverdale Drive. Additionally, a median cross-over along TH 10 will be removed, reducing the potential for severe right-angle crashes. The existing access onto TH 10 at Bowers Drive will be removed, with Bowers Drive terminating in a cul-de-sac. The access onto TH 10 will essentially be shifted approximately 720 feet to the east. The eastbound TH 10 right turn lane at the access location will be extended, reducing the potential for rear-end type collisions.

The project will also extend the functionality, or "reach" of the grade separated crossing of TH 10 and the BNSF railroad at Armstrong Boulevard. This will lead to more reliable emergency response for the area on the south side of TH 10.

Infrastructure Condition – The proposed project extends through an undeveloped portion of the City, where no infrastructure currently exists. The Riverdale Drive extension will ensure these new developments can be accessed via a frontage road system, rather than by TH 10.

Project Readiness – The City of Ramsey has delivered two segments of Riverdale Drive through the Local Partnership Program or its predecessors: the Municipal Agreement program and the Cooperative Agreement program. We are aware of the project and plan requirements and are committed to delivering the project if awarded funding. We are in continual communication with developers and will be able to set the final alignment, obtain right-of-way, and proceed to final design quickly.

CONTACT INFORMATION

For questions related to this proposal, please contact:

Bruce Westby, P.E.
City Engineer
7550 Sunwood Drive NW | Ramsey, MN 55303
763-433-9825 (Direct) | 763-647-4485 (Cell)
bwestby@cityoframsey.com

REASONS FOR THE PROJECT

There are many reasons for completion of the Riverdale Drive extension project. When completed, the proposed project will:

- Complete the frontage road system along the south side of TH 10 from Sunfish Lake Boulevard to Bowers Drive,
- Complete a portion of the improvements detailed in the *Highway 10 Access Planning Study,*
- Remove two accesses and a median cross-over from TH 10, making the area safer for the traveling public,
- Extend the eastbound TH 10 right turn lane at the access near Bowers Drive,
- Extend the functionality, or "reach" of the grade separated crossing of TH 10 and the BNSF railroad at Armstrong Boulevard for emergency response vehicles,
- Provide access to developments being planned in the area of the improvements, and
- Allow infrastructure to be extended into a currently undeveloped portion of the City.

ESTIMATED COST SUMMARY

The proposed project will include costs for extending City infrastructure into the area to serve developments with roadways, sanitary sewer and watermain. The City is requesting funding to assist with roadway, trail and storm sewer components of the project. The total project costs are estimated at $3,650,000, with the roadway, trail and storm sewer construction costs estimated at $1,693,000. The City is requesting $710,000 of the $1,693,000 in eligible construction costs.

The City is committed to preparing a funding package that will include all project costs, including right-of-way, preliminary design, final design, and other City costs required to complete the project. In terms of percentage,

the City is requesting approximately 42% of the eligible roadway and storm sewer construction costs, which also equates to less than 20% of the total project costs.

Improvement Type	Requested Eligible Cost	City Cost
Roadway, Trail, Storm Sewer and TH 10	$ 710,000	$ 983,000
Watermain	$ 0	$ 563,000
Sanitary Sewer	$ 0	$ 493,000
Right-of-Way	$ 0	$ 150,000
Design and Construction Engineering (18% Est)	$ 0	$ 495,000
Other Local Project Delivery Costs	$ 0	$ 256,000
TOTALS	$ 710,000	$2,940,000

BENEFITS TO THE TRUNK HIGHWAY AND LOCAL ROADWAY SYSTEM

The project is intended to improve access, mobility and safety along the TH 10 corridor. This improvement was detailed in the *Highway 10 Access Planning Study*, and will provide benefit to the TH 10 corridor by:

- Removing two accesses to TH 10,
- Removing a median cross-over from TH 10,
- Extending the eastbound TH 10 right turn lane near Bowers Drive,
- Providing access to a new area of development and allowing the new traffic to access TH 10 via the Armstrong Boulevard interchange,
- Allowing better access for emergency vehicles to the area.

TRAFFIC CONTROL DURING CONSTRUCTION

The work along TH 10 will include the removal of two private accesses, removal of a median cross-over and associated left turn lanes, and extension of a right turn lane near Bowers Drive. The work is anticipated to be primarily completed using shoulder closures. No lane closures are anticipated. The frontage road will be constructed along a new alignment, minimizing the need for traffic control on the local roadway system.

SCHEDULE AND STRATEGY

The City has received information from developers indicating there will be a need for the extension of Riverdale Drive in the immediate future. The City will be able to leverage local assessments, State Aid funding, and City trunk utility funding for the project. Those sources, along with Local Partnership Program funding, will allow for a complete financing package to be developed. The project could potentially be designed in 2021, bid in early 2022, and constructed in 2022.

ATTACHMENTS AND OTHER INFORMATION

Concept Sketch - The attached Concept Sketch was originally included in the *Highway 10 Access Planning Study.* The sketch has been shared with developers and the alignment has been refined over the past several years. The sketch also depicts the access closures, the median cross-over closure and the developing area adjacent to the Riverdale Drive Extension.

Existing Conditions - The existing conditions can be seen on the attached figure.

Cost Estimate - A construction cost estimate is attached which aligns with the construction cost summary presented previously in this letter.

Supporting Documentation and Additional Materials - Excerpts from the *Highway 10 Access Planning Study* are attached, including the original concept sketch and the Implementation Plan. The *Highway 10 Access Planning Study* involved strong and effective coordination between the study's project partners:

- MnDOT,
- Anoka County,
- City of Ramsey, and
- City of Anoka.

Letter of Support - A letter is attached from Melissa Barnes, P.E., MnDOT Metro North Area Manager.

Right-of-Way - Right of way will be required for the project. The City is currently working with Anoka County and developers to acquire the right of way. The City intends to acquire the necessary right-of-way for a portion of the proposed Riverdale Drive improvements through the property development process, whereby the necessary right-of-way is conveyed to the City during the platting process. The developers are targeting Preliminary Plat (master plan) approval and Construction Plan approval for Phase 1 of their development in the fall of 2021. The developers then intend to commence construction as soon as conditions allow in the Spring of 2022. However, the City could acquire the necessary right-of-way for the extension of Riverdale Drive earlier, if needed. The right of way will remain dedicated to the City of Ramsey, with none of the property being passed along to MnDOT.

Excavations - Excavation will be required below the Class 5 to allow for installation of public utilities along the corridor.

Maintenance - The frontage road, trail and pond will be maintained by the City of Ramsey after completion of construction.

The attachments to this funding request letter include the Concept Sketch, existing conditions graphic, cost estimate, excerpts from the *Highway 10 Access Planning Study*, and letter of support from Melissa Barnes, MnDOT Metro District North Area Manager.

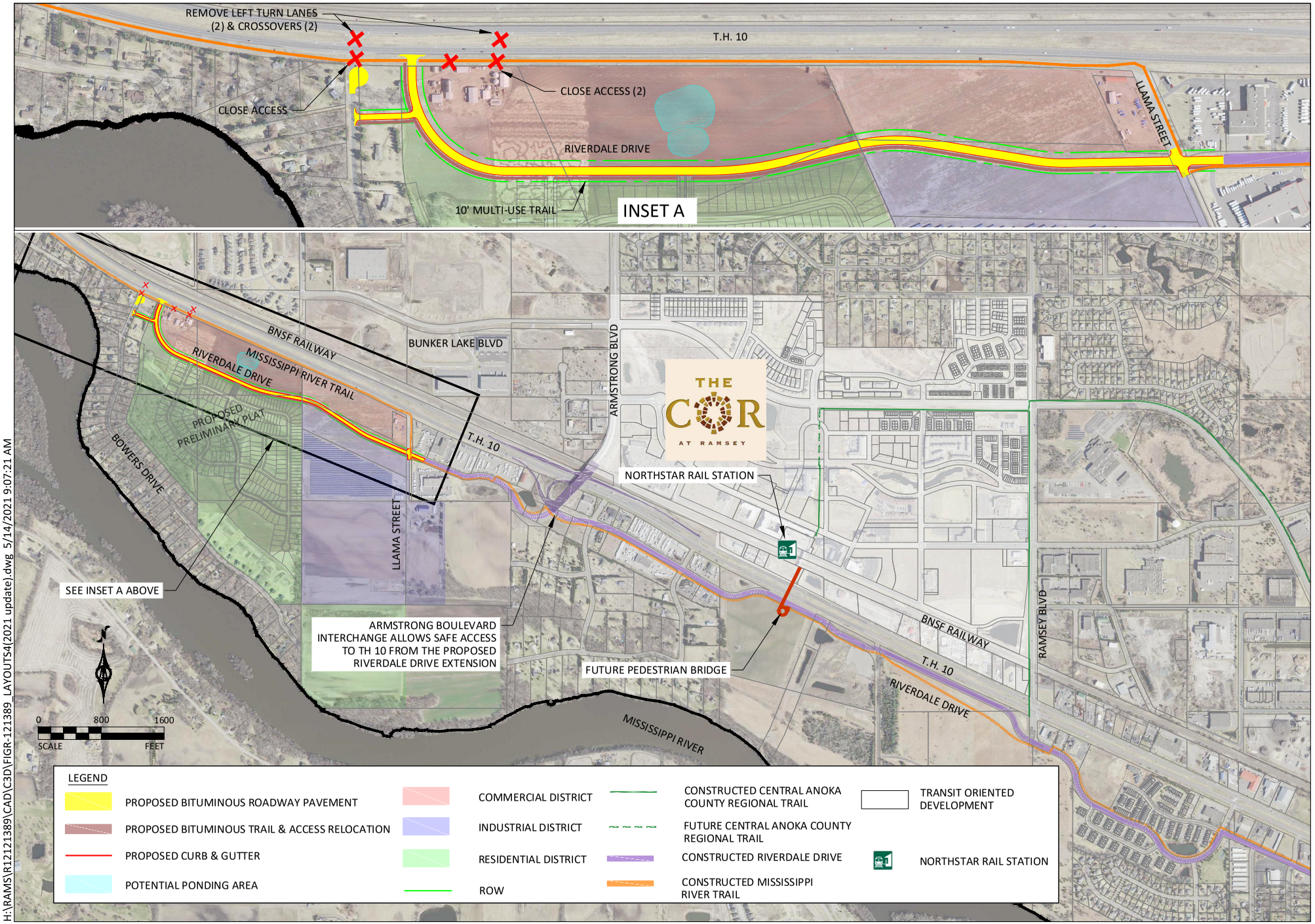
Thank you for the opportunity to submit this project for consideration of funding in the FY 2023 Metro Local Partnership Program. If you have any questions about the project or the information contained in this application, please contact me at (763) 433-9825, or bwestby@cityoframsey.com.

Sincerely,
CITY OF RAMSEY



Bruce Westby, P.E.
City Engineer

Attachments: Concept Sketch
Existing Conditions Graphic
Cost Estimate
Excerpts from the *Highway 10 Access Planning Study* (5 Pages)
Letter of Support, MnDOT



H:\RAMS\R12121389\CAD\C3D\FIGR-121389_LAYOUTS4(2021 update).dwg 5/14/2021 9:07:21 AM

LOCAL PARTNERSHIP PROGRAM

CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION EXISTING CONDITIONS

MAY 2021

BOLTON & MENK



H:\RAMS\R12121389\CAD\C3D\FIGR-121389_EX(2021 UPDATE).dwg 5/14/2021 10:18:59 AM

PRELIMINARY ENGINEER'S ESTIMATE

LOCAL PARTNERSHIP PROGRAM APPLICATION
RIVERDALE DRIVE EXTENSION
CITY OF RAMSEY, MN
5/14/2021

BOLTON & MENK
Real People. Real Solutions.

					PARTICIPATING				NON-PARTICIPATING			
					ROADWAY		STORM SEWER		SANITARY SEWER		WATERMAIN	
ITEM	TOTAL ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
MOBILIZATION	1	LUMP SUM	$140,000.00	$140,000.00	0.48	$67,200.00	0.13	$18,200.00	0.18	$25,200.00	0.21	$29,400.00
TRAFFIC CONTROL	1	LUMP SUM	$40,000.00	$40,000.00	0.48	$19,200.00	0.13	$5,200.00	0.18	$7,200.00	0.21	$8,400.00
REMOVE BITUMINOUS PAVEMENT	4,100	SQ YD	$4.00	$16,400.00	4,100	$16,400.00						
COMMON EXCAVATION (P) (EV)	11,810	CU YD	$12.00	$141,720.00	11,810	$141,720.00						
DEWATERING	1	LUMP SUM	$50,000.00	$50,000.00					1	$50,000.00		
AGGREGATE BASE CLASS 5	11,900	TON	$16.00	$190,400.00	11,900	$190,400.00						
BITUMINOUS PAVEMENT (ROADWAY AND TRAIL)	6,600	TON	$75.00	$495,000.00	6,600	$495,000.00						
CONCRETE CURB & GUTTER DES B618	9,300	LIN FT	$14.00	$130,200.00	9,300	$130,200.00						
PEDESTRIAN CURB RAMPS	8	EACH	$6,000.00	$48,000.00	8	$48,000.00						
SIGN PANELS TYPE C	150	SQ FT	$75.00	$11,250.00	150	$11,250.00						
RC PIPE APRON	2	EACH	$2,000.00	$4,000.00			2	$4,000.00				
CHANNNEL & POND EXCAVATION	5,000	CU YD	$10.00	$50,000.00			5,000	$50,000.00				
STORM SEWER RC PIPE	3,900	LIN FT	$50.00	$195,000.00			3,900	$195,000.00				
DRAINAGE STRUCTURE W/ CASTING	28	EACH	$3,080.00	$86,240.00			28	$86,240.00				
RANDOM RIPRAP CL III	50	CU YD	$110.00	$5,500.00			50	$5,500.00				
SANITARY SEWER MANHOLE W/ CASTING	16	EACH	$7,850.00	$125,600.00					16	$125,600.00		
PVC PIPE SEWER	4,500	LIN FT	$62.00	$279,000.00					4,500	$279,000.00		
CONNECT TO EXISTING SANITARY MANHOLE	1	EACH	$5,500.00	$5,500.00					1	$5,500.00		
CONNECT TO EXISTING WATER MAIN	2	EACH	$2,000.00	$4,000.00							2	$4,000.00
6" GATE VALVE & BOX	9	EACH	$3,200.00	$28,800.00							9	$28,800.00
HYDRANT	3	EACH	$4,400.00	$13,200.00							3	$13,200.00
WATERMAIN DUCTILE IRON	6,200	LIN FT	$72.00	$446,400.00							6,200	$446,400.00
WATERMAIN FITTINGS	2,500	POUND	$13.00	$32,500.00							2,500	$32,500.00
EROSION CONTROL AND SITE STABILIZATION	1	LUMP SUM	$64,000.00	$64,000.00	1	$64,000.00						
SEEDING	8	ACRE	$12,500.00	$100,000.00	8.00	$100,000.00						
PAVEMENT STRIPING	4,800	LIN FT	$7.00	$33,600.00	4,800	$33,600.00						
PAVEMENT MARKINGS	500	SQ FT	$25.00	$12,500.00	500	$12,500.00						
		ROUNDED TOTAL AMOUNTS		**$2,749,000**		**$1,329,000**		**$364,000**		**$493,000**		**$563,000**

HIGHWAY 10 ACCESS PLANNING STUDY



Study Report

SEPTEMBER 12, 2014

MINNESOTA DEPARTMENT OF TRANSPORTATION

ANOKA COUNTY

BOLTON & MENK
Engineers & Surveyors

PROJECT MANAGEMENT TEAM

PROJECT MANAGEMENT TEAM

Representative	Agency	Title
Paul Jung	MnDOT	Project Manager/North Area Engineer
Wayne Norris	MnDOT	North Area Manager (through June 3, 2014)
Sheila Kauppi	MnDOT	North Area Manager (after June 3, 2014)
Jim Henricksen	MnDOT	Metro District Program Management
Kevin Schwartz	MnDOT	Traffic Signal Optimization
Paul Czech	MnDOT	Metro District Planning
Tony Fischer	MnDOT	Metro Freeway Operations
Gayle Gedstad	MnDOT	North Area Traffic Engineer
Gina Mitteco	MnDOT	Metro District Planning
Steve Voss	MnDOT	District 3 Planning Director
Mark Filipi	Metropolitan Council	Travel Forecasting
Doug Fischer	Anoka County	County Engineer
Chris Chromy	Bolton & Menk	Project Manager
Eric Johnson	Bolton & Menk	Deputy Project Manager

STUDY ADVISORY COMMITTEE

STUDY ADVISORY COMMITTEE

Representative	Agency	Title
Tim Gladhill	City of Ramsey	Development Services Manager
Bruce Westby	City of Ramsey	Engineer
Carolyn Braun	City of Anoka	Planning Director
Justin Femrite	City of Elk River	Engineer
Arlene McCarthy	Metropolitan Council	Transportation Director
Doug Fischer	Anoka County	County Engineer
Jack Forslund	Anoka County	Multimodal Transportation Director
Andrew Witter	Anoka County	Assistant County Engineer
Jane Rose	Anoka County	Traffic Engineering Manager
Jason Orcutt	Anoka County	Design Engineer
Matthew Parent	Anoka County	Transportation Planner
Steve Voss	MnDOT	District 3 Planning Director
Paul Jung	MnDOT	Project Manager
Wayne Norris	MnDOT	North Area Manager (through June 3, 2014)
Sheila Kauppi	MnDOT	North Area Manager (after June 3, 2014)
Scott McBride	MnDOT	Metro District Engineer
Jim Henricksen	MnDOT	Metro District Program Management
Chris Chromy	Bolton & Menk	Project Manager
Eric Johnson	Bolton & Menk	Deputy Project Manager

Table 3 – Implementation Plan

Priority	Project	Project Description	Potential Funding	Cost				Comments
				ROW Acquisition	RALF Payback	Construction	Total	
Immediate	Subarea 5	Short term pedestrian improvements | Median barrier with fence | Select trail connections (Verndale to Fairoak - north side and Fairoak to Main - south side)	TH / MA	$0	$0	$390,000	$390,000	Immediate pedestrian safety improvements targeting key deficiencies | Temporary (throw away)
	5-1-1	Construct Greenhaven Pkwy from Thurston Ave to Main St | New intersection on Thurston Ave (signal or roundabout) | Remove all-way stop on Thurston Ave	MA / TIF / LOCAL / MSAS	$2,200,000	$100,000	$2,700,000	$5,000,000	Continuous local connection from Thurston to Main on N side of TH 10 | Dependent upon ROW acquisition
	5-1-2a	Reduced conflict intersection at Fairoak Ave | Frontage Road from Cutters Grove to Fairoak Ave | Pedestrian overpass near Verndale Avenue	TAP / TH / HSIP / COC / CIMS / CMAQ / LOCAL / MA / MSAS	$800,000	$0	$8,800,000	$9,600,000	Significant safety and mobility improvements on WB Hwy 10 | Provide pedestrian accommodations prior to Fair Oak signal removal
	4-1-2E	North Frontage Rd from Sunfish Lake Blvd to Anoka Tech	MA / LOCAL / MSAS / RALF	$800,000	$900,000	$1,300,000	$3,000,000	Continuous local connection from Sunfish to Thurston on N side of TH 10 | Closes 11 access points on TH 10
	3-1-4 4-1-2W	Realign TH 10 between Ramsey Blvd and Sunfish Lake Blvd | Construct North Frontage Rd	MA / LOCAL / RALF / MSAS / TH / CIMS	$1,900,000	$3,000,000	$6,700,000	$11,600,000	Continuous local connection from Ramsey to Sunfish on N side of TH 10 | Closes 26 access points on TH 10
	3-1-1	South Frontage Rd extension from Traprock St to Ramsey Blvd	MA / LOCAL / MSAS / PRIV	$300,000	$0	$800,000	$1,100,000	Continuous local connection from Armstrong to Ramsey Blvd on S side of TH 10 | Closes 1 access point on TH 10
			Subtotal		***$29.6 M***			
Short-Term	5-1-3	Extension of south frontage road from Fairoak Ave to Main St | Roundabout at Main St interchange | Removal of TH 10 WBL access at south Fairoak Ave	LOCAL / HSIP / MA / MSAS / TH / CSAH	$100,000	$0	$2,500,000	$2,600,000	Continuous local connection from Cutters Grove to Main | Needs to be complete prior to improvements at Thurston and TH 10
	4-1-3 4-1-4	Extend Riverdale Dr east of Tungsten | New right in/right out access on TH 10 | Remove driveways on eastbound TH 10 between Sunfish Lake Blvd and Tungsten St	MA / LOCAL / MSAS / PRIV / TH	$800,000	$0	$1,500,000	$2,300,000	Dependent upon ROW acquisition, property owner meeting | Closes 11 access points on TH 10
	Subarea 5	Grade separation treatment at Thurston Avenue (westbound flyover, High T, eastbound and westbound flyover, or overpass with RI/RO) | Complete N frontage rd to west	CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF	$16M - $26.2M				$16M for WB Flyover | $26.2 M for Thurston Overpass
			Subtotal		***$20.9 - $31.1 M***			
Mid-term	Subarea 4	Grade separation treatment at Sunfish Lake Blvd (westbound flyover, High T, eastbound and westbound flyover, or Sunfish Lake Blvd overpass with RI/RO)	STP / CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF / CSAH	$11M - $19.2M				$11 for WB Flyover up to $19.2 for EB and WB Flyover
	Subarea 3	Grade separation treatment at Ramsey Blvd (westbound flyover, High T, eastbound and westbound flyover, Ramsey Blvd overpass with RI/RO)	STP / CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF / CSAH	$11.4M - $23.9M				$11.4 for WB Flyover up to $23.9 for High T with Local Overpass with RI/RO
	Subarea 5	Full grade separation conversion at Thurston Ave (if not completed previously)	CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF	$0 or $23M - $26M				EB Flyover or High-T with Local Overpass
			Subtotal		***$22.4 - $69.1 M***			
Opportunity / Development / Safety Driven	3-1-3	Purchase right-of-way along north side of TH 10 between Armstrong Blvd and Ramsey Blvd	RALF / TH	$9,500,000	$2,000,000	$0	$11,500,000	Long term access to properties not viable | Continue to purchase properties as opportunities present themselves
	3-1-2	Veterans Dr extension to Ramsey Blvd	LOCAL / PRIV	$100,000	$0	$500,000	$600,000	Development driven
	Subarea 4	RR Underpass - Sunfish Lake Boulevard	CIMS / CSAH / CTIB / HSIP / LOCAL / MSAS / RR / STP / TIGER	$0	$0	$14,500,000	$14,500,000	County working on plan to grade separate all major at-grade BNSF crossings
	Subarea 3	RR Underpass - Ramsey Boulevard	CIMS / CSAH / CTIB / HSIP / LOCAL / MSAS / RR / STP / TIGER	$0	$0	$11,500,000	$11,500,000	County working on plan to grade separate all major at-grade BNSF crossings
	1-1-1	156th St extension Jarvis St to Alpine St	MA / LOCAL / PRIV	$0	$0	$800,000	$800,000	Continue to monitor the safety of access on TH 10
	1-1-2	South Frontage Rd extension Edison St to Adams St	MA / LOCAL / PRIV	$100,000	$0	$900,000	$1,000,000	Continue to monitor the safety of access on TH 10
	1-1-3	RCUT at Alpine Dr with turn lane improvements and South Frontage Rd to Alpine Dr	HSIP / MA/ LOCAL / TH / MSAS	$200,000	$0	$1,400,000	$1,400,000	Continue to monitor the safety of access on TH 10
	1-1-4	RCUT at Bowers Dr with turn lane improvements	HSIP / MA/ LOCAL / TH / MSAS	$0	$0	$800,000	$800,000	Continue to monitor the safety of access on TH 10
	1-1-5	Riverdale Blvd extension to Bowers Dr	MA/ LOCAL / PRIV / TED	$500,000	$200,000	$1,300,000	$2,000,000	Continue to monitor the safety of access on TH 10
			Subtotal		***$44.1 M***			

CIMS	Corridor Investment Management Strategy Funds (State)
CMAQ	Congestion Mitigation and Air Quality Funds (Federal)
COC	Corridors of Commerce Funds (State)
CSAH	County State Aid Highway Funds (State)
CTIB	RR Grade Separation benefitting Northstar Corridor
HSIP	Highway Safety Improvement Program Funds (Federal)
LOCAL	Local County or City Funding

LRIP	Local Road Improvement Program Funds (State)
MA	Municipal / Cooperative Agreement Funds (State)
MSAS	Municipal State Aid System Funds (State)
PRIV	Private Funding / Development (Private)
RALF	Right-of-Way Acquisition Loan Fund (State)
RR	Railroad Grade Crossing Safety Funds (Federal)
STP	Surface Transportation Program Funds (Federal)

TAP	Transportation Alternatives Program Funds (Federal)
TED	Transportation / Economic Development (State)
TH	Trunk Highway Funds (State)
TIF	Tax Increment Financing Funds (Local)
TIGER	Transportation Investment Generating Economic Recovery Funds (Federal)
TRLF	Transportation Revolving Loan Fund (Federal)

TOTAL INVESTMENT
(2014 dollars)
$115 - $160 M

ANOKA COUNTY

MINNESOTA DEPARTMENT OF TRANSPORTATION

Riverdale Dr Extension

(Bowers Dr to Llama St)

Highway 10 Access Planning Study



Priority: Development Driven

Cost: $2.0M

- **Local Street Extension**

Achieves:

- Critical local system connection along south side of Hwy 10
- Continuous local street along south side of Hwy 10
- Supports city's development goals

OLTON MENK INC

Consultin Engineer ur eyor

DEPARTMENT OF TRANSPORTATION

May 19, 2021

Bruce Westby, PE

Ramsey City Engineer

7550 Sunwood Drive NW

Ramsey, MN 55303

RE: Letter of Support for Riverdale Drive Extension; Llama Street to Bowers Drive

Dear Mr. Westby:

The Minnesota Department of Transportation (MnDOT) understands that the City of Ramsey is preparing to submit a grant application to assist with funding the extension of Riverdale Drive from Llama Street to U.S. Highway 10 through the current Local Partnership Program (LPP) solicitation. It is also our understanding that this project will serve to complete the frontage road connection between Armstrong Boulevard and Bowers Drive south of U.S. Highway 10, and that the project will include the removal of a median crossover and two private accesses to eastbound Highway 10 that serve the property at 8846 Highway 10 NW.

Due to the clear benefits that will be provided to the Trunk Highway system and the local community as a result of this project, MnDOT is pleased to provide this Letter of Support for your LPP grant application for the above-referenced project.

Please contact me at 612.499.8729 or Melissa.barnes@state.mn.us with any questions.

Sincerely,

Melissa Barnes

Digitally signed by Melissa Barnes
Date: 2021.05.19 09:13:41 -05'00'

Melissa Barnes, PE
North Area Manager
MnDOT Metro District

Equal Opportunity Employer

DEPARTMENT OF TRANSPORTATION

Office of State Aid – Metro District
1500 West County Rd B2
Roseville, MN 55113-3174

September 3, 2021

Bruce Westby
City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Successful Request for FY 2023 Metro Local Partnership Program Funding
Frontage road, Riverdale Dr. extension with access to TH 10 improvements in the City of Ramsey.
Control Section (CS) # 0202

Dear Mr. Westby,

I am writing to inform you of the decision reached by the Fiscal Year (FY) 2023 Metro Local Partnership Program Selection Committee regarding the above referenced project. Your project was one of those selected from the 11 candidate projects submitted for consideration.

The committee selected four projects. However, they selected more projects than we had funding for and directed us to offer less money for this project. The offer is for $612,000 instead of the $710,000 that was requested (a reduction of $98,000 or 13.80%). This includes funds for State-funding eligible construction and 8% of the eligible construction amount for Construction Engineering

The award is for Riverdale Dr. frontage road extension with access TH 10 improvements. The funds are intended to construct a project as outlined in your proposal and may be used to supplement other applicable state and local funds being applied towards the project.

The referenced funding amount is the total amount of MnDOT Metro Local Partnership Program (LPP) funding available for this project for Fiscal Year 2023. LPP funds can only be used for construction items that can be justified in accordance with the MnDOT Cost Participation Policy. If the cost of eligible items falls below this maximum amount, the funds awarded will be reduced to match the cost of the eligible items. A copy of the MnDOT Cost Participation Policy can be viewed at http://www.dot.state.mn.us/policy/financial/fm011.html.

If this funding is accepted by your agency, you will be expected to provide project plans and specifications to my office that conform to the MnDOT Trunk Highway design format. The *Municipal Agreement Program Plan Preparation, Design and Construction Guide* will be useful in project development and can be viewed at http://www.dot.state.mn.us/metro/stateaid/greenbook2015.pdf. The project plans and specifications will be reviewed and commented on by MnDOT functional groups and by Central Office. We will provide the LPP process information upon request. All costs for Right-of-Way acquisition, Utility Relocation (as applicable) and Preliminary Engineering are the responsibility of the local agency. In addition, you will be required to request a *Historical/Archeological Review* through the State Aid website: http://www.dot.state.mn.us/stateaid/environmental-forms.html (under “Required Forms.”)

Justin.attipou@state.mn.us 651-234-7768

A Cooperative Construction Agreement will be written by MnDOT's Office of Technical Support and must be fully executed prior to award of the project. To receive the funds, this project must be let by June 30, 2023. After that date the money may be unavailable to our office.

Please reply by letter or email by **September 17, 2021** if the City of Ramsey would like to accept this funding. The written confirmation should include acceptance of the conditions of Right-of-Way, Utility Relocation and Design along with the funding level proposed and a tentative project schedule. If funding is accepted by the City, a project kickoff meeting will be set up before project plan development starts.

If you have any questions about the selection process or funding situation please let me know.

Sincerely,



Justin Attipou
Local Partnership Project Manager
Metro State Aid

ecopy: Melissa Barnes, MnDOT Area Engineer
Jennifer Wiltgen, MnDOT Area Manager
Ashley Roup, MnDOT Traffic Support Area Manager

CC Regular Session **7. 0.**

Meeting Date: 09/14/2021

By: Bria Raines, Community Development

Information

Title:

Adopt Resolution #21-175 Approving a Home Occupation Permit for 8351 160th Avenue NW (Project 21-119); Case of Jacob Johnson **Please Note: This case was moved to be considered as 7.00**

Purpose/Background:

The purpose of this case is to consider an application for a Home Occupation Permit for a landscaping, lawn and snow removal company at 8351 160th Avenue NW (the "Subject Property"), including the outdoor storage of landscaping equipment and vehicles. Jacob Johnson (the "Applicant") applied for the Home Occupation Permit (HOP) after staff discovered the business through the code enforcement program. The Applicant has applied for a second driveway to store the vehicles and equipment for the landscaping business. The Subject Property is in the R-1 Residential (Rural Developing) Zoning District and guided as Low Density Residential in the Comprehensive Plan. The Subject Property abuts other residential properties and Forest Hideaway Park.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records, for the Planning Commission meeting on August 26, 2021. A notice was also published in the Anoka UnionHerald, the City's Official newspaper for the public hearing.

No notifications are required for the City Council meeting.

Observations/Alternatives:

General

The Subject property is located at 8351 160th Avenue NW. The Subject Property is zoned R-1 Residential (Rural Developing) and is approximately 1.65 acres in size. All surrounding properties, but the park across the street from the Subject Property, are zoned the same.

Summary of Request

The Applicant seeks permission to continue to use the Subject Property as a base for the landscaping company, and the Planning Commission recommended approval at their August Meeting. Onsite business operations include:

- Use of the detached 20x40 garage for storage and mechanical work
- Four (4) non-resident employees to come to the home
- 16 vehicle trips per day entering and leaving the property daily
- Onsite storage of landscaping equipment

Employees would come to the Subject Property to pick up their work vehicles, equipment, and materials daily. The Applicant has been issued a permit for a second driveway. This is where the applicant plans for the equipment and landscaping materials to be stored.

Hours of Operation (Proposed)

The hours of operation are 7am to 5pm Monday through Friday. Applicant has stated this is the latest and the hours are more regularly 7am to 3pm.

Code Enforcement

Staff became aware of the home-based business through the City's Code Enforcement Program. The Subject Property has had a significant amount equipment and vehicles stored on the property as well as off-street parking

and public nuisance violations. Staff followed up on the open case from 2019 and requested the Applicant remove nuisances from the property and apply for a home occupation permit for the home-based business. The Applicant has removed the nuisance violations and has stated installation of the second driveway is contingent on this home occupation permit.

Permit/Licenses
The business is a registered s-corp with MN Department of Agriculture licenses for fertilizer (#20044018) and commercial pesticide application (#20172269).

Planning Commission has approved the Home Occupation Permit (HOP) request with conditions that all employee parking will be off of the public street; four (4) vehicles, four (4) trailers, and two (2) skid steers used in connection with the home occupation, and a maximum of sixteen (16) vehicles trips in a typical 24-hour period.

Funding Source:
The Applicant is responsible for all costs related to this request.

Recommendation:
The Planning Commission recommends approval of the application for a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW; with conditions to ensure the business does not remain in the residential district should it outgrow its current operation parameters.

Action:
Motion to adopt Resolution #21-175 Approving a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW.

Attachments

Land Use Application
Home Occupation Questionaire
Site Location Map
Applicant Narrative
First Notice of Violation
Second Notice of Violation
Third Notice of Violation
Photos of Property Conditions
Recent Property Photos from Applicant
Planning Commission Minutes
Resolution #21-175

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 08:01 AM
Bruce Westby	Kathy Schmitz	09/09/2021 11:46 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:57 AM
Bruce Westby	Kathy Schmitz	09/09/2021 12:01 PM
Form Started By: Bria Raines		Started On: 08/27/2021 10:41 AM
Final Approval Date: 09/13/2021		

Land Use Application

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	☐ Plat – Final Plat
☐ Administrative Plat	☐ Site Plan Review	☐ Easement/ROW Vacation
☐ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☒ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Jacob Johnson		
Street Address:	8351 160th Ave NW		
City, State, ZIP:	Ramsey, MN, 55303		
Home Phone:		Work Phone:	612-998-0617
Email:	jakemjohnson@g.com	Fax Number:	
Name of Business (if applicable):	Timberline Lawn Care Inc.		
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	8351 160th Ave NW
PIN	17-32-25-42-0003
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Scanned with CamScanner

Property Owner Information

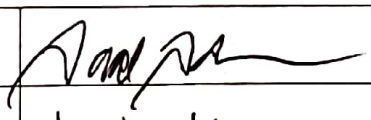
(If different than Applicant)

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

I am requesting to add an area for employee parking, business truck/trailer parking and installing concrete bins for frequently used materials including black dirt, rock and mulch

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Jacob Johnson	Printed Name	
Title	President	Title	
Date	6/20/21	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	Jacob Johnson	Printed Name	
Title		Title	
Date	6/20/21	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

Scanned with CamScanner

Jamie Johnson
8351 160th Ave NW

1" = 40'

X - Employee parking
O - Company truck

160th Ave NW
Loraine St NW
Permit # RAD48175
Trailer
Concrete blocks
Brush
Brown mulch
Red Limestone
River Rock
Black dirt
Trailer
Trailer
Trailer

Home Occupation Permit Guide

A guide for land use applications in the City of Ramsey

Created January, 2012
Revised March, 2016

Scanned with CamScanner

Address:

Home Occupation Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes (Ø) -or- No ( )

Does the home occupation owner rent or own the property? Yes (Ø) -or- No ( )

Will any part of the occupation be conducted in the home? Yes ( ) -or- No (Ø)

If so, what activities will be conducted in the home and in which room(s)?

What is the gross living area of the home? _____

How much of that area will be used for the occupation? _____

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes (✓) -or- No ( )

If so, explain:

Detatched 20x40 Garage used for storage and light
mechanical work

Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes (Ø) -or- No ( )

Will any structural additions or alterations to home or garages be required for this occupation?
Yes ( ) -or- No (Ø)

If so, explain:

Will you employ persons that do not live in the home on the property? Yes (Ø) -or- No ( )

Scanned with CamScanner

If yes, how many non-resident employees will work on the site? 1

How many non-resident employees will work off-site? 6

Will it be necessary employees working off-site to come to the home? yes

If so, explain:

Employees come in the morning to get their truck/trailer/mowing/landscaping equipment for the day

Will customers or clients come to the property? Yes (◯) -or- No (⊘)

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? (this includes employees, customers, deliveries, etc.)?

16

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes (✓) -or- No ( )

If so, provide number, size and type of vehicles:

3 Chevy 2500's, 1 chevy 3500, would also like to keep 4 trailers, 2 skid steers and a tractor on site if permitted

Do you intend to store supplies and/or materials on the site? Yes (⊘) -or- No (◯)

Please describe items to be stored and where?

Dirt, rock & mulch to be stored in concrete bins on the west side of the property

Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes (◯) -or- No (⊘)

If so, explain and/or provide necessary documents.

Scanned with CamScanner

Homeowner's Name: Jacob Johnson Date: 6/10/21

Homeowner's Signature:

Email: jakemjohnson@g.com Phone: 612-998-0617

Brief Description of Home Occupation:

Lawn, landscape & snow removal company

Scanned with CamScanner



6/14/2021 3:36:03 PM

0 0.004 0.009 0.018 0.027 0.036
mi

To whom it may concern:

I am requesting a permit so I can run my lawn and landscape business from my home. The business was started by my father in Blaine in 1998. I took over in 2015 when he was diagnosed with cancer. I started growing the business and quickly outgrew our home in Coon Rapids and was renting 2 different storage locations. Running back and forth between the house in Coon Rapids, Andover and Isle quickly became a burden, not to mention a waste of money and fuel. We had our first daughter in October of 2016 and our son in march of 2018. The amount of time I was spending away from home was taking its toll on my family. My wife and I decided it was time to look for home with enough space to park and store the trucks, trailer and other equipment. We found this home late in 2018 and closed on it in February of 2019 and it has been a blessing. In October of 2019 we had our 2nd daughter and we love it here in Ramsey. I know now that I have been running the business here un permitted, I would like to thank Bria Raines for all of the help through this process and hope I will be able to operate the business from my home

Sincerely,

Jacob Johnson

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

April 29, 2021

Samantha Johnson
Or Current Owner
8351 160th Avenue NW
Ramsey MN 55303

-FIRST NOTICE OF VIOLATION -

RE: Violations on Anoka County PID # 17-32-25-42-0003 (8351 160th Avenue NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff was following up on a past code enforcement violation from 2019 at the above premises. A recent inspection of the premises revealed the following repeat violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3. Property conditions constituting a public nuisance.
  - (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler.
- City Code Section 117-355 – Residential development off-street parking sections
  - (b) (1 through 6) Number of items, locations, and surfacing.
- City Code Chapter 117-351 – Home Occupation
  - Home occupations require a permit, administrative or from City Council, for work exceeding the parameters set by Section 117-351. Please reach out to us to let us know why there is construction or work activity on the West side of the property and the commercial (Shamrock) trailer.

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

- Chapter 30-3. – Property conditions constituting a public nuisance.
  - Properly store all public nuisance items (brush and wood remnants), or remove them from the property.
- Chapter 117-355 – Residential development off-street parking
  - No vehicle may be parked on the grass. Must be parked on paved surface or gravel.
  - Each property is allowed one inoperable or unlicensed vehicle, but it must be stored on proper surfacing (e.g. driveway)
  - You are allowed up to 6 total items stored outside, including trucks, trailers, etc. based on your acreage.

    - Please remove items until you are at 6.
- City Code Chapter 117-351. – Home Occupation
    - Apply for Home Occupation Permit, or properly screen Shamrock trailer.

Please contact me at (763) 433-9840 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.
Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityoframsey.com
Community Development Department

Exhibits 1-2: Nuisance items in violation of Chapter 30





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.

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

May 13, 2021

Lori Sterriker
Or Current Owner
8351 160th Avenue NW
Ramsey MN 55303

-SECOND NOTICE OF VIOLATION -

RE: Violations on Anoka County PID # 17-32-25-42-0003 (8351 160th Avenue NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff was following up on a past code enforcement violation from 2019 at the above premises. A recent inspection of the premises revealed the following repeat violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3. Property conditions constituting a public nuisance.
  - (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler.
- City Code Section 117-355 – Residential development off-street parking sections
  - (b) (1 through 6) Number of items, locations, and surfacing.
- City Code Chapter 117-351 – Home Occupation
  - Home occupations require a permit, administrative or from City Council, for work exceeding the parameters set by Section 117-351. Please reach out to us to let us know why there is construction or work activity on the West side of the property and the commercial (Shamrock) trailer.

An administrative citation for $75 has been included in this letter. You have 14 days from the date of this letter to address the following (or you will receive an additional notice of violation and administrative citation of $250):

- Chapter 30-3. – Property conditions constituting a public nuisance.
  - **Properly store all public nuisance items (brush and wood remnants), or remove them from the property.**
- Chapter 117-355 – Residential development off-street parking
  - No vehicle may be parked on the grass. Must be parked on paved surface or gravel.
  - Each property is allowed one inoperable or unlicensed vehicle, but it must be stored on proper surfacing (e.g. driveway)
  - **Please apply for a driveway permit for the second driveway (gravel)**
  - You are allowed up to 6 total items stored outside, including trucks, trailers, etc.

based on your acreage.
    - **Please remove items until you are at 6.**
- City Code Chapter 117-351. – Home Occupation
    - **Apply for Home Occupation Permit.**

Please contact me at (763) 433-9840 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.
Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityofframsey.com
Community Development Department

Exhibits 1-2: Nuisance items in violation of Chapter 30









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

July 2, 2021

Jacob Johnson
8351 160th Avenue NW
Ramsey MN 55303

-THIRD NOTICE OF VIOLATION -

RE: Violations on Anoka County PID # 17-32-25-42-0003 (8351 160th Avenue NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff has given you extensions to complete the Land Use Application which is incomplete at this time as no payment has been made for the application. The property has continued to be in violation of the Ramsey City Code as listed below:

- City Code Section 117-355 – Residential development off-street parking sections
  - (b) (1 through 6) Number of items, locations, and surfacing.
- City Code Chapter 117-351 – Home Occupation
  - Home occupations require a permit, administrative or from City Council, for work exceeding the parameters set by Section 117-351.

An administrative citation for $250 has been included in this letter. You have 14 days from the date of this letter to address the following (or you will receive a notice of abatement):

- Chapter 117-355 – Residential development off-street parking
  - You are allowed up to 6 total items stored outside, including trucks, trailers, etc. based on your acreage. Parked on improved surfaces.
  - **Remove vehicles until at the allowed six (6) vehicles on the property;**
    - Or complete Home Occupation Permit.
- City Code Chapter 117-351. – Home Occupation
  - **Complete the Home Occupation Permit (application fee and escrow)**

Please contact me at (763) 433-9840 to answer any questions you may have.

Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityoframsey.com
Community Development Department

April 28, 2021







May 13, 2021



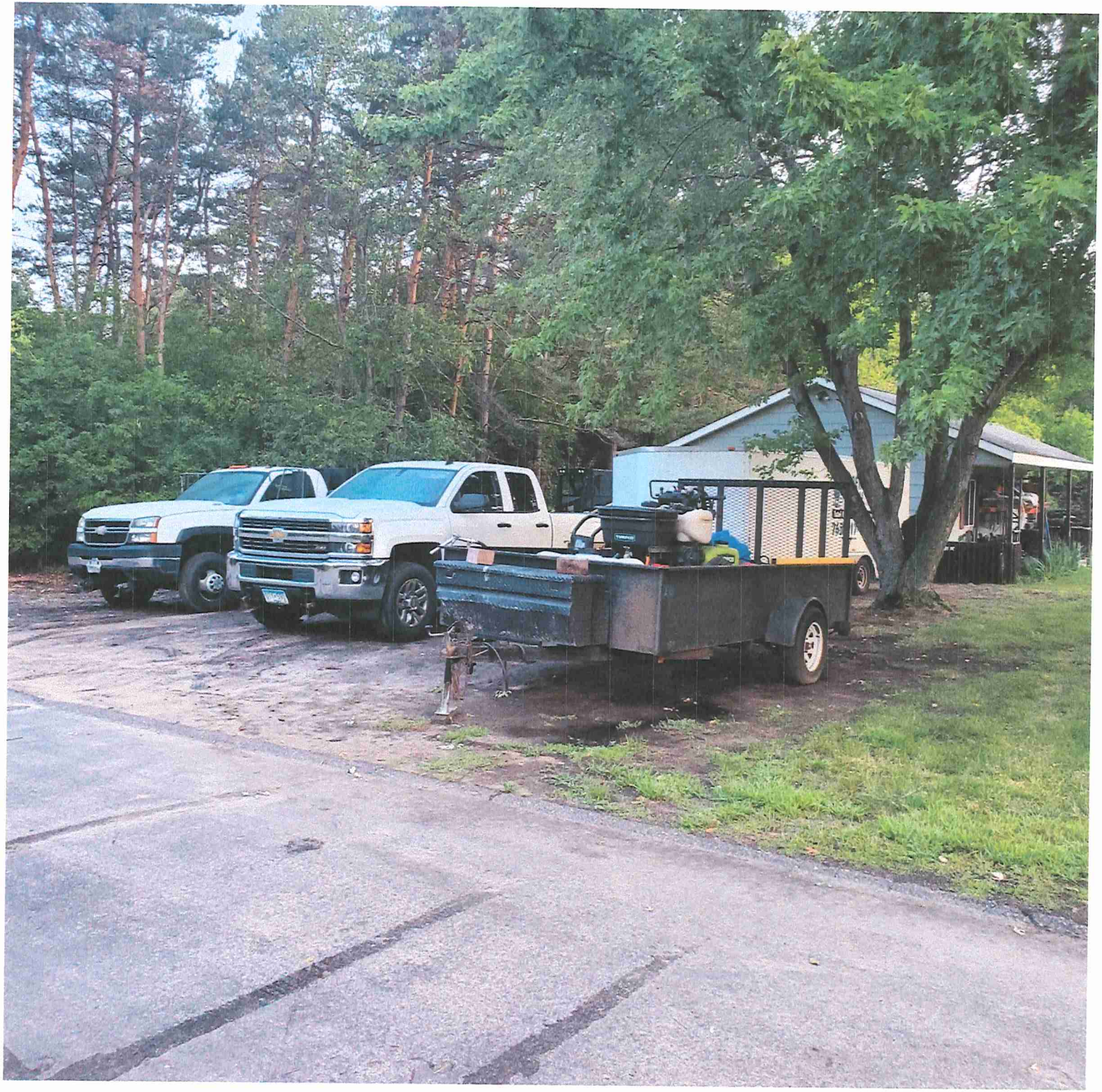

WESTERN


Bobcat



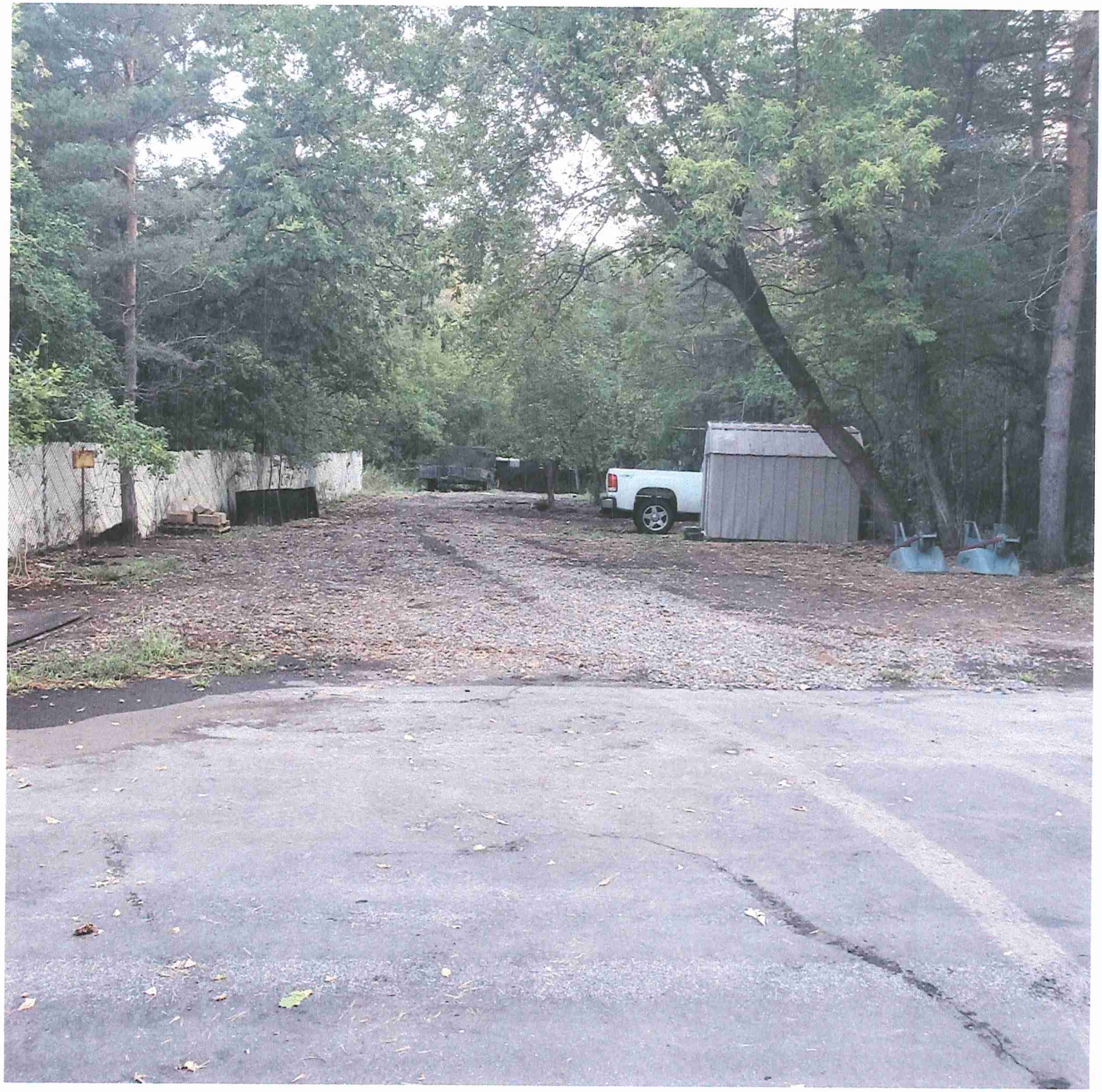









DTY-590






Bobcat

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 26, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer (virtual) Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	Commissioner Andrew Dunaway
Also Present:	Senior Planner Chloe McGuire Brigl City Planner Chris Anderson Zoning Code Enforcement Officer Bria Raines 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.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Commissioner Anderson aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the July 22, 2021 Planning Commission Meeting Minutes
5.02: Adopt Resolution #21-232 Approving G-Will Liquors Site Plan (Project 21-127)
5.03: Consider Setback Requirements for Accessory Structures

City Planner Anderson noted that the information provided from Commissioner VanScoy to staff prior to the meeting will be reflected in the minutes.

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Request for a Variance to Utilize an Alternative Tree Inventory Technique for Trott Brook North (Project No. 21-130); Case of Sotarra

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 the Environmental Policy Board supported the request to utilize the FRP technique within the planted areas due to the unique characteristics of these stands of trees (similar ages, sizes, species).

Commissioner Walker asked if the area shaded in green is the Peterson property and whether this is part of the Christmas tree farm.

City Planner Anderson confirmed that a portion is the Peterson property, and this portion is an active part of the Christmas tree farm. He stated that some of the trees would be removed as part of the Christmas tree farm operation.

Citizen Input

Tracey Rust, representing the applicant, clarified that the turquoise-colored area is the Peterson property and that is part of their Christmas tree farm. She noted that the Petersons hope to harvest most of that area as part of that operation this Christmas season.

Jeff Uker, 17121 Variolite Street, asked how it would be known that this method is accurate for counting. He stated that he would want to ensure that the counting method is accurate. He stated that when the project comes forward, he has a concern with density. He noted that he lives on ten acres and therefore transitioning to quarter acre lots would not be preferred, even with a 40-foot buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:15 p.m.

Commission Business

Commissioner VanScoy stated that the information in the packet seemed to indicate work has been done in the past to ensure the accuracy of this type of process. He asked if City staff believes this process would be fairly accurate.

City Planner Anderson confirmed that staff has reviewed this and the EPB has reviewed this, and staff is confident that this method would provide an accurate representation of what exists. He confirmed that the information would be available if a member of the public wished to view it.

Commissioner Walker commented that going back to May of 2020, when there was a public hearing on this project, the residents have not supported this project and therefore he will not support any action on this project.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #21-247 Granting a Variance to Utilize a Fixed Ratio Plot Sampling Technique within the Planted Woodlands on the Subject Property.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Consider Resolution #21-175 Denying a Home Occupation Permit for 8351 160th Ave NW (Project 21-119); Case of Jacob Johnson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

Zoning Code Enforcement Officer Raines presented the staff report stating staff recommends denying the application for a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW. This use will require additional maintenance of the neighborhood roadways at the cost of the public for public facilities and services. Additionally, staff has received complaints about the use and finds that the use is outside of what one would typically find in a residential setting. Staff finds that the use is more compatible with a commercial or industrial district.

Commissioner VanScoy asked what the issues are. He noted that there are standards for number of trips and outside storage.

Zoning Code Enforcement Officer Raines replied that there were two violations for the property related to the home occupation and trash.

Senior Planner McGuire Brigl stated that there are three different levels of home occupation permits and reviewed some of the related regulations for each level. She stated that this request falls into the third category of home occupation permits because of the number of people coming to the property. She stated that staff believes that this would be better suited for an industrial area and would be willing to work with the applicant to find a suitable location in Ramsey.

Citizen Input

Jacob Johnson, 8351 160th Avenue NW, stated that this has been going on since 2019 and did not believe he ever received a letter about this issue. He stated that he also reached out to staff to request a copy of the letter. He noted that he was provided a copy of a letter sent to the previous owners of the home related to a septic system. He stated that he is down to four employees, which reduces the number of trips. He stated that the business does not function at the same level in the winter, as they operate at a smaller capacity for plowing. He noted that there are no landscaping materials kept on site at this time. He stated that his application included the hours of 7 a.m. to 5 p.m. but stated that they are typically done for the day around 3 or 4 p.m. He noted that he has also cleaned up the outdoor trash items on the property.

Chairperson Bauer stated that even with four employees, that would equate to eight trips. He asked the number of vehicles going out each day.

Mr. Johnson replied that two vehicles go out each day.

Chairperson Bauer asked if the landscaping material was planned to be stored on the left of the trees and received confirmation. He referenced a building shown on the aerial photograph and asked the purpose of that building.

Mr. Johnson replied that is a personal shed.

Commissioner Walker asked the resident's long-range plans for the business.

Mr. Johnson stated that he would like to build another shop on the very west of the property, on the other side of the trees. He stated that if that meant he detached garage needed to be removed, he would. He stated that at that time, everything would be moved to the west side of the property.

Commissioner Walker asked if there are woods to the west of the property for a bit before another home is encountered.

Mr. Johnson confirmed that to be true.

Commissioner Walker commented that if that occurred, no one would even know this business was back there unless they went back and looked.

Commissioner VanScoy asked the purpose of the building.

Mr. Johnson replied that he would store equipment inside the building.

Chairperson Bauer asked the largest structure size that would be allowed.

Senior Planner McGuire Brigl commented that staff could look into that but would need the square footage of the existing accessory buildings to provide an accurate number.

Commissioner Gengler asked the number of work-related vehicles on the property.

Mr. Johnson replied that there are four pick-up trucks.

Senior Planner McGuire Brigl asked if the trucks pull trailers and if those exist on the property.

Mr. Johnson confirmed that there are two trailers. He also confirmed that employees drive to his property and leave their personal vehicles onsite and then two of the trucks with trailers leave for the day.

John Wagner, 16030 Kangaroo Street, stated that he has the closest adjoining property with a household. He stated that this activity does not bother him, and the employees are very pleasant and drive at slow speeds. He stated that when they come and go from the property with the equipment it is quiet. He stated that there are 50,000 people that attend Game Fair and the traffic they incur during that time is more than will ever occur in one year from this business. He stated that the employees come to the property and get into trucks in groups of two to leave and do their work for the day. He noted that on garbage/recycle days, ACE Solid Waste comes through with three different trucks, along with the other haulers. He commented that traffic is heavy on 161st with people dropping animals off at the kennel. He stated that Mr. Johnson is a small business that employs a few people and does not disrupt the neighborhood. He stated that there is a park in that area that is overgrown to the point where it provides a visual and sound barrier for that neighbor. He believed that Mr. Johnson should be allowed to continue his small business as it has created no problems. He provided photographs of the Game Fair traffic, overgrown park condition, and applicant's property. He stated that Mr. Johnson has been operating for a few hours and there have been no problems. He stated that typically the employees return to the property around 2 or 3 p.m. He believed that Mr. Johnson should be able to continue to operate his business.

Elijah __, 16001 Kangaroo Street, echoed the comments of the last speaker noting that he and his wife have no problems with the business. He believed that the initial complaints arose a few years ago in a similar manner as the complaints he received on his property. He believed that Mr. Johnson should be able to continue operating his business. He agreed that Game Fair creates a much larger problem and has people allowing hundreds of vehicles of park on lawns. He stated that they support the business.

Adam ___, 16041 Kangaroo Street, also echoed the comments of the previous speakers. He stated that Mr. Johnson is a good guy with a light crew and does not generate much traffic from his business. He stated that he does not believe this is a nuisance and commented that the property looks much better than it did when the previous owners had the property.

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

A roll call vote was performed:

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

Chairperson Bauer

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:41 p.m.

Commission Business

Commissioner Walker asked the traffic counts on 161st and Kangaroo Street. He stated that it seems that in the case of the City, the traffic from the trucks and employees is a big deal. He noted that he recently drove down 161st during Game Fair and found that to be a huge mistake. He was unsure how eight trips from the business cause a large impact on the road.

Senior Planner McGuire Brigl commented that staff does not have that information available. She agreed that Game Fair has a lot of traffic and noted that there is an overlay parking standard during the two-week duration of the fair. She stated that staff could not approve the permit administratively because of the number of trips and because of employees parking on the roadway.

Chairperson Bauer commented that the case did mention parking on the street. He asked if there could be a condition that employees and business vehicles do not park on the street.

Mr. Johnson replied that currently there are no business vehicles parked on the street. He stated that the employees have been parking on the street as he has not hauled in the class five material to create a parking area. He stated that he does have approval to create the parking area but wanted to wait to see if the Home Occupation Permit is approved before making that investment.

Commissioner VanScoy asked if the parking area would be near the second driveway in the back, which was confirmed by the applicant. He also asked and received confirmation that there is not landscaping material being stored outdoors at this time. He noted that the applicant has said that his long-term vision would be to construct a building that could house the equipment as well. He asked if there is an anticipated date for the structure.

Mr. Johnson replied that he would like to have that built within the next three years.

Commissioner VanScoy asked if the nuisance items have been cleaned up.

Zoning Code Enforcement Officer Raines confirmed that she has been to the site and the nuisance items have been cleaned up.

Motion by Commissioner Walker, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-175 Approving a Home Occupation Permit for a Landscaping Business at 8351 160th Avenue NW, conditional upon the addition of the second driveway and off-street parking area.

Further discussion

Commissioner Anderson stated that he is debating his decision on this request. He stated that he likes the idea that the business is growing but adding another building would seem to support moving the business to a commercial lot. He asked if the applicant has spoken with staff about available commercial spaces. Chairperson Bauer noted that whether there is a business or not, there is a maximum square footage pertaining to accessory buildings that would regulate that activity. Senior Planner McGuire Brigl confirmed that to be true. Mr. Johnson stated that the additional building would not be related to business growth, but the intention to move things to the end of the street and stored indoors. He noted that he would be willing to remove the existing detached garage in order to accomplish that goal. Commissioner Gengler stated that she is also conflicted. She asked the guarantee that the business would not continue to grow in this location. She stated that she could support this business for this location but would not want to see it continue to grow larger in this location. Mr. Johnson stated that if the business grows out of that space, he would move it to a different location. Commissioner Gengler asked if there could be limitations on the home occupation. Senior Planner McGuire Brigl confirmed that conditions could be put upon the permit. She reviewed the regulations that are placed within the Home Occupation Permit. Zoning Code Enforcement Officer Raines stated that the number of roundtrips would be included in the permit regulations, noting that the application requested 16 trips. Commissioner Walker asked if the action on the table would satisfy what the applicant needs. Mr. Johnson confirmed that 16 would be the maximum number of trips. He stated that in the winter there is no traffic in and out unless it snows.

A roll call vote was performed:

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

Motion Carried.

6.03: Public Hearing: Consider Preliminary Plat and Zoning Amendment for Lynwood Subdivision on PID #20-32-25-44-0003 (Project No. 21-122); Case of Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 7:59 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of the Zoning Amendment to rezone the R-3 Residential (High Density) portion of the subject property to R-2 Residential (Medium Density) but does not support rezoning the R-1 Residential (MUSA) – 80 area to R-1 Residential (MUSA) – 65. Approval of the Zoning Amendment needs to be

contingent upon approval of the CPA. Staff recommends approval of the Preliminary Plat with the following contingencies (which have been incorporated into the draft resolution):

- Approval of the Zoning Amendment to rezone R-3 Residential (High Density) to R-2 Residential (Medium Density)
- Approval of the CPA
- Approval of Anoka County for second access onto Armstrong Boulevard
- Full compliance with density transitioning requirements
- Modifications to ensure compliance with all bulk standards of the applicable zoning district(s).

Chairperson Bauer asked if these should be considered as two separate actions.

City Planner Anderson confirmed that he would recommend taking two separate actions.

Chairperson Bauer referenced the comment from the Metropolitan Council related to livable community eligibility and asked for clarification.

City Planner Anderson stated that the action of the Council did not include identification of other areas to guide as high density.

Chairperson Bauer asked if the City would risk eligibility for funds if this Comprehensive Plan amendment were approved without adding additional high-density housing.

Senior Planner McGuire Brigl noted that was already decided by the City Council. She stated that this conversation is related to the rezoning and preliminary plat as the Council has already acted on the Comprehensive Plan amendment and decided not to reguided additional land.

Commissioner Peters asked if there is guidance on whether trees last longer on flat land or berms. He stated that in his neighborhood trees were planted on a slope and half of them are now dead.

City Planner Anderson commented that there is a technique that can be used to place trees on a berm. He stated that it is not unusual for there to be some mortality with plantings, noting that regular watering is a factor when being established. He stated that it is feasible and practical to plant on a berm.

Commissioner Peters stated that if there are plantings on a berm would that reduce the ability for homeowners to put features on their property.

City Planner Anderson commented that backyards would terminate at the start of the transition corridor and therefore it would not have an impact on what can be done on private property. He stated that the density transitioning corridor would need to be placed in its own lot under separate ownership to avoid that situation.

Commissioner VanScoy asked who would own the transition corridor.

City Planner Anderson stated that in this instance it sounds like the HOA would maintain ownership of that area.

Commissioner VanScoy asked how it would work if there was not an HOA.

City Planner Anderson stated that another option would be for that land to be deeded to the City once installed and established. He stated that in this scenario it would be likely that the HOA would own that parcel.

Chairperson Bauer asked if the City Council provided input on the 80 foot lots versus the 65-foot lots.

City Planner Anderson stated that the Council would prefer to see the property remain as 80 foot lots as a transition into the existing developed neighborhoods.

Councilmember Woestehoff stated that it was an overwhelming consensus that the property remains at 80-foot lots. He asked the Commission to also support the 80-foot-wide lot requirement to avoid the situation where the Commission supports 65-foot lots only to get to the Council and have that denied.

Citizen Input

Paul Tabone, Lennar, thanked the Commission to listening to the request. He noted that he has been working closely with staff to propose different layouts for the property. He stated that at this time they are down to the lot sizes, noting that the Council was clear about the desire for 80-foot-wide lots. He stated that they are working with staff on the secondary access. He stated that the density transitioning is the biggest challenge. He noted that with the desire of the Council to have 80-foot lots, the depths of those home sites would be shortened if that transition area is put into its own parcel. He hoped that there could be some flexibility on that. He stated that he understands how important berming and density transitioning is in the City of Ramsey. He stated that this site is a challenge, surrounded by business, municipal, and rural residential uses. He asked if there could be flexibility in the density transitioning plan if the intent is still met. He stated that the draft landscape plan included as many trees as recommended by the landscaper per size at full maturity, which falls short of the requirement. He stated that if a berm is added, that would take space from the backyards of the residents. He commented that there are some fairly significant existing tree lines to the north and west of the site. He stated that an adjacent property owner previously made the comment that he would even support 65-foot lots, if properly screened. He noted that property has a row of evergreens and suggested that perhaps a row of evergreens be added on this site to increase the thickness of that screen. He stated that would meet the intent of screening without reducing the backyard sizes. He stated that if home sites cannot be platted to the lot line, as shown, it would create a challenge in having 80-foot lots. He commented that staff has been great to work with throughout this process.

Chairperson Bauer asked the concern with the size of the 80-foot lots.

Mr. Tabone reviewed the depth that is needed in order to meet the 10,000 square feet lot size for an 80-foot-wide lot. He noted that if the density transitioning corridor is required, that portion of the site would be rendered undevelopable at 80 feet wide.

Chairperson Bauer asked if a variance could be issued for that section of the property related to minimum lot size.

Senior Planner McGuire Brigl confirmed that a minimum lot size variance could be provided, noting that would need to occur through separate action at a future meeting.

Kyle Swenson, 15049 Iguana Street, stated that this project seems to be a moving target as he has had different layouts mailed to him. He stated that the original layout would have had four 65-foot lots and three ponds that would come near his property but with the design change there would be several more homes along the existing residential boundary. He stated that the solution would be to include the buffer and remove a lot in order to have the minimum lot size met against that existing residential property line. He stated that the existing residents want to see a transition as it will be quite a difference to have 140 homes compared to the cornfield that exists. He stated that he likes the 80-foot-wide lot requirement and would suggest the developer remove a few lots in order to support that buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:31 p.m.

Commission Business

Chairperson Bauer suggested the Commission begin with the requested rezoning.
Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #21-19 Approving a Zoning Amendment to Rezone Portions of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density).

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner VanScoy	aye

Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer noted that the second request is related to the preliminary plat and asked staff to display the list of contingencies that were included in the staff report.

Commissioner VanScoy stated that he is a little confused on how the transition can have common ownership and how it is configured with the lot. He stated that the applicant stated that the transition area is currently part of the lot.

City Planner Anderson stated that as the applicant proposed, the density transition corridor is part of the individual lots, but City Code states that corridor should be held common ownership, such as a separate entity like an HOA. He confirmed that changes would be needed in order to meet that requirement of the Code. He stated that each individual lot should meet the lot width and area requirements, separate from the density transition area.

Commissioner VanScoy commented that if the layout is configured in that manner, the density corridor should not impact the lot depth.

City Planner Anderson stated that if laid out in that manner from the start, there would not be an issue. He stated that originally, these lots were proposed at 65 feet and under that scenario the lots would have met the minimum lot size requirement and there was sufficient spacing for the density transitioning corridor to be held in separate parcel. He stated that the minimum lot size is larger for 80-foot-wide lots and therefore with the separate density transitioning corridor, 80 foot lots in that area could not meet the minimum lot size requirement.

Commissioner Anderson stated that this would mean yards would be smaller in that area and therefore a variance request would need to come back in the future to consider those smaller lots.

City Planner Anderson stated that the applicant could choose to revise the plan in order to show the required minimum lot size. He noted that a resident did suggest that a lot or two be removed in order to support meeting those requirements. He stated that if the applicant chose not to do that, they could come back to request a variance.

Mr. Tabone stated that he would like the ability to continue to work with staff on the density transitioning standards to determine if the intent can be met without dropping lots. He stated that this is not the first time they have dealt with a buffer, wetland, trees, or screening and therefore believed there were additional options outside of dropping home sites. He stated that they have already dropped a few townhomes and they want to ensure the project would be feasible in delivering a market need.

City Planner Anderson stated that within the density transitioning ordinance it states that alternatives can be used if agreed upon by the City and developer.

Chairperson Bauer asked if this type of issue has come before the Council during the tenure of Councilmember Woestehoff.

Councilmember Woestehoff replied that he cannot recall an instance of that nature in his time on the Council.

Commissioner Anderson asked if this should be tabled to allow the developer and staff to work this out.

City Planner Anderson stated that the Code does provide for some flexibility and that discussion as to whether the proposal would be reasonable could be discussed and decided upon by the City Council during its review.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-252 Approving the Preliminary Plat of Lynwood Subdivision with the contingencies outlined in the staff report.

A roll call vote was performed:

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

Motion Carried.

6.04: Public Hearing: Consider Resolution #21-248 Approving Preliminary Plat for North Brook Meadows, Case of Landform on Behalf of Platinum Land, LLC (Project 21-131 – Hunt Property)

Public Hearing

Chairperson Bauer called the public hearing to order at 8:42 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends approval of the project and recommends adoption of Resolution #21-248.

Citizen Input

Darrin Lazan, representing the applicant, commented that this is a fairly straightforward proposal. He acknowledged the work that has gone into the project throughout this time and thanked staff for their cooperation. He noted that they continue to work with the City and adjacent property in terms of developing roadways and infrastructure.

Carla Beaterman, 7050 175th Avenue NW, stated that there has been a lot of discussion on this property before today. She stated that they have been neighbors to the Hunt family for the past 43 years and wish that family the best, they still have strong concerns about the density of the development. She commented on the traffic on 175th and difficulty in attempting to get onto and off of Nowthen Boulevard. She asked if there has been a traffic study completed and whether this could move forward prior to attempting to solve the traffic problem. She asked if it is the plan of the City to retain rural residential property or continue to push until that does not exist. She noted that she has received two requests to develop her property in recent years. She stated that there are areas of Ramsey, in The COR and near Highway 10, where smaller lots have been developed and she would prefer to keep the rural area of Ramsey rural. She asked if the Commission and developer would consider less homes on increased acreage for those that desire the more rural atmosphere of Ramsey.

Chairperson Bauer stated that the zoning of the property is R-1, therefore the number of homes proposed meets the zoning of the property.

Senior Planner McGuire stated that under the R-1 80 standards the minimum lot size is .25 acres and therefore the 77 lots proposed falls under that requirement. She noted that the density falls lower than the maximum allowed. She stated that the proposal meets the density, lot size, and bulk standards. She noted that a traffic study is being completed for the property to the south and staff is working to coordinate those efforts and there will most likely be an additional turn lane recommended for 173rd.

Carl Beaterman commented that he is opposed to this as it appears to pack in too many homes into an area that does not show that population. He stated that the other properties in that area range from two to 50 acres in size. He did not believe this development is what the neighborhood deserves. He asked what would be included in the density buffer. He believed there should be five to ten acre lots on this property. He stated that the surrounding properties have livestock and did not believe this type of development fits in this area.

Chairperson Bauer commented that the property is zoned for 80-foot-wide lots, not two or ten acre lots.

Mr. Lazan commented that the buffer would be provided on the entire west side as required and on the east side as recommended by staff but not required. He stated that there is a landscaping plan detailing the buffer areas.

Mr. Beaterman commented that he believes that both the Hunt and Makowsky properties had a 400-signature petition against these developments. He noted that it sounds like the City will allow this to move forward even though the residents should have a voice in what happens.

Debra Musgrove, 15247 Fluorine Street NW, asked staff for clarification on whether the 80-foot lot size is the minimum and whether larger lots would be allowed.

Senior Planner McGuire Brigl commented that the minimum lot size would be 80 feet wide and .25 acres in size. She stated that any proposal that meets those minimums would have to be approved. She stated that the developer could choose to go with larger lots, but the City could not require that as the request meets the bulk standards. She stated that the buffer yard was added to benefit the existing residents and review the additional elements staff is recommending such as trails.

Chairperson Bauer asked how long the property has been zoned R-1.

Senior Planner McGuire Brigl stated that she is unsure but believes at least ten to 15 years.

Chairperson Bauer stated that the petition mentioned was against the smaller lot sizes.

Senior Planner McGuire Brigl confirmed that previous requests from this property and the Makowsky property included lot sizes of 55, 65, and 75 feet and that rezoning request was denied with very firm direction to continue with the 80-foot lots and no deviation from the bulk standards.

Chairperson Bauer stated that the City did listen to those property owners that signed the petition as that zoning request was denied and the zoning remained the same as it had been for years.

Senior Planner McGuire Brigl commented that residents can continue to reach out to staff to determine if there is something that could make the project more palatable for them, such as trees near the property line being saved or trails.

Ms. Beaterman referenced the Comprehensive Plan and asked if the City intends to maintain the rural community or whether it intends to have all the rural properties developed into small lots.

Senior Planner McGuire Brigl stated that there is a municipal urban service area (MUSA) and the properties within that area are meant to have City sewer and water services. She noted that the properties outside of that area are not guided for City utilities. She noted that the majority of acreage is not guided for City utilities.

John Weberg, 17512 Nowthen Boulevard, stated that he has concern with traffic and the road conditions. He stated that more vehicles would only increase the maintenance problems that already exist on the road. He asked if the Council has addressed how the road will be maintained. He asked if the developer has been on the property and whether there would be issues with the smell from adjacent livestock. He stated that it would not be fair to have new residents move to the area only to complain about the animals on adjacent properties.

Senior Planner McGuire Brigl stated that if the property is in compliance with the Code standards for keeping of animals (cows, chickens, etc.) there would be no issue, even if there is a complaint. She stated that she will follow up with the resident to address any concerns about his animals.

Lonnie Gray, 17530 Nowthen Boulevard, commented that there is currently semi and other vehicle traffic traveling at high speeds. He stated that the traffic problem needs to be addressed before adding more homes in this area.

Senior Planner McGuire Brigl confirmed that there is a traffic study currently being completed.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 9:14 p.m.

Commission Business

Commissioner Walker stated that in preparation for the meeting, he read 29 pages of minutes from the May 7, 2020 Planning Commission meeting. He stated that there was comment after comment about residents not being happy about these urban subdivisions coming into their rural area. He stated that Ramsey either needs to start protecting its rural areas or remove the mission statement from the Comprehensive Plan. He provided a letter from a resident on Variolite to be submitted for the public record. He commented that he was not a supporter of the Hunt or Makowski proposals during the first round. He noted that he has spoken with residents that have lived here for 30 or 40 years and not one of them can remember getting a letter about the rezoning of the Hunt or Makowski properties. He stated that Ramsey continues to say it will have a rural character, but it keeps shoving urban developments into the rural areas. He stated that he has sympathy for the residents that continue to voice their concerns only to be ignored by the Commissions, staff, and City Council. He stated that there is a flow chart within the budget documents that show that the staff and Council report to the residents of the community. He stated that over 400 people were ignored last year when they opposed this type of development. He hoped that everyone could come together to develop some sort of compromise. He stated that the residents that have lived in their property since 1978 do not want to wake up and see 77 homes sitting next to them. He stated that he cannot support a plat for this type of development if it is not supported by the residents. He stated that he will continue to be a voice for residents.

Chairperson Bauer stated that the petition that came forward before was in opposition for the smaller lots, which was not approved, therefore they have listened to the residents.

Commissioner Walker stated that all of the residents stated that they did not want smaller lots, but the Commission voted to allow the smaller lots to remain when it made its recommendation to the Council. He stated that the City Council was the voice that did not allow that change.

Chairperson Bauer acknowledged that the Commission supported allowing smaller lots on the interior of the plat with 80 foot lots on the exterior. He noted that the current proposal meets the zoning and bulk zoning regulations.

Commissioner VanScoy asked the consequences of denying a request that meets bulk standards and fall into the existing zoning.

Senior Planner McGuire Brigl stated that she is not an attorney, but if an application meets all the bulk standards, the Commission would be obligated to approve the request. She stated that if the request is not approved, the City would open itself up to liability.

Commissioner VanScoy stated that the preliminary plat is based on the existing standards for this zoning area, which has been in place for well over ten years. He commented that he understands the concern about development next door to an area where residents have lived for many years. He stated that the statement within the Comprehensive Plan is an attempt to balance the rural character of the community with urban growth. He did not believe the Commission has an option to deny the request at this time.

Senior Planner McGuire Brigl commented that conditions of approval could be added, if desired.

Commissioner Walker stated that if Ramsey keeps having urban growth in the rural part of Ramsey, there will no longer be a rural part of Ramsey. He stated that the City continues to shove urban developments into existing rural areas.

Commissioner VanScoy commented that when he was young, he lived on a farm in Coon Rapids. He stated that the urban sprawl continues to expand, and the City can attempt to control that the best it can.

Commissioner Walker stated that before he moved to Ramsey two years ago, he selected his home because of the statement in the Comprehensive Plan. He stated that if this development continues to happen in the rural areas, that statement is pointless.

Commissioner VanScoy commented that this decision on the zoning happened over a decade ago. He stated that if Commissioner Walker wishes to make those types of decisions, he should become a part of the development of the Comprehensive Plan.

Commissioner Walker noted that the Beatermans have lived in Ramsey since 1978 and asked if they were invited to be a part of the Comprehensive Plan and rezoning of the property.

Chairperson Bauer commented that the Comprehensive Plan identifies properties as urban and rural. He stated that this area is identified as R-1, while other areas are proposed to remain rural.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-248 Approving Preliminary Plat for North Brook Meadows.

Further discussion

Commissioner Peters commented that a lot of the debate that happened tonight is reserved for the City Council. He stated that the job of the Planning Commission is to review the criteria and if those criteria are met, the application must be approved. He explained that there is more leeway for this type of debate with the City Council.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Consider Allowing Accessory Dwelling Units on Single-Family Residential Properties

Presentation

Planning Technician McCann presented the Staff Report stating that staff recommends that the Commission direct City staff to draft an ordinance to be presented at the regular September 23, 2021 meeting with edits as discussed during the meeting.

Commission Business

Commissioner VanScoy commented that this would be a potential ordinance and noted that he believed this discussion was meant to determine if the Commission would like to consider an ordinance. He believed that a step was skipped.

Planning Technician McCann stated that there is not official ordinance drafting at this time.

Senior Planner McGuire Brigl commented that this was meant to be a discussion and determine if the Commission would like to move forward. She noted that the City Council is interested in looking at an ordinance. She stated that staff continues to receive at least one request per month of this nature. She noted that the cost of senior housing is high, and the housing market also has high pricing, which is making more people think about living with a family member, or on the same property. She welcomed input from the Commission on whether they are interested in exploring this further and any other input they may have.

Commissioner Gengler asked why a basement conversion would not be allowed.

Planning Technician McCann stated that if someone wanted to convert a basement there would not be a way for the City to monitor that.

Senior Planner McGuire Brigl stated that some people are doing that already. She noted that if there is access to that basement area from the front door, a kitchenette could be added and a secondary living space for a family member could be created.

Commissioner VanScoy stated that he called some other communities to gather information. He stated that he spoke with Andover city staff and that city stated that they receive inquiries while they do not see many of those requests move forward. He noted that Nowthen and Anoka do not allow this type of activity and asked how many other communities actually allow this activity.

Senior Planner McGuire Brigl provided information on the cities that were selected, noting that most were chosen because there was a connection to the city staff and the ordinances were known to work well.

Commissioner VanScoy asked if there is a minimum lot size specified for other communities, noting that Andover requires 2.5 acres.

Commissioner Peters stated that if his neighbor were putting up a yurt or tiny home on his property, which is an 80-foot-wide lot, he would be opposed to that as he would believe the lot is too small. He stated that if the property is larger and meets the criteria, he would not be opposed.

Commissioner VanScoy asked what would be considered a reasonable sized lot.

Commissioner Gengler stated that she does not believe a lot would need to be huge to have an accessory building. She stated that sheds are already allowed and therefore she does not believe it would need to be a huge property. She stated that she would be comfortable allowing it on an 80-foot-wide lot in the R-1 zone.

Commissioner Walker stated that he would support a one-acre size, but also does not like excluding people from an opportunity to telling them to do on their own property.

Chairperson Bauer stated that perhaps more information could be gained on what is allowed by other communities, such as minimum lot size and any issues they have experienced.

Commissioner Walker commented that parking would be an issue on an 80-foot lot if there is an accessory dwelling structure. He stated that at least a half-acre or full acre lot would be needed in order to accommodate an accessory dwelling unit and parking.

Senior Planner McGuire Brigl commented that in order to maintain the character of a rural community, you would not want additional parking structures or driveways. She stated that staff believes that the property should still look like a single-family home. She noted that if there are

problems with a parking, the parking standards would be able to regulate that activity. She stated that if a family member were at your home, they would park in the driveway. She noted that the intent would be to have the property remain looking like one home or single-family home property.

Chairperson Bauer asked if the Commission would like to continue to study this issue and what additional information, they would like staff to gather.

Commissioner Peters stated that he would be open to additional discussion. He noted that if people have sufficient space, he does not see a problem allowing this activity. He stated that he would be concerned with allowing a camper in the backyard of an 80-foot loot. He stated that residents should be provided direction.

Commissioner Gengler stated that she supports this and agree it bears further discussion. She stated that the majority of requests are not going to be for an Airbnb activity but to allow an older family member to live on the property and spend time with their loved ones. She stated that some people will view it as a way to make money, but noted that could be included in the regulations, specifying that rental could not be done. She stated that additional regulation could also be added that would prevent a camper on wheels from being used.

Commissioner Anderson stated that he is not strongly in favor of this, noting that he would want a lot more information on the maximum square footage, minimum lot size, whether there would be inspection of the structures, and the type of neighborhoods where this would be allowed. He stated that if someone has 20 acres of land and wants to build a tiny house next to their home, that would be different than that same structure on a one-acre lot.

Commissioner VanScoy stated that he did not think he would support this but as discussion continues, he is more interested in continuing the discussion. He stated that this could have value for the community, especially related to care for aging parents. He stated that he would like to see more information on surrounding communities and their requirements along with any issues they may have experienced. He believed this would be worth the time necessary to complete additional study.

Senior Planner McGuire Brigl commented that people are already doing this to some extent and therefore having a way to permit the activity and make it safe would be great. She stated that they are attempting to streamline the ordinances and make the process more efficient and easier to use.

7.02: Review Ordinance Amending Digital Display Billboard Regulations

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that the Planning Commission should provide feedback on the draft ordinance and direct staff to bring the ordinance forward to City Council for final approval.

Commission Business

Commissioner Walker asked if this is City owned property that would be leased to a sign company. He asked if this ordinance would be intended to allow the City to do something that no other property could do.

Senior Planner McGuire Brigl commented that three signs would be allowed with spacing two miles between signs, therefore other properties would be allowed if they met that distance.

Commissioner Walker stated that his issue is that the Commission would be recommending an ordinance that only the City would benefit from financially.

Commissioner Anderson asked the size of the sign that the City currently has on Highway 10.

Senior Planner McGuire Brigl estimated the digital display section to be about 150 square feet.

Commissioner Anderson noted that the digital display section of the City sign is clearly too small while he believes the Champlin billboard is much too big. He stated that perhaps half of that size be allowed. He stated that it would be nice to generate revenue from the sign, but he was unsure that he wanted it to be owned by the City. He stated that perhaps the land is rented, which would generate income. He stated that sign height will also be an issue because the new interchanges may impact views.

Commissioner Gengler stated that she believes that the current proposal would have a sign company leasing the space from the City and the City would only have the one sign, which would leave two additional spots open for others that are interested.

Senior Planner McGuire Brigl confirmed that the City does have a vendor it has been working with and the City is working on lease negotiations with that vendor. She stated that the EDA and City Council have chosen the vendor and made the decision to allow this, therefore an ordinance is needed.

Chairperson Bauer noted that two other private parties could come forward with proposals if they met the requirements of the ordinance and spacing.

Senior Planner McGuire Brigl stated that the draft ordinance includes a stipulation that there would need to be some benefit to Ramsey, such as a welcome to Ramsey statement, or advertising space for the City.

Commissioner Gengler stated that she is concerned with the two privately owned lots. She stated that parts of the overlay are close to residential areas and asked if there could be stipulations on where the sign could shine to avoid impact to the adjacent residential areas.

Senior Planner McGuire Brigl commented that the residential zoned and mixed-use zoned properties were not allowed and noted that an additional stipulation could be added requiring a certain distance from residential property.

Commissioner Peters referenced the sign for Suite Living, noting that the sign is very bright.

Commissioner VanScoy commented that he likes the idea of consolidating the signage into certain areas. He stated that the City currently has a master sign plan for The COR, which states that there will be three monuments. He asked how this would interact with the signage for The COR.

Senior Planner McGuire Brigl commented that this would be a privately owned sign and would not be counted as a monument sign for the City.

Commissioner VanScoy asked if the concept of having three monuments for the businesses in The COR would be maintained. He believed that this should be reviewed as separate signage has been allowed within The COR and noted that there would be benefit to reviewing that signage plan.

Chairperson Bauer agreed that the sign ordinance should be reviewed because of the continued exceptions and variances that have been granted.

Councilmember Woestehoff commented that the Council discussed this when it made the selection for the vendor. He stated that the Council was not unanimously supportive, as he opposed this. He noted that this would however generate about $60,000 a year in revenue for the City from the land lease and the portion of the advertising sales the City would receive. He noted that the City would also be allowed to advertise its own messaging. He stated that there are currently three billboards between Armstrong traveling toward Anoka, noting that they are not always full with messaging. He noted that the other signage is related to business signage and would not be consolidated. He stated that he would believe that the regular billboards would be replaced with digital billboards if this is adopted. He stated that the EDA was unanimously supportive of this action.

Chairperson Bauer asked why Councilmember Woestehoff opposed this item.

Councilmember Woestehoff stated that he had several hesitations, one of which was that there were 80 signs between Armstrong and Anoka, on one side of the road. He stated that he is also concerned with the timing as the final plans for Highway 10 have not yet been finalized and could impact visibility. He stated that he also feels that digital billboard detracts from the rural character of Ramsey. He stated that he would also be concerned that businesses akin to advertising on digital billboards would be mainstream fast food type businesses. He stated that he does not want to see Ramsey overwhelmed with fast food restaurants and believes that Ramsey should aspire to be more of a Main Street community rather than a Coon Rapids.

Commissioner Anderson stated that his strongest objection is the size of 700 square feet. He stated that he would like to see that number much smaller. He stated that the nighttime illumination section may address the brightness concerns. He stated that his biggest concern is the size of the sign and whether the visibility would be impacted following the Highway 10 project.

Chairperson Bauer asked for input from the Commission on the maximum sign size.

Commissioner Anderson stated that he would suggest perhaps 400 square feet. He stated that he does not want to see a 600 square foot sign in Ramsey.

Commissioner Walker stated that if the sign is going to be leased out, businesses in surrounding communities can advertise in Ramsey versus the actual Ramsey businesses.

Councilmember Woestehoff commented that the vendor did provide preferential pricing to Ramsey businesses, it would allow businesses from other communities to advertise as well. He stated that the lease period was proposed at 30 or 35 years and the company committed to maintaining the sign during that period.

Chairperson Bauer commented that he did not believe the City could restrict businesses from other communities from advertising on the sign.

Councilmember Woestehoff noted that he found the proposed language in the previous vendor proposal which stated that 50 percent of advertising would be reserved for City messages and Ramsey businesses.

Commissioner Peters asked if there is language related to election messaging.

Councilmember Woestehoff confirmed there are stipulations that would prevent certain content, such as adult and political. He stated that although he agrees with Commissioner Walker, noting that he does not like the City being the only beneficiary, this City land might be the opportunity to test this out.

Chairperson Bauer asked if the language related to regulated content would be part of the lease or ordinance language.

Councilmember Woestehoff commented that he believed that language was within the lease but noted that the ordinance could also have language related to content.

Commissioner VanScoy stated that he is also concerned with the number of signs and is disappointed that this will not result in consolidation. He stated that he does not support this type of sign, but if this moves forward he would like to see a restriction related to the size of the sign.

Senior Planner McGuire Brigl commented that the pending lease would have a sign slightly smaller than 700 square feet. She recommended the discussion focus on location, distance between signs, number of signs, and architectural standards. She noted that the size of the sign has already been set.

Commissioner Anderson did not believe enough information has been provided. He stated that he would like information on placement, size, brightness, etc.

Senior Planner McGuire Brigl stated that the discussion from the Commission could be forwarded to the Council, but he would not recommend that this goes forward to ordinance.

Senior Planner McGuire Brigl stated that distance, location, brightness, and size of the sign is included in the draft ordinance.

Commissioner Anderson commented that he is not comfortable with the size of the sign.

Chairperson Bauer asked and received confirmation from staff that the City owned site has already been selected for one sign.

Senior Planner McGuire Brigl stated that the proposed size of the sign is 672 square feet.

Commissioner Gengler stated that perhaps an overall square footage is allowed for all three signs in total, so that the 672 square feet is subtracted, and the other two signs would have to split the remaining size allowed.

Commissioner Walker stated that he does not support this type of sign in Ramsey.

Senior Planner McGuire Brigl commented that the Commission can recommend denial.

Commissioner Walker stated that if the motion is for denial, it will most likely be overridden by the City Council and therefore the Commission would miss its opportunity to provide input.

Chairperson Bauer agreed that if the Commission has recommendations, it should include those for the Council.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to recommend that City Council deny the ordinance.

Further discussion

Commissioner Anderson stated that he feels he does not have enough information. Senior Planner McGuire Brigl commented that the issue could be tabled. Councilmember Woestehoff advised of the upcoming joint meeting between the Planning Commission, City Council, and EDA and perhaps that would be a good time to discuss this item. Chairperson Bauer stated that the motion and second could be withdrawn and the issue could be tabled.

Commissioner Anderson withdrew his motion.

Commissioner Walker withdrew his second.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to table this item until the time the joint meeting occurs with the City Council and EDA.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Walker	aye
Commissioner Peters	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl advised of the City's Happy Days Festival which will take place on September 11th. She provided a brief update on construction activity within The COR area along with other residential development in Ramsey.

Chairperson Bauer stated that at the last meeting he was appointed to represent the Planning Commission on the interview screening panel for the new Assistant City Administrator/Community Development Director. He provided a brief update on that process, noting that seven candidates were recommended to continue in the process. He stated that one candidate withdrew, which leaves six candidates moving forward. He stated that there were two additional interview panels between the City Council and City staff department heads.

Councilmember Woestehoff stated that yesterday and today they held the second round of interviews which included five candidates. He noted that all were extremely qualified and noted that the Council hopes to have a decision to bring a candidate onboard by mid-October.

Commissioner Walker read into the record the written letter he brought from a resident on Variolite related to the request from the Hunt property.

Chairperson Bauer asked if staff could research when the Hunt property was rezoned and the notifications that would have been provided at that time.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 10:34 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #21-175

A RESOLUTION APPROVING A HOME OCCUPATION PERMIT TO OPERATE A LANDSCAPING BUSINESS ON THE PROPERTY LOCATED AT 8351 160th AVENUE NW (PROJ. #21-119) AND DECLARING TERMS OF PERMIT

RECITALS

1. Jacob Johnson, hereinafter referred to as the "Applicant", has properly applied for a Home Occupation Permit to operate a landscaping business on the property located at 8351 160th Avenue NW and legally described as follows:

   LOT 3 BLOCK 1 FOREST HIDEAWAY, EX RD SUBJ TO EASE OF REC, Anoka County, Minnesota

   (the "Subject Property")

2. That on January 2, 2019 a code enforcement case was opened for a public nuisance violation regarding waste, refuse, garbage, and construction materials.

3. That on April 28, 2021, Staff conducted a follow up inspection on the open case, discovering the home occupation at the property.

4. That on April 29, 2021, a first notice of violation was sent to the property for public nuisance, off-street parking, and home occupation violations.

5. That on May 13, 2021 a second inspection was conducted and a second notice of violation letter sent for public nuisance, off-street parking, and home occupation violations with a citation for $75.

6. That on May 24, 2021 the Applicant contacted Staff that he would address the violations and apply for the home occupation permit.

7. That on June 10, 2021, the Applicant submitted a Home Occupation Supplemental Questionnaire without a completed application or fees paid.

8. That on July 2, 2021 a third notice of violation was sent to the property for a home occupation violation with a citation for $250.

9. That on July 20, 2021, the Applicant, submitted a completed application for a Home Occupation Permit to operate a landscaping business (the "Home Occupation") on the Subject Property.

10. That the Planning Commission reviewed the request on August 26, 2021.

11. That the Subject Property is zoned R-1 Residential (Rural Developing) and the surrounding parcels are zoned R-1 Residential (Rural Developing).

12. That the Subject Property is approximately 1.65 acres and is surrounded by lots of similar size.

13. That the Subject Property is guided for Rural Developing (residential) in the City's Future Land Use Map.

14. That the Applicant owns the Subject Property, and will occupy the dwelling while conducting business on the Subject Property.

15. That the Home Occupation is proposed to be based out of a second driveway where the landscaping equipment and materials will be stored. A site plan has been included.

16. That the Applicant has stated the will be at least 400 square feet of garage space reserved for indoor residential parking and storage in an attached garage related to residential use on the Subject Property, as established in City Code Section 117-351 (Home Occupation). The detached 800 square foot garage will be used for storage and light mechanical work.

17. There are no business signs at the Subject Property.

18. That the Applicant has stated there will be no more than sixteen (16) vehicle trips per standard eight (8) hour day.

19. That the Home Occupation employs four (4) other employees.

20. That the Applicant has proposed to store three (3) Chevrolet 2500s, a Chevrolet 3500, four (4) trailers, and two (2) skid steers on an approved parking surface. Employee vehicles parked at the Subject Property are not included in this proposal.

21. That the Applicant has stated employee parking will be off of the public street on the second driveway; located along the West property line.

22. That the Home Occupation does not involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the Subject Property but does involve operating the business via phone call and email in an office inside the home. Customers do not come to the Subject Property.

23. That the Applicant has proposed business hours from 7:00 a.m. to 5:00 p.m., Monday through Friday barring any inclement weather or holidays.

24. That the City finds the Home Occupation operates beyond the parameters of general and administrative home occupation permit requirements (City Code Section 117-351) and therefore requires Planning Commission and City Council review and approval.

25. The property is not in compliance with City Code requirements related to home-based businesses, but is in compliance with off-street parking violations, and nuisance violations.

26. That the Planning Commission met and held a duly noticed public hearing on August 26, 2021 during their regularly scheduled meeting and recommended approval of the permit contingent upon off-street parking regulations.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.

2. That the proposed use **will not** be compatible with the residential neighborhood due to (in part) density, lot size and use of the surrounding lots.

3. That the proposed use **will not** be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or the public welfare.

4. That the proposed use **will not** substantially or adversely impair the use, enjoyment, or market value of neighboring properties.

5. That the proposed use **will not** be hazardous or disturbing to existing or future neighboring uses.

6. That the proposed use **will** be served adequately by public facilities and services such as highways and streets.

7. That the proposed use **will** create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.

8. That the proposed use **will** involve activities and uses that would 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 request for a Home Occupation Permit for the operation of Timberline Lawn Care Incorporated, on the Subject Property, is hereby approved pursuant to Sections 117-51 and 117-351 of the Ramsey City Code with the following conditions:

1. That this agreement shall permit the operation of a landscaping and snow removal business (the "Home Occupation") on the Subject Property consisting in entirety of:
    a. Four (4) vehicles
        i. Three (3) Chevrolet 2500
        ii. One (1) Chevrolet 3500
    b. Four (4) trailers
    c. Two (2) Skid Steers

2. That customers shall not visit the Subject Property.

3. That employees will park on the second driveway near the West property line; not at any time on the public streets.

4. That the Permittee agrees there will be no exterior evidence of the Home Occupation permitted on the Subject Property unless in compliance with Chapter 117-351 (Home Occupations) of City Code except:
    a. Four (4) vehicles
        i. Three (3) Chevrolet 2500
        ii. One (1) Chevrolet 3500
    b. Four (4) trailers

c. Two (2) Skid Steers

5. That the Permittee is responsible to verify and ensure that the structure(s) is compliant with all applicable state and local codes.

6. That should the Permittee die or should the Subject Property be sold, the Permit shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the Home Occupation, written notice to that effect shall be given to the Zoning Administrator and the City Council may authorize continuation of the Permit without further hearing.

7. The Permittee shall reside on the Subject Property; if the Permittee does not reside on the Subject Property, the Permit shall be automatically terminated.

8. That the Permittee agrees that if the operation expands, they will notify the City of Ramsey and reapply for a Permit.

9. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the Permittee.

10. The Permittee shall be responsible for obtaining and having in full force and effect all applicable State, County and City licenses. This includes a Business License with the City, registering with the State of Minnesota. The permit will not be issued until all required permits/licenses are received.

11. The Permittee shall be responsible for all costs incurred in the administration and enforcement of this Permit.

12. That the City Administrator, or his/her designee, shall have the right to inspect the Subject Property for compliance and safety purposes annually or at any time, upon reasonable request to the Permittee.

13. That the Permittee agrees to take additional measures to keep the Subject Property in compliance with City Code regulations related to off-street parking and nuisance violations.

14. That the allowed hours of operation are 7:00 a.m. to 5:00 p.m., Monday through Friday barring any inclement weather or holidays. If holiday or weather changes the regular schedule, the Permittee may shift hours of operation to another weekday, but may not operate on Saturday or Sunday. The Permittee may not expand the hours of operation on any day without express consent from the City. The Permittee is limited to five (5) total workdays per week.

15. That this Permit does not authorize a future homeowner of the Subject Property from utilizing the detached accessory building for a home-based business.

16. That the salvage of inoperable commercial vehicles for purposes of parts for other operable commercial vehicles is not a permitted use within the District and is declared a public nuisance.

17. That the use shall not cause any other nuisance violations or City Code violations, and the Property must remain in compliance with off-street parking violations, public nuisance code provisions, and in compliance with the International Property Maintenance Code. This includes

but is not limited to: no junk being stored outside, parking only on the driveway(s), no driving on the grass, etc.

18. That the City reserves the right to revoke the permit for any violation of the above conditions.

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 denied and adopted by the Ramsey City Council this the 14th day of September, 2021.

CITY OF RAMSEY:

By: _____ By: _____
Mayor City Clerk

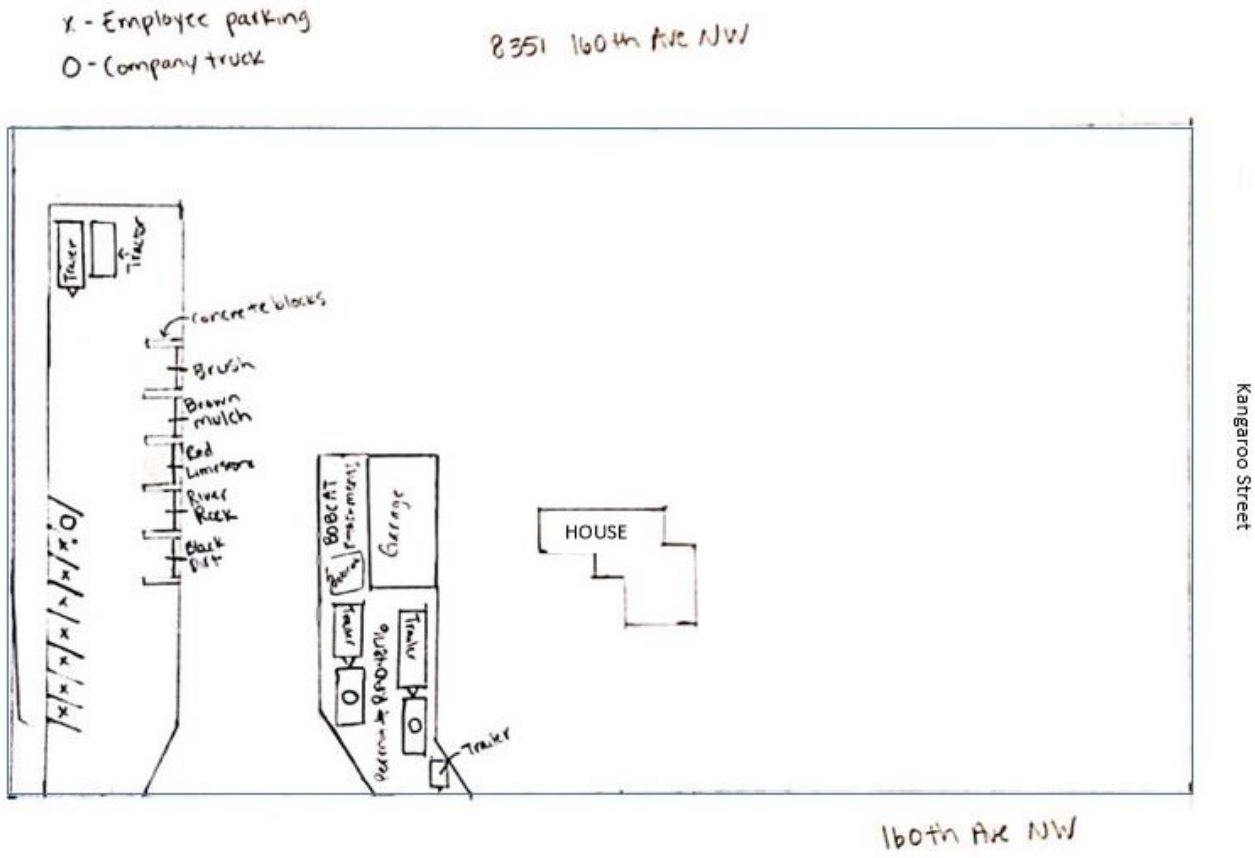
STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Exhibit A: Site Plan



CC Regular Session **7. 1.**

Meeting Date: 09/14/2021

By: Brian McCann, Community Development

Information

Title:

Introduce Preliminary Plat for North Brook Meadows; Case of Landform on behalf of Platinum Land, LLC (Project 21-131 - Hunt Property)

Purpose/Background:

The purpose of this case is to introduce a Preliminary Plat application from Landform on behalf of Platinum Land, LLC (the "Applicant") for a seventy-seven (77) lot residential subdivision west of Nowthen Blvd NW and south of 175th Ave NW. The site is a 40 acre piece of land, PID's: 03-32-25-34-0001 and 03-32-25-34-0002 (the "Subject Properties"). The Subject Properties are zoned R-1 MUSA and the Applicant has proposed all lots within the Single-Family (80 foot wide) lot width designation, as allowed in the R-1 MUSA zoning district. The majority of the Subject Properties are owned by the Hunt Family, a long-time resident of Ramsey, and the case was previously referred to as "Hunt Addition."

Staff wanted to provide the City Council an update on this item prior to requiring formal action, and allow Council and residents to ask any questions that Staff could bring back to a future meeting.

Notification:

The City attempted to notify all property owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request by U.S. Mail. The Public Hearing notice for the Planning Commission meeting on August 26, 2021 was also posted in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Summary

The proposed preliminary plat shows 77 lots on the 40 acre piece of land. The proposed density is approximately 2.2 units per acre, which falls within the allowed density per City Zoning and the City's approved 2040 Comprehensive Plan. The proposed preliminary plat does not require any variances, changes to City Code, or amendments to the Comprehensive Plan. The proposal does require a few unique items, which are noted below in the Next Steps section. In general, if the Preliminary Plat meets all City Code requirements and standards, the City must approve the Plat.

Planning Commission - August 26, 2021

The Planning Commission recommended approval at their August 26, 2021 meeting of the preliminary plat.

Follow ups:

During the public hearing at the Planning Commission meeting on August 26, 2021, several residents had indicated they never knew the Subject Properties had been rezoned. City Staff reviewed old case files and discovered that the Hunt properties were included in a large zoning change process for the 2030 Comprehensive Plan in 2011. There is evidence supporting that a public hearing notification was sent to all affected property owners, as well as a posting in the Anoka County UnionHerald, notifying residents of the proposed zoning changes. The proposed Ordinance went through Planning Commission and City Council processes, to receive the necessary approvals of the zoning changes.

Staff also received questions outside the meeting on if nearby residents could now request that the zoning is changed. Nearby residents cannot request a change to another property's zoning. The City Council can change

zoning, in accordance with the Comprehensive Plan, or a property owner can request a change. In this instance, the current owners of the Subject Properties would have to initiate a Zoning Amendment request for the zoning to be changed.

Conformity with City Code

The proposed preliminary plat generally meets all of the requirements of City Code. There are a few minor changes that will be required, as is typical with any sketch plan, preliminary plat, or subdivision application. The Preliminary Plat appears to meet all of the requirements for the R-1 MUSA District, including all lots being 80 feet wide and at least a quarter acre in size.

Future City Council Meeting

In the near future, the Preliminary Plat will need to have a motion made upon, but Staff thought it would be beneficial to present the case first as an introduction, and then bring to a future meeting for a decision to be made.

Key Staff Comments

- Wetlands and Floodplain: All wetlands will be delineated and approved by the Lower Rum River Watershed Management Organization, which will also need to issue a permit in order for work to start onsite. All floodplain will also need to be shown on the plat sheets. Wetlands will be encumbered by a 16.5 foot buffer easement. The City of Ramsey can require as-builts with any new home that is built in the City. Based on the sensitive environmental nature and potential increase to insurance associated with owning a property by the floodplain, Staff will require as-builts for all of these lots.
- Utilities: The City enlisted Bolton and Menk to prepare an Infrastructure Study for the general planning area of Trott Brook North, north of the Brook, and between Variolite St and Nowthen Blvd. The Infrastructure Study includes this property. The infrastructure study shows that this site could develop independently from the properties to the south, however, it is much more likely that they will develop in tandem due to the large costs associated with developing the site alone. Trunk utilities will need to be brought to this site in order for it to develop.
- Sidewalks and Trails: The City requires a sidewalk on every side of a public street. Additionally, the City will require a trail along Nowthen Blvd, 173rd Avenue, and 175th Avenue. Since 175th Avenue is likely to be reconstructed in the future, or potentially realigned, the developer has the option to pay into the trail fund or build the trail along 175th Avenue. Additionally, there will need to be a pedestrian crossing on 173rd Avenue.
- Roads:173rd Avenue will need to be upgraded to a full public road as part of this project. The Applicant is working with the Applicant to the south coordinating on this item. It is likely that there will be a cost-share agreement outlined as part of road project, which will be discussed with the Applicant of the project to the south and City Council. Additionally, the City Council has directed any project in this area to include turn lanes into the project off Nowthen Blvd. Nowthen Blvd is a County Road, so any changes must be approved by Anoka County, and a light would not be feasible for this site.
    - The project to the south has completed a traffic study as part of their required EAW, which can be found on the project website. Staff has included the traffic study (attached), which studied nearby intersections. Staff has not fully reviewed the EAW at this time, but notes that it includes both a no build scenario (no improvements to Nowthen or other roads) and a scenario that includes a turn lane into the site off Nowthen Blvd. This study takes into account both projects at full build-out.
- Lot Sizes and Alignments: All of the proposed lots are 80 foot wide lots, proposed outside of the large gas easement on the property. There is additional landscaping proposed along the western boundary with existing residential lots. The existing home on the SE lot will be removed as part of this project.
- Timing: Based on the time of year, and need to get trunk utilities (sewer and water) to the Subject Properties, it is very unlikely there will be any homes built onsite this year. There may be some preliminary grading (moving dirt) on the Subject Properties this year.

Platting Process

1. Sketch Plan - Identify red flags and direct the Applicant on moving forward to Preliminary Plat
2. Preliminary Plat - Engineering documents, formal public hearing, if approved, the project has entitlement (we are here)

3. Final Plat - Construction documents and legal agreements, only heard by City Council

City Code Sections

- Section 117-111: R-1 Residential (Existing and Proposed Zoning)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Planning Commission recommends approval of Preliminary Plat for North Brook Meadows.

Action:

No action is required at this time. A formal action will need to be conducted in the future regarding the Preliminary Plat.

Attachments

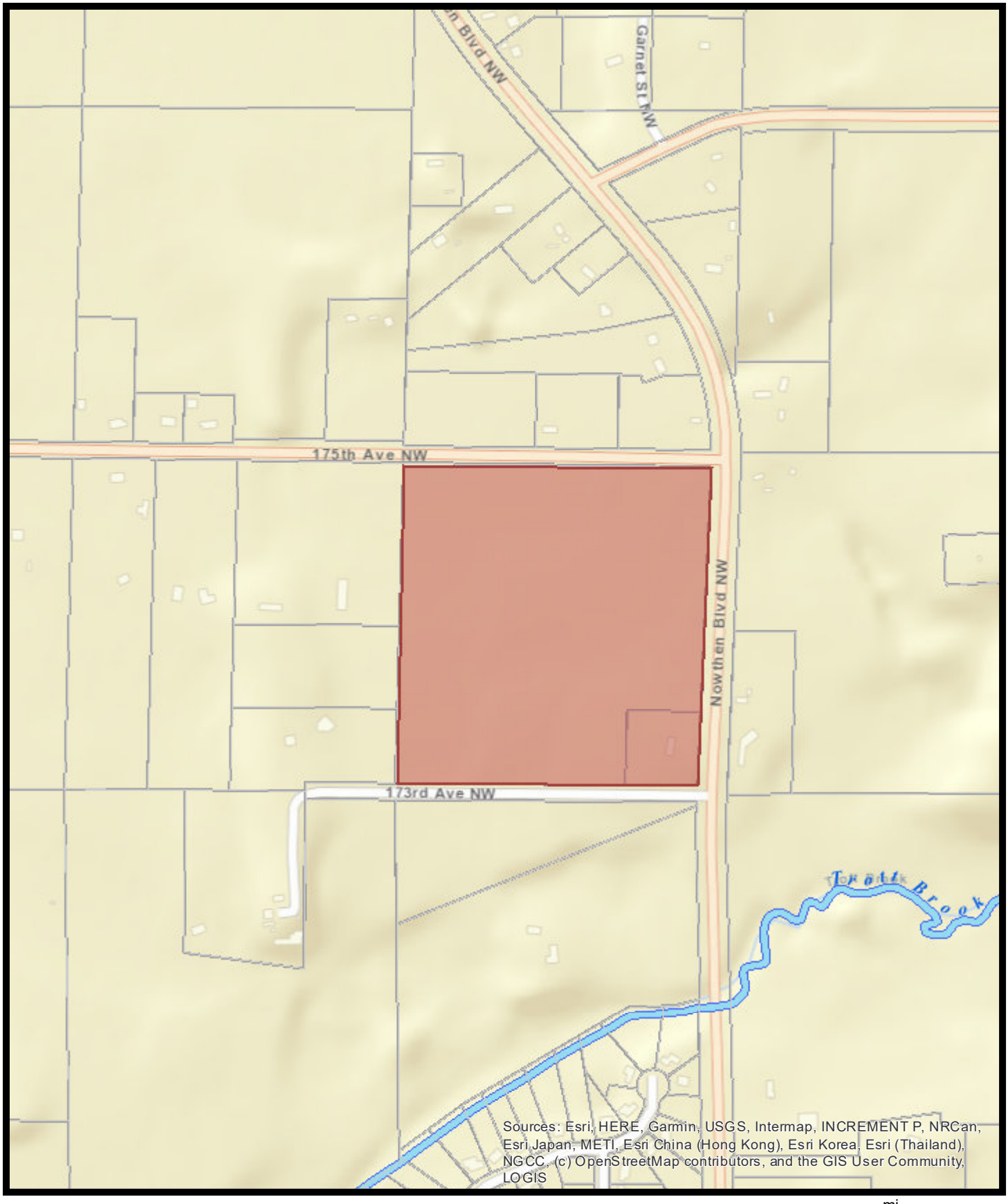
Site Location Map
Preliminary Plat Plan Set
Planning Tech Report
Preliminary Staff Comments (ProjectDox)
Draft Planning Commission Minutes - August 26, 2021
North Brook Meadows Informational Handout
Infrastructure Study (Final)
Trott Brook North (Adjacent Property) Traffic Study EAW (Appendix G)
Draft Resolution #21-248

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	08/19/2021 12:57 PM
Brian McCann (Originator)	Brian McCann	09/08/2021 04:26 PM
Bruce Westby	Bruce Westby	09/09/2021 09:54 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 12:04 PM
Bruce Westby	Bruce Westby	09/09/2021 03:09 PM
Bruce Westby	Bruce Westby	09/09/2021 03:43 PM
Form Started By: Brian McCann		Started On: 08/17/2021 10:27 AM
Final Approval Date: 09/09/2021		

PID
03-32-25-34-0001 &
03-32-25-34-0002

Site Location Map

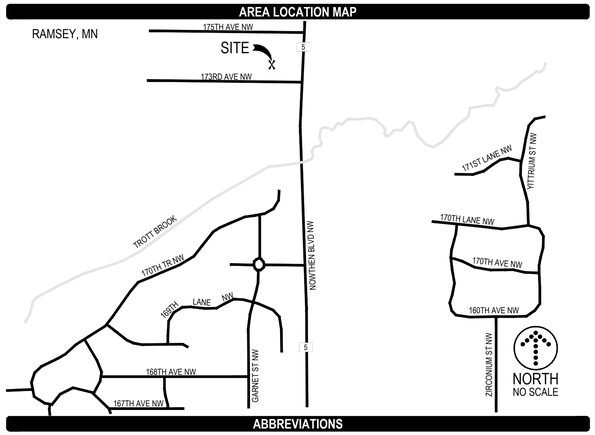


7/1/2021 12:55:59 PM

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE.	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE.	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA.	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.P.T.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
× 234.5	SPOT ELEVATION	× 123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE	EDGE OF PAVEMENT
	PAVING BLOCK	HEIGHT, TYPE	FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	Ø	POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00 %	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
X HEIGHT, TYPE X	FENCING	FES RIPRAP STS >>	STORM SEWER
	RETAINING WALL	SAN >	SANITARY SEWER-WASTE
	SET 1/2" X 14" IRON PIPE	FM >	FORCE MAIN
	IRON MONUMENT FOUND	RD >>	ROOF DRAIN SYSTEM
	SURVEY DISK (BENCHMARK)	GATE VALVE WTR HYD	WATERMAIN
	POWERPOLE	FIRE	FIRE LINE (IF SEPARATE)
	GUY WIRE	BLDG.	FIRE DEPT. CONNECTION
	GUARD POST	C.O. X'SSD	SOIL SUBDRAIN
GM	GAS METER	GAS	GAS LINE-UNDERGROUND
T	TRANSFORMER	ELEC	ELECTRIC-UNDERGROUND
	WATER SHUT-OFF VALVE	TELE	TELEPHONE-UNDERGROUND
	TRAFFIC SIGN	CATV	UNDERGROUND CABLE/TV
	FLAG POLE	LSS	LAWN SPRINKLER SLEEVE
LT	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

Parcel 1:
The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South lines, also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Street, Anoka County, Minnesota.

Parcel 2:
The South 329 feet of the East 400 feet of the Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota.

BENCHMARK

Cast Iron Monument,
South Quarter corner of Section 3, Township 32, Range 25.
Elevation = 876.482

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

OWNER

PLATINUM LAND MN, LLC.
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550
CONTACT: JASON BEBEAU

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: TODD OLIN

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOSH POPEHN

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE		07.16.21
SHEET NO.	DESCRIPTION	
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C0.2	PRELIMINARY PLAT	X
C1.1	EXISTING CONDITIONS & DEMOLITION	X
C2.1	PRELIMINARY PLAT	X
C3.0	GRADING DRAINAGE & EROSION CONTROL - OVERALL	X
C3.1	GRADING, DRAINAGE & EROSION CONTROL - SOUTHEAST	X
C3.2	GRADING, DRAINAGE & EROSION CONTROL - SOUTHWEST	X
C3.3	GRADING, DRAINAGE & EROSION CONTROL - NORTHWEST	X
C3.4	GRADING, DRAINAGE & EROSION CONTROL - NORTHEAST	X
C3.5	MINNESOTA SWPPP	X
C4.0	UTILITIES - OVERALL	X
C4.1	UTILITIES - SOUTHEAST	X
C4.2	UTILITIES - SOUTHWEST	X
C4.3	UTILITIES - NORTHWEST	X
C4.4	UTILITIES - NORTHEAST	X
L1.1	TREE PRESERVATION PLAN	X
L1.2	TREE PRESERVATION TABLES	X
L2.1	LANDSCAPE PLAN	X
L2.2	ENLARGED LANDSCAPE PLAN	X
L7.1	LANDSCAPE DETAILS	X

CERTIFICATIONS

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.

RANDALL C. HEDLUND, P.E.

LICENSE NUMBER: 19576 DATE: 16 JULY 2021

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.

JOSHUA K. POPEHN, RLA

LICENSE NUMBER: 44803 DATE: 16 JULY 2021

PROJECT

NORTH BROOK MEADOWS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund
License No: 19576

Signature shown is a digital representation. Contact author for wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signature is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C001CBW018.dwg

PROJECT NO. PLM20001

CIVIL & LANDSCAPE TITLE SHEET
C0.1

© LANDFORM 2021

Landform®and Site to Finish®are registered service marks of Landform Professional Services, LLC.



LEGAL DESCRIPTION

Parcel 1:
The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South lines, also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Street, Anoka County, Minnesota.

Parcel 2:
The South 329 feet of the East 400 feet of the Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota.

BENCHMARK

Cast Iron Monument,
South Quarter corner of Section 3, Township 32, Range 25.
Elevation = 876.482

AREA SUMMARY

TOTAL SITE AREA: 1,787,850.0 SQ. FT. = 41.04 AC.
EXISTING RIGHT OF WAY AREA: 241,164.39 SQ. FT. = 5.54 AC.
WETLAND AREA: 42,235 SQ. FT. = 0.97 AC.
NET AREA: 1,504,450.61 SQ. FT. = 34.54 AC.
TOTAL SINGLE FAMILY LOTS = 77

ZONING AND SETBACK SUMMARY

The Property is Zoned R-1 - MUSA

Building Setback Information is as follows:
Front Yard = 30 ft.
From major or minor arterial (Nowthen Blvd.) - 60 feet from ROW centerline plus normal setback standard.
Rear = 30 ft.
Side (interior) = 10 ft.
Side (street) = 30 ft.

Wetland Setback = 16.5 ft.

Parking Setback Information is as follows:
Driveway setback 5 ft. from side lot line.

Minimum Lot Area: 10,890 S.F. (0.25 AC.)
Minimum Lot Width: 80 ft. (90 ft. for corner lot)
Minimum Lot Depth: 100 ft.

LOT AREA TABLE

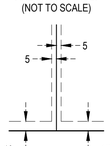
Parcel #	Lot/Block	Area
1	1_1	15510
2	2_1	13710
3	3_1	13761
4	4_1	13725
5	5_1	17666
6	6_1	28178
7	7_1	29094
8	8_1	17384
9	9_1	18493
10	10_1	22110
11	11_1	13553
12	12_1	13538
13	13_1	13523
14	14_1	15342
15	15_1	23983
16	16_1	46868
17	17_1	13880
18	18_1	11040
19	19_1	11040
20	20_1	11040

Parcel #	Lot/Block	Area
21	21_1	11040
22	22_1	11040
23	23_1	11040
24	24_1	11040
25	25_1	12585
26	26_1	12915
27	27_1	11040
28	28_1	11040
29	29_1	11040
30	30_1	11040
31	31_1	11040
32	32_1	11040
33	33_1	11040
34	34_1	20306
35	1_2	16653
36	2_2	14259
37	3_2	14259
38	4_2	14259
39	5_2	14259
40	6_2	14259

Parcel #	Lot/Block	Area
41	7_2	14259
42	8_2	18872
43	9_2	24429
44	10_2	19892
45	11_2	28975
46	12_2	44747
47	13_2	26066
48	14_2	19583
49	15_2	25240
50	1_3	30350
51	2_3	20898
52	3_3	18467
53	4_3	17833
54	5_3	18942
55	6_3	16012
56	7_3	13713
57	8_3	11617
58	9_3	13481
59	10_3	63926
60	1_4	12678

Parcel #	Lot/Block	Area
61	2_4	11657
62	3_4	12330
63	4_4	13219
64	5_4	13542
65	6_4	13544
66	7_4	13545
67	8_4	13630
68	9_4	16242
69	10_4	15967
70	11_4	14143
71	12_4	13250
72	13_4	12447
73	14_4	11645
74	15_4	11224
75	16_4	11294
76	17_4	11136
77	18_4	12629

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN AND 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES UNLESS OTHERWISE SHOWN AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES UNLESS OTHERWISE SHOWN

811 Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Heckaert
License No: 19511

Signature shown is a digital representation. A hard copy with signed copy of this plan on file at Landform Professional Services, LLC. Offices is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C002PLM001.dwg

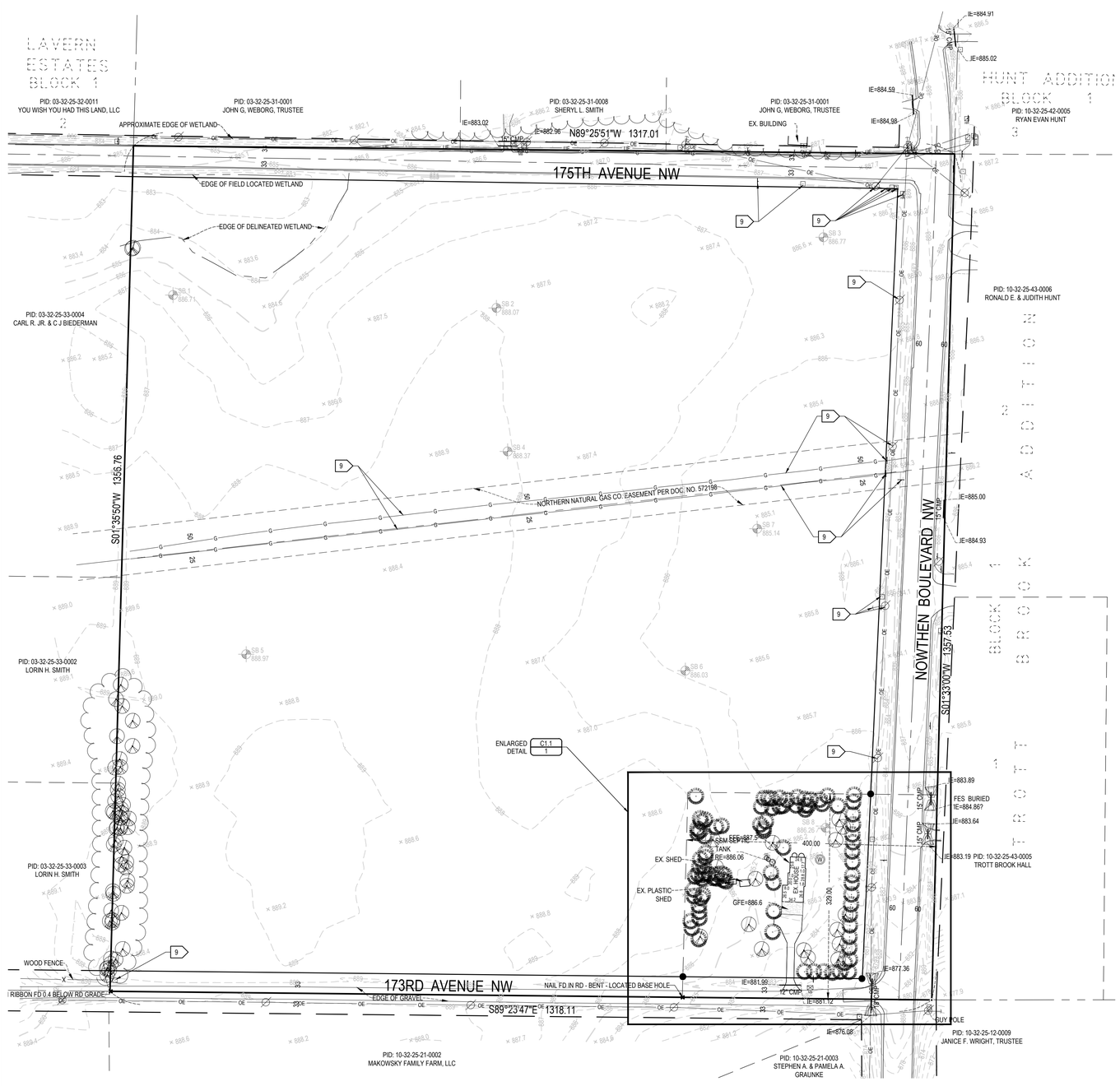
PROJECT NO. PLM20001

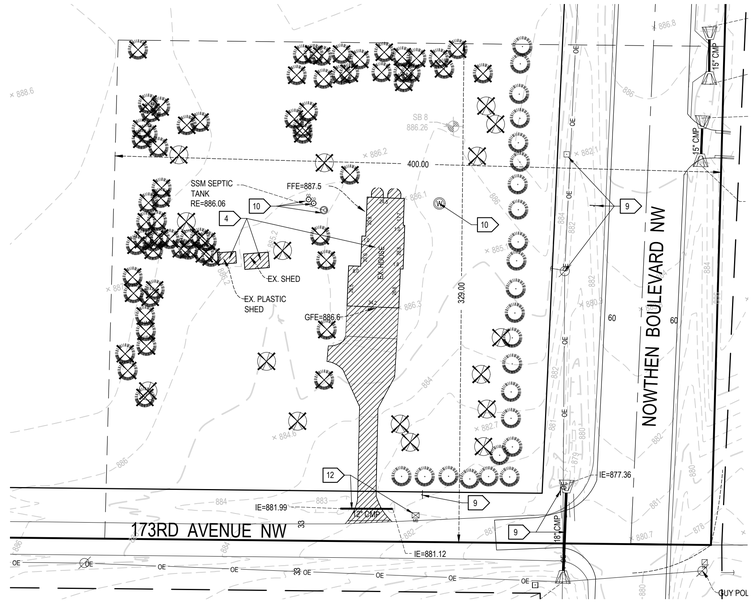
PRELIMINARY PLAT

C0.2

©LANDFORM 2021

Landform®and Site to Finish®are registered service marks of Landform Professional Services, LLC.





1 **ENLARGED DETAIL**

SCALE 1"=50'

SITE SYMBOLS/LEGEND

EXISTING	DESCRIPTION
	BUILDING
	CONCRETE SURFACE
	CONCRETE CURB
x x x	FENCING
>>	STORM SEWER
>	SANITARY SEWER
I	WATER MAIN
G	UNDERGROUND GAS MAIN
UT	UNDERGROUND TELEPHONE
OT	OVERHEAD TELEPHONE
UE	UNDERGROUND ELECTRIC
OE	OVERHEAD ELECTRIC
FO	UNDERGROUND FIBER OPTIC
FO	UNDERGROUND CABLE TV
	MANHOLE
	CATCH BASIN
	FLARED END SECTION
	FIRE HYDRANT
	WATER VALVE/CURB STOP
W	WELL
	GUY WIRE
	POWERPOLE
T	TRANSFORMER
T	UTILITY BOX (TV, TEL, ELEC)
	HAND HOLE
GV	GAS VALVE
	TRAFFIC SIGN
	1/2" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
	CAST IRON MONUMENT FOUND
	IRON MONUMENT FOUND

DEMOLITION LEGEND

:Tree Removal

:Tree Protection

:Structure and / or Pavement Removal

:Soil Boring

XXXXXXXXXXXXXXXXXX :Utility Line Removal

:Construction Limits

LEGAL DESCRIPTION

Parcel 1:
The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South lines, also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Street, Anoka County, Minnesota.

Parcel 2:
The South 329 feet of the East 400 feet of the Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota.

EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM A SURVEY PERFORMED BY LANDFORM PROFESSIONAL SERVICES, MINNEAPOLIS, MN ON MAY 18, 21, 24 & 25, 2021 EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
4. BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
5. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
6. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
7. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
8. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
9. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
10. ABANDON WELLS AND REMOVE ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
11. REFER TO TREE PRESERVATION PLAN FOR ADDITIONAL INFORMATION.
12. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
13. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
14. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
15. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

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

NORTH

0 100 200

© LANDFORM 2021

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Heglund
License No. 19511

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C101 EXISTING.dwg
PROJECT NO. PLM20001

EXISTING CONDITIONS & DEMOLITION

C1.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.

SITE PLAN NOTES

2. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
3. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
4. DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-1 MUSA

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 30 FT.
FRONT YARD FROM NOWTHEM BOULEVARD = 60 FT. FROM R.O.W. PLUS NORMAL SETBACK
REAR = 30 FT.
SIDE INTERIOR = 10 FT. LIVING SIDE, 6 FT. GARAGE SIDE.
SIDE STREET = 30 FT.
DRIVEWAY SETBACK = 5 FT. FROM LOT LINE
WETLAND SETBACK = 16.5 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
LOT AREA MINIMUM = 10,890 S.F = 0.25 ACRE
LOT WIDTH MINIMUM = 80 FT; (90 FT. CORNER)
LOT DEPTH MINIMUM = 100 FT.

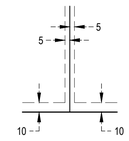
AREA SUMMARY

TOTAL SITE AREA: 1,787,850.0 SQ. FT. = 41.04 AC.
EXISTING RIGHT OF WAY AREA: 241,164.39 SQ. FT. = 5.54 AC.
WETLAND AREA: 42,235 SQ. FT. = 0.97 AC.
NET AREA: 1,504,450.61 SQ. FT. = 34.54 AC.
TOTAL SINGLE FAMILY LOTS = 77

IMPERVIOUS AREA SUMMARY

EXISTING:					
PERVIOUS	1,541,092	S.F.	35.38	AC.	99.7%
IMPERVIOUS	5,293	S.F.	0.12	AC.	0.3%
TOTAL	1,546,385	S.F	35.5	AC.	100.0%
PROPOSED:					
PERVIOUS	1,079,534	S.F.	24.78	AC.	69.8%
IMPERVIOUS	466,851	S.F.	10.72	AC.	30.2%
TOTAL	1,546,385	S.F.	35.5	AC.	100.0%

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN AND 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES UNLESS OTHERWISE SHOWN AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES UNLESS OTHERWISE SHOWN

Know what's Below. Call before you dig.

NORTH
0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall J. Heidrich
License No: 19[illegible]

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signature available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

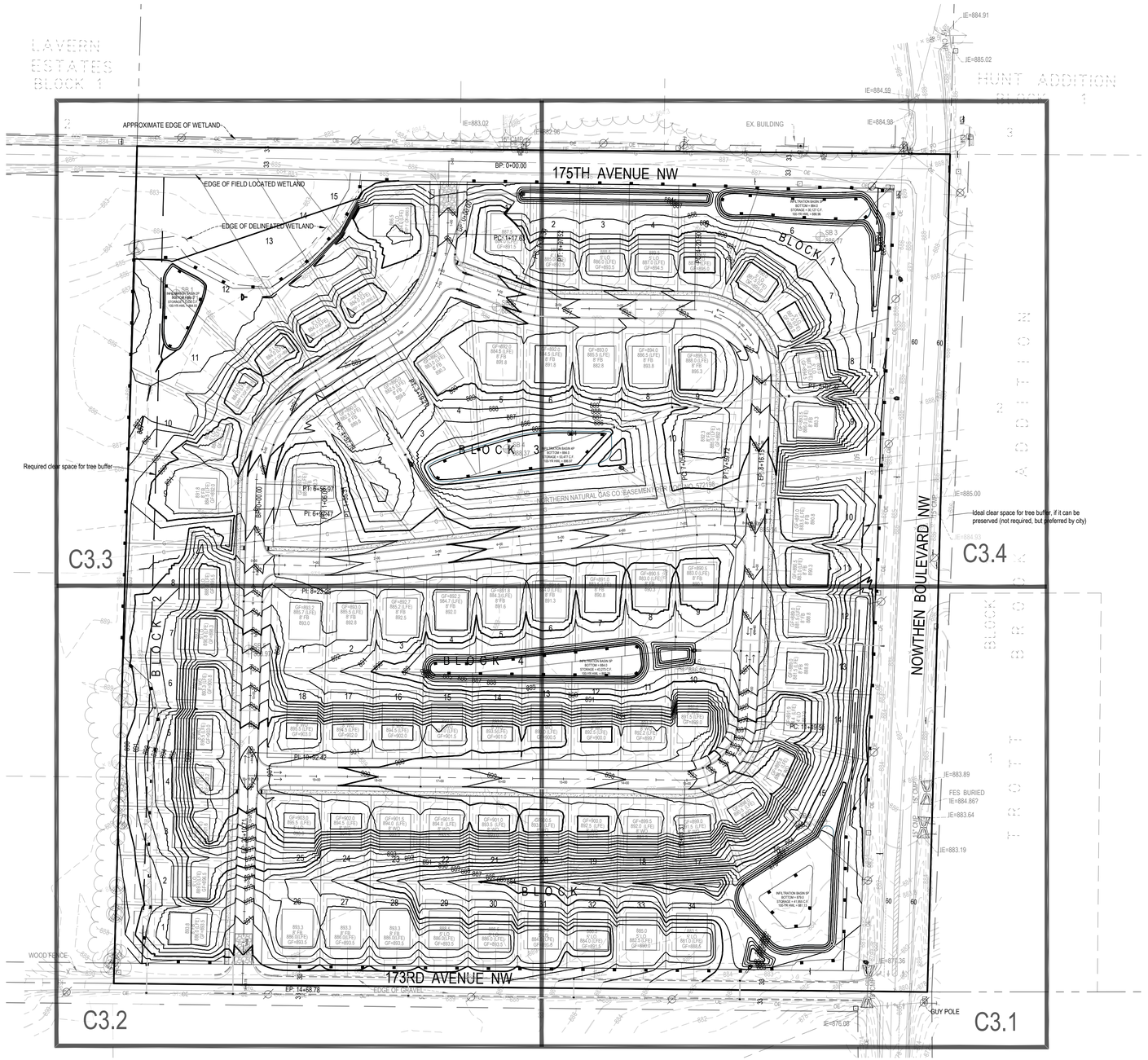
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C201PLM001.dwg
PROJECT NO. PLM20001

SITE PLAN
C2.1

© LANDFORM 2021
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated June 29, 2021, for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	7,265 ft.
	:Vehicle Tracking Pad	2 ea.

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Hedtke
License No: 19[illegible]

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Copy is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C300PLM001.dwg

PROJECT NO. PLM20001

GRADING, DRAINAGE & EROSION CONTROL - OVERALL

C3.0

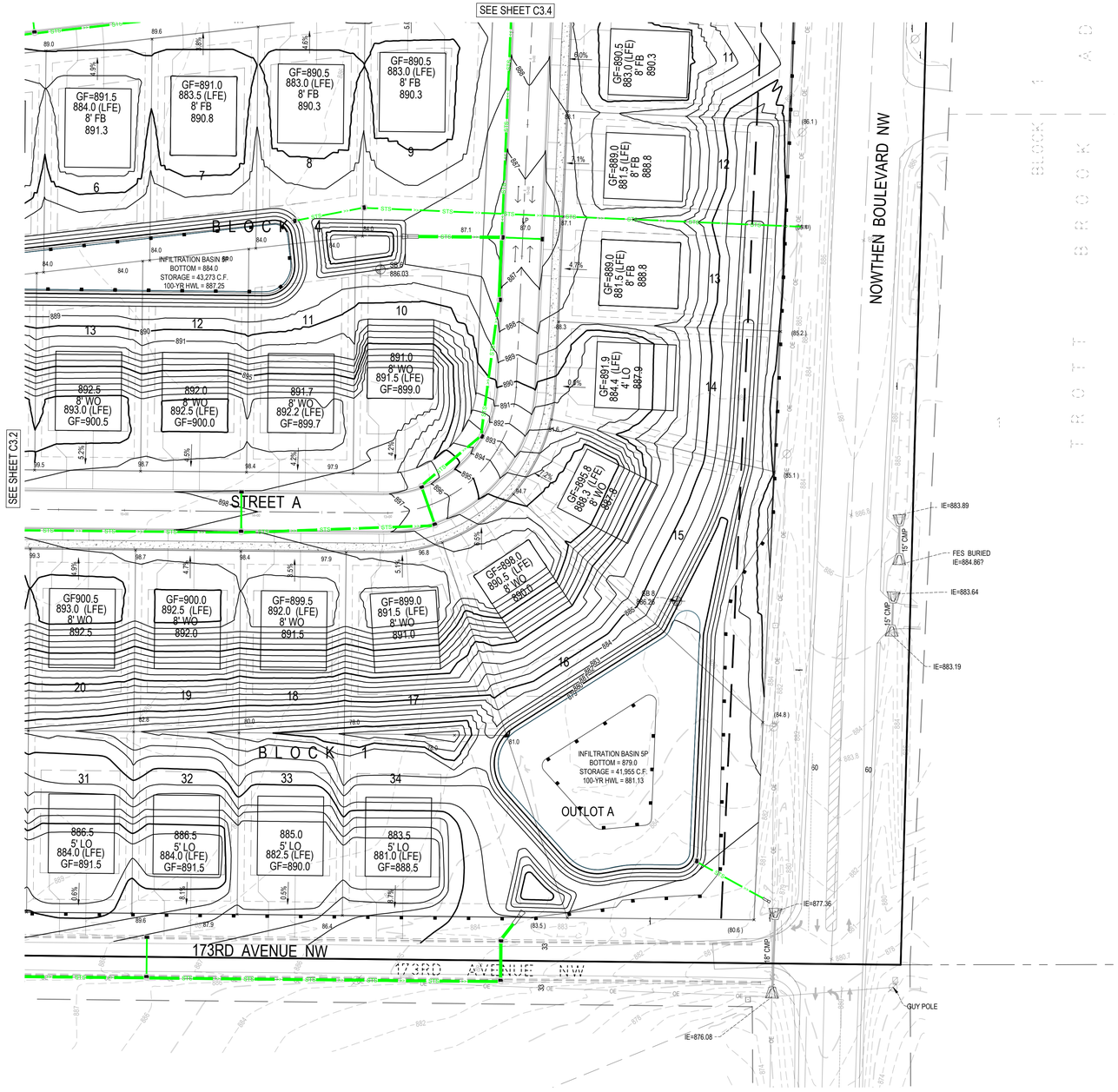
811 Know what's Below. Call before you dig.

NORTH

0 100 200

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated June 29, 2021, for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	7,265 ft.
	:Vehicle Tracking Pad	2 ea.

Know what's Below. Call before you dig.

NORTH

0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Hedlund
License No: 19511

Signature shown is a digital representation. Contact us for a wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signed plans available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

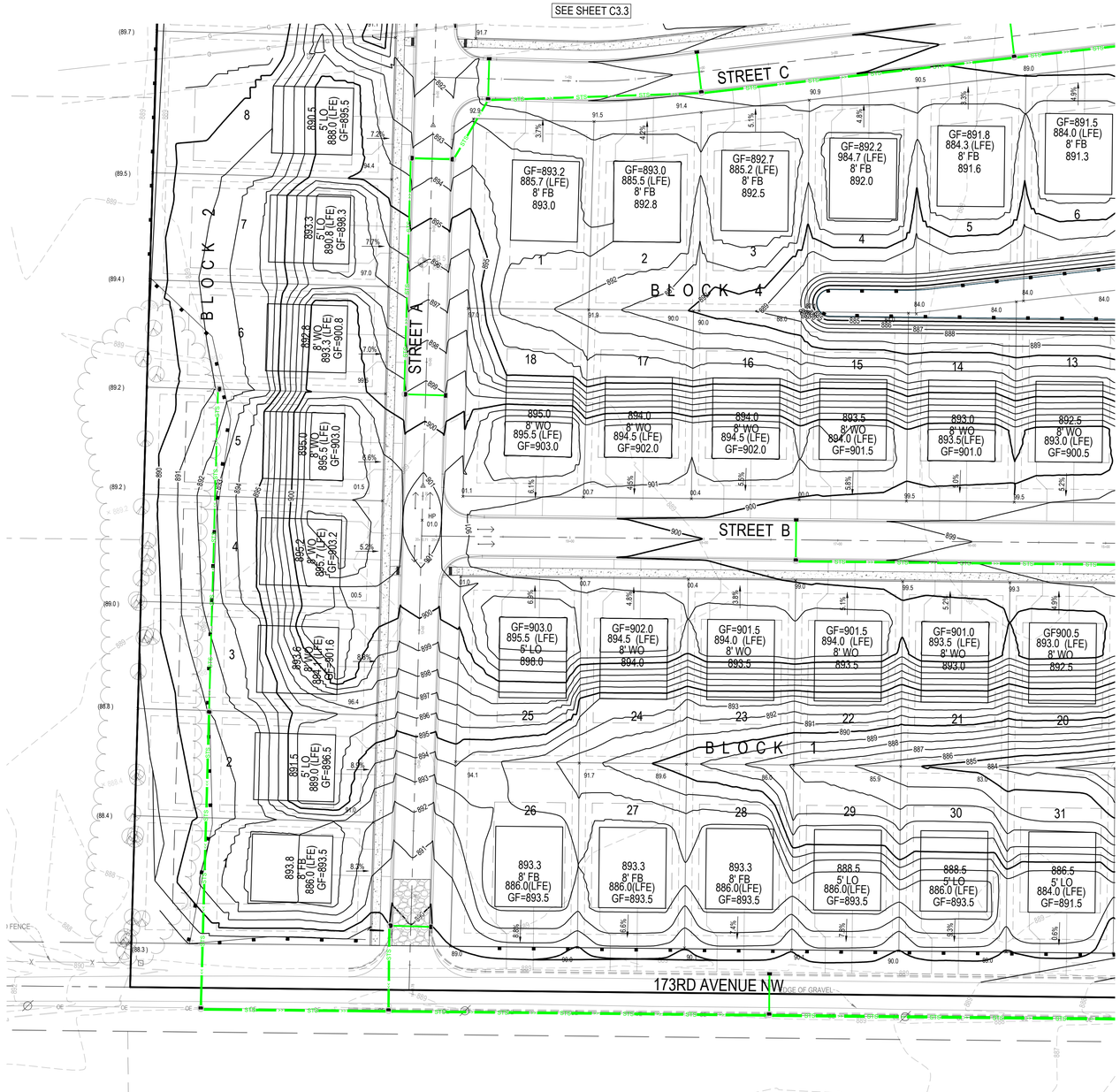
FILE NAME C301PLM001.dwg
PROJECT NO. PLM20001

GRADING, DRAINAGE & EROSION CONTROL (SOUTHEAST)

C3.1

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated June 29, 2021, for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	7,265 ft.
	:Vehicle Tracking Pad	2 ea.

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

NORTH

0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Heckard
License No: 19539

Signature shown is a digital representation. A full size wet signed copy of this plan on file at Landform Professional Services, LLC. Copy is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C302PLM001.dwg

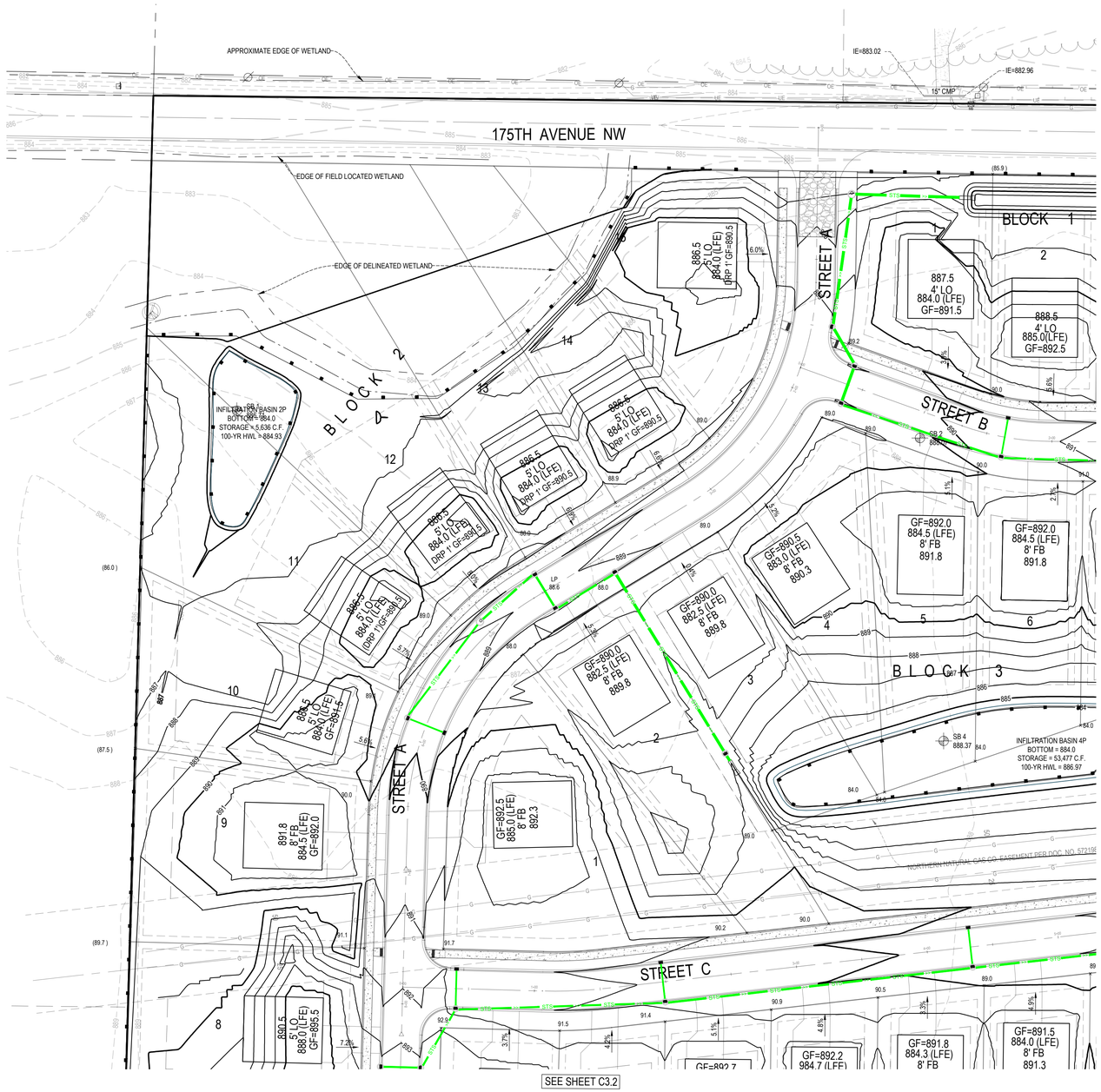
PROJECT NO. PLM20001

GRADING, DRAINAGE & EROSION CONTROL (SOUTHWEST)

C3.2

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated June 29, 2021, for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	7,265 ft.
	:Vehicle Tracking Pad	2 ea.

Know what's Below. Call before you dig.

NORTH

0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall N. Nedrich

License No: 19511

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signature available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

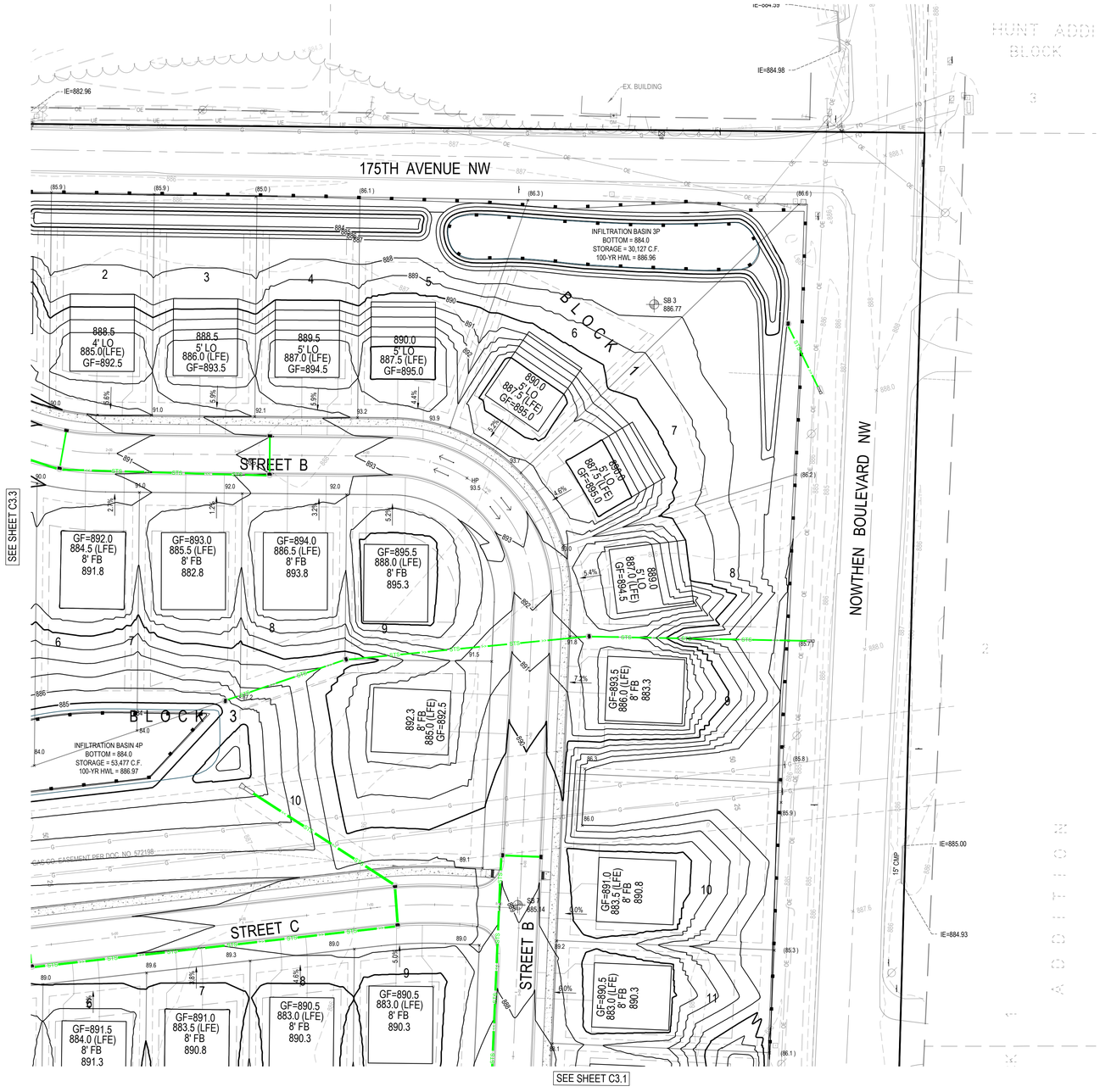
FILE NAME	C303PLM001.dwg
PROJECT NO.	PLM20001

GRADING, DRAINAGE & EROSION CONTROL (NORTHWEST)

C3.3

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated June 29, 2021, for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	7,265 ft.
	:Vehicle Tracking Pad	2 ea.

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Hedlund
License No: 19534

Signature shown is a digital representation only. Original signed copy of this plan on file at Landform Professional Services, LLC. Original signature available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C304PLM001.dwg

PROJECT NO. PLM20001

GRADING, DRAINAGE & EROSION CONTROL (NORTHEAST)

C3.4

Know what's Below. Call before you dig.

NORTH

0 50 100

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

NPDES PERMIT AND SWPPP COMPONENTS

1. *The current Minnesota Construction Stormwater General Permit (Permit) dated August 1, 2018 is referenced in this document as the Permit.*

   The SWPPP includes the following components:
   - Construction Documents prepared by Landform
   - Stormwater Management Narrative prepared by Landform
   - Maintenance Plan for permanent stormwater BMPs
   - Geotechnical Report prepared by Independent Testing Technologies

   All components must be kept onsite by the Operator. The Operator shall contact Civil Engineer if they do not have all of the above documents.

SITE INFORMATION

Site location: Latitude: xx.xxxxx, Longitude: -xx.xxxxx

Disturbed area = 34.7 ac.
Pre-construction impervious area within disturbed area = 0.1 ac.
Post-construction impervious area within disturbed area = 10.7 ac.
Net change in impervious area within disturbed area = 10.6 ac.

Type of stormwater management:
- Infiltration

Erosion prevention and sediment control quantities are on sheets C3.0 - C3.4.

SITE EVALUATION / ASSESSMENT / PLANNING

1. The Operator shall have primary responsibility and significant authority for the development, implementation, maintenance, inspection and amendments to the approved SWPPP. Duties include but are not limited to:
   - Ensuring full compliance with the SWPPP and the Permit
   - Implementing all elements of the SWPPP, including but not limited to:
     - Implementing prompt and effective erosion and sediment control measures
     - Implementing all non-storm water management, and good housekeeping BMPs ensuring that no materials other than Storm water are discharged in quantities, which will have an adverse effect on receiving waters or storm drain systems, etc.
   - Conducting routine inspections and maintenance
   - Ensuring elimination of all unauthorized discharges
   - Coordinating to ensure all of the necessary corrections / repairs are made immediately, and that the project complies with the SWPPP, the Permit, and approved plans at all times.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. *Operator must develop pollution prevention management measures, implement good housekeeping BMPs, must follow all applicable federal, state, and local building codes, Occupational Safety and Health Act (OSHA), and the general conditions and general requirements of the construction contract.*
2. The Operator shall minimize the exposure to stormwater of any of the products, material, or wastes stored on site that may wash downstream or contaminate stormwater.
3. Building products that have the potential to leach pollutants must be under cover.
4. Chemicals and landscape materials shall be under cover to prevent the discharge of pollutants.
5. Operator to track progress of the following items on site maps: portable toilets, material storage areas, vehicle and equipment fueling and maintenance areas, concrete washouts, paint and stucco washouts, dumpsters or other trash and debris containers, spill kits, stockpiles, any other non-structural non-storm water management BMPs, any temporarily removed structural BMPs, any changes to the structural BMPs.
6. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
7. Hazardous waste: oil, gasoline, paint and any hazardous substances must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
8. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over.
9. Concrete and other washout waste: operator must provide effective containment for all liquid and solid wastes generated by washout operations. The liquid and solid wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.
10. External vehicle washing: external washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
11. Operator shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where they will be loaded or unloaded as detailed in the Permit.

SWPPP CONTACT AND TRAINING INFORMATION

1. Owner:
   Platinum Land MN, LLC
   attn: Jason Bebeau
   5191 159th Ave NW
   Andover, MN 55304
   763-301-4550
   platinumlandmn@gmail.com
2. Operator:
   To Be Determined. Contact Owner until Contractor Is Selected.
3. Long Term Maintenance And Operation:
   To Be Determined. Contact Owner until Contractor Is Selected.
4. SWPPP Designer:
   Randy Hedlund, P.E.
   Landform Professional Services
   105 South Fifth Avenue, Suite 513
   Minneapolis, MN 55401
   612-252-9070
   rhedlund@landform.net
   Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2022
5. SWPPP Inspector / Manager:
   To Be Determined. Contact Owner until Contractor And SWPPP Inspector / Manager is selected.
   Certification: , Exp.
6. BMP Installation And Repair:
   To Be Determined. Contact Owner until BMP Installer And Maintainer is selected.
   Certification: , Exp.

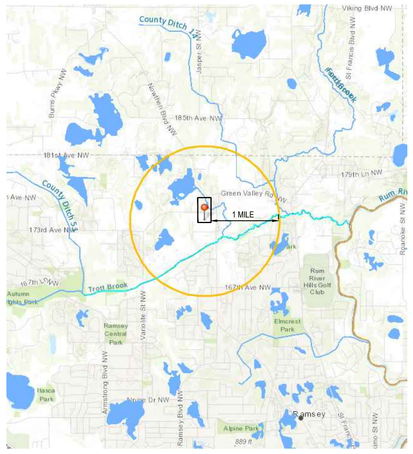
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. Construction activity includes erosion and sediment control BMPs installation, clearing and grubbing, site grading, utility installation, building construction, paving, and landscaping.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. Install perimeter sediment control BMPs prior to start of other site work. Refer to Grading, Drainage, Paving and Erosion Control sheet(s) for initial locations of BMPs.
2. Protect infiltration areas with construction fencing. Install fencing prior to site grading or within 24-hours of excavating an infiltration basin.
3. Construct temporary sedimentation basins prior to upland disturbance. Install perimeter sediment control BMPs around normal water levels within 48-hours of completion of basin grading.
4. Stabilize outlets from temporary sedimentation basins within 24-hours of outlet construction.
5. Perform work in phases to minimize disturbed area at any one time. Operator to develop phasing plan prior to start of work.
6. Strip topsoil from areas to be disturbed and stockpile with perimeter sediment control BMPs. Provide stabilization if stockpile is left longer than 14 days.
7. Rough grade site.
8. Install utilities.
9. Install small utilities (gas, electric, communications).
10. Final grade pavement areas and compact subgrade.
11. Lay down pavement aggregate and compact.
12. Install curb and gutter. Backfill after a minimum of three days and provide a minimum of two rolls of sod at the back of curb.
13. Construct site walks and patios.
14. Provide final stabilization.
15. Connect infiltration practices to storm sewer inlets.
16. Remove temporary BMPs and dispose of properly.

WATERS WITHIN ONE MILE OF SITE



MN SPECIAL (PROHIBITED, RESTRICTED, OTHER) & IMPAIRED WATERS

1. Trott Brook is impaired based on the current USEPA 303(d) clean water act list for Benthic macroinvertebrate bioassessments, disolved oxygen, fishes bioassessments; is within 1 mile of this site; and stormwater does discharge to it.
   A. TMDLs have been established for this impaired water for construction related parameters and require the additional best management practices (BMPs) found it items 23.9 and 23.10.

EROSION PREVENTION AND SEDIMENT CONTROL

1. See Grading, Drainage, Paving and Erosion Control sheets for the location and type of temporary erosion prevention and sediment control BMPs. See Grading and Drainage, Utility, and Landscape sheets for the location and type of permanent erosion prevention and sediment control BMPs.
2. Minimize Disturbed Areas and Protect Natural Features and Soil

   Appropriate construction practices (e.g. construction phasing, vegetative buffer strips, horizontal slope grading) shall be used to minimize erosion.

   Areas not to be disturbed (buffers, infiltration basins, etc.) shall be protected with construction or silt fence before work begins.

   Operator shall develop methods to minimize soil compaction outside of building pads, pavement areas and utility trenches and shall use tracked equipment wherever practicable.

   Topsoil shall be salvaged and reused to the extent practicable.
3. Phase Construction Activity

   Operator must not disturb more land than can be effectively inspected and maintained.

   Sediment control practices shall be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established in accordance with the Permit.

   The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices shall be installed immediately after the activity is completed. However, sediment control practices shall be installed before the next precipitation event even if the activity is not complete.
4. Control Stormwater Flowing onto and Through the Project

   The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, shall be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water.

   Stabilization of the last 200 lineal feet shall be completed within 24 hours after connecting to a surface water.

   Stabilization of the remaining portions of any temporary or permanent ditches or swales shall be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.

   Temporary or permanent ditches or swales that are being used as a sediment containment system (with properly designed rock ditch checks, bio rolls, silt dikes etc.) do not need to be stabilized. These areas shall be stabilized within 24 hours after no longer being used as a sediment containment system.
5. Stabilize Soils

   All exposed soil areas, including stockpiles, must be stabilized.

   Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days. Stabilization must be complete within 7 days of cessation of construction activity.

   Temporary soil stockpiles shall have silt fence or other effective sediment controls, and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the storm water.

   Temporary stockpiles without significant silt, clay or organic components (e.g. clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces, are exempt from this requirement.
6. Protect Slopes

   Operator shall avoid work on slopes with a grade of 3:1 or greater when practicable. Grading on slopes with a grade of 3:1 or steeper will require techniques such as phasing and stabilization practices designed for steep slopes(e.g. slope draining and terracing).
7. Protect Storm Drain Inlets

   All storm drain inlets shall be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be temporarily removed if a specific safety concern has been identified.
8. Provide Energy Dissipation at all Pipe Outlets within 24 Hours

   After connection to a surface water or permanent stormwater treatment system.
9. Establish Perimeter Controls and Sediment Barriers

   Prior to disturbing soils on a project site, establish sediment control BMPs on all down-gradient perimeters and where site discharges to public waters.
10. Retain Sediment On-site and Control Dewatering Practices

    Discharge shall not cause nuisance conditions, erosion in receiving channels, adversely affect receiving water or impact wetlands, or downstream properties. Discharge points shall be adequately protected from erosion and scour by accepted energy dissipation measures.

    Discharge water containing oil or grease shall be treated to remove oil or grease prior to discharge to surface waters.

    Refer to Permit requirements for temporary or permanent sediment basins.
11. Establish Stabilized Construction Exits

    Vehicle tracking pads shall be established as shown on the Grading, Drainage, Paving and Erosion Control sheet(s) to minimize tracking of sediment from the construction site onto adjacent streets.
12. Infiltration Basin Protection

    Operator must not excavate infiltration systems to final grade or within three (3) feet of final grade until the contributing drainage area has been constructed and fully stabilized unless rigorous erosion prevention and sediment controls have been installed.

    When excavating an infiltration system to within three (3) feet of final grade, operator shall mark off and protect the area from heavy construction equipment to prevent compaction of soils.
13. Dewatering and Basin Draining

    Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining to a temporary or permanent sediment basin. Discharges must not cause erosion or scour near the discharge points.
14. Remove Sediment from Surface Waters

    All sediment deposits and deltas must be removed from surface waters, including drainage ways, catch basins, and other drainage systems, and the removal areas restabilized within seven (7) days.

TEMPORARY SEDIMENTATION BASIN(S)

1. This project does have more than five (5) disturbed acres draining to a common location and The site drains to an impaired or special water, therefore a temporary sediment basin is required. Temporary sediment basins will be provided with Construction Documents.
2. Temporary sediment basins shall provide treatment to runoff before it leaves the construction site or enters surface waters. The contractor shall comply with the following requirements:
   A. Sedimentation basins must provide live storage of runoff resulting from the 2-year 24-hour rainfall event from each acre drained to the basin, with a minimum of 1,800 c.f./acre live storage volume. (Where no calculation has been performed, each basin shall provide at least 3,600 c.f./acre live storage.) Sedimentation basins must include a stabilized emergency overflow to prevent basin integrity failure.
   B. Discharge from temporary sedimentation basins will be withdrawn from the surface in order to minimize the discharge of pollutants.
3. Discharge from basin draining shall not adversely affect the receiving water or downstream properties. Contractor will visually check to ensure adequate treatment has been obtained and that nuisance conditions will not result from the discharge.
4. Any discharge observed to be occurring during the inspection shall be recorded, described, and photographed.
5. If any proposed temporary BMPs are not working as intended refer to the "Stormwater Compliance Assistance Toolkit for Small Construction Operators", MPCA, 2017 for additional information. Operator shall contact the SWPPP Designer for additional requirements and information.

POST CONSTRUCTION / PERMANENT BMPS

1. See Grading and Drainage, Utility, and Landscape sheets for post construction and permanent stormwater BMPs.

INSPECTIONS AND MAINTENANCE

1. Permittees must ensure that a trained person will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.
2. Inspections shall include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.
3. Surface waters on or adjacent to the site must be inspected for evidence of erosion or sediment deposition.
4. Permittees must record all inspection and maintenance activities within 24 hours of being conducted as detailed in the Permit.
5. Inspection Records content shall include:
   A. Date and time of inspections;
   B. Name of persons conduction inspections;
   C. Findings of inspections, including specific locations where corrective actions are needed;
   D. Corrective actions taken including dates, times, and the party taking the corrective action;
   E. Dates of all rainfall events greater than 1/2 inch in 24 hours (refer to Permit for measurement requirements);
   F. Any discovered discharge must be recorded, including photographs, descriptions of discharge (color, odor, settled or suspended solids, oil sheen, or other obvious indicators of pollution), and specific location of discharge location;
   G. Any amendments to the Permit as a result of inspections must be documented within seven calendar days as described in the Permit
6. BMP Maintenance:
   A. Nonfunctional BMPs must be repaired or replaced by the end of the next business day after discovery unless a different time frame is indicated.
   B. Follow the designer's or manufacturer's recommended maintenance procedures for all BMPs.
   C. Remove sediment from BMPs when the depth of sediment has reached 1/2 the height of the BMP and properly dispose of sediment into controlled areas to prevent soil from returning to the BMP during subsequent rain events.
   D. Remove sediment from paved roadways within one calendar day of discovery.
   E. Remove sediment from around BMPs protecting storm drain inlets.
   F. Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the Permit.
   G. Ensure that construction support activities, including borrow areas, waste areas, contractor work areas, and material storage areas and dedicated concrete and asphalt batch plants are cleaned and maintained.
   H. Replace damaged BMPs that no longer operate effectively.
7. Add BMPs as needed during construction to minimize erosion and prevent sediment from leaving the site.

RECORD KEEPING / RECORD RETENTION

1. The SWPPP (original or copies), including all changes to it, and inspections and maintenance records, shall be kept at the site during construction by the Owner / Operator who has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on site vehicle during normal working hours.
2. All Owners(s) must keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the Notice of Termination (NOT). This does not include any records after submittal of the NOT.
3. The following is a list of records that shall be kept at the project site available for inspectors to review:
   - Copy of the SWPPP, with any modifications;
   - Inspection and maintenance records;
   - Permanent operation and maintenance agreements;
   - Calculations for the design of temporary and permanent stormwater management systems;
   - Any other permits required for the project;
   - Records of all inspection and maintenance conducted during construction; and
   - All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance

LOG OF CHANGES TO THE SWPPP / AMENDMENTS

1. *The Owner / Operator(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems identified or address situations as detailed in the Permit.*

FINAL STABILIZATION

1. *The Owner / Operator(s) must ensure final stabilization of the site. Final stabilization includes:*
   A. Ensuring all areas have permanent cover.
   B. Vegetative areas must have perennial cover with a density of 70% of expected final growth.

TERMINATION OF COVERAGE

1. *Owner / Operator(s) wishing to terminate coverage under the Permit must submit a Notice of Termination (NOT) to the MPCA. Compliance with the Permit is required until a NOT is submitted. Refer to the Permit for details. Conditions for submitting a NOT include:*
   A. Site must have achieved final stabilization (refer to section above).
   B. The permanent stormwater treatment and conveyance systems must be clean and all accumulated sediment removed.
   C. All temporary synthetic erosion prevention and sediment control BMPs must be removed from the site and disposed of properly.
   D. Single Family Residential only - Permit termination on individual lots occurs once building construction is complete, temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.

© LANDFORM 2021

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Hedlund
License No: 19511

Signature shown is a digital representation. Contact author for wet signed copy of this plan on file at Landform Professional Services. Wet signature available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C305PLM001.DWG
PROJECT NO. PLM20001

MN SWPPP NOTES

C3.5

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM. PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CL 53 (6"), DIP CL 52 (8")
WATER SERVICE	1" COPPER TYPE K (ASTM B88)
SANITARY SEWER	8" PVC SDR 35 - 0' to 13', SDR 26 - 13' to 25' (ASTM: D3034, D2665, & F891)
SANITARY SEWER SERVICE	4" PVC SCHEDULE 40 (ASTM: D1785, D2665, F794, & F1866)
STORM SEWER	RCP 12"-18" CLASS 5 (ASTM C76)

3. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
4. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS (INCLUDING PRIVATE UTILITIES) PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
7. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
8. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
9. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO EACH PAD.
10. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
11. COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED.

Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall J. Neidorf

License No: 19[illegible]

Signature shown is a digital reproduction. A wet signed copy of this plan on file at Landform Professional Services, LLC is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C400PLM001.dwg

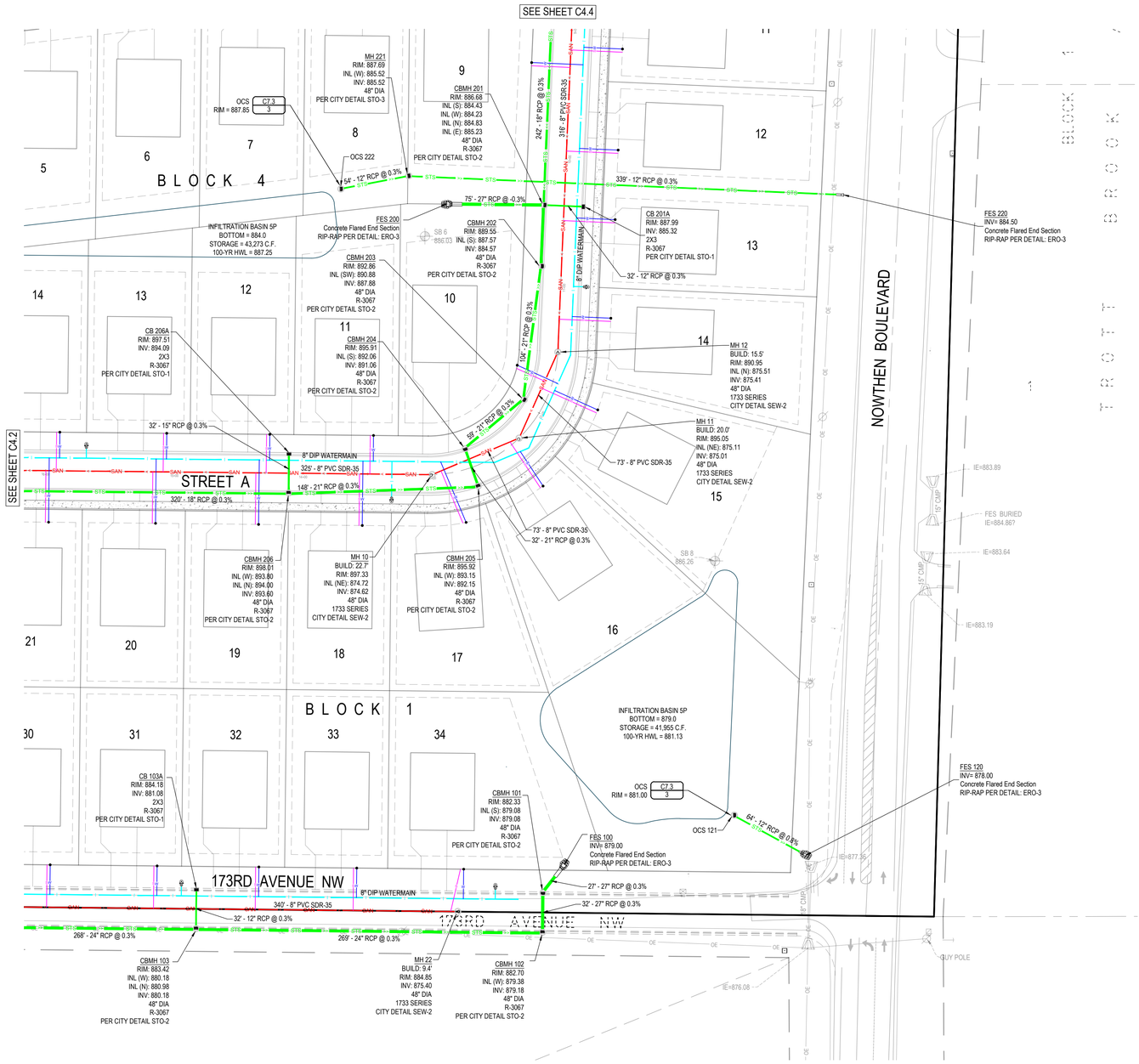
PROJECT NO. PLM20001

UTILITIES - OVERALL

C4.0

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CL 53 (6"), DIP CL 52 (8")
WATER SERVICE	1" COPPER TYPE K (ASTM B88)
SANITARY SEWER	8" PVC SDR 35 - 0' to 13', SDR 26 - 13' to 25' (ASTM: D3034, D2665, & F891)
SANITARY SEWER SERVICE	4" PVC SCHEDULE 40 (ASTM: D1785, D2665, F794, & F1866)
STORM SEWER	RCP 12"-18" CLASS 5 (ASTM C76)

3. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
4. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS (INCLUDING PRIVATE UTILITIES) PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
7. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
8. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
9. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO EACH PAD.
10. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
11. COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED.

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

NORTH

0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall J. Heuchert
License No: 19511

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. A wet signed copy is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C401PLM001.dwg

PROJECT NO. PLM20001

UTILITIES (SOUTHEAST)

C4.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

© LANDFORM 2021



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM. PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CL 53 (6"), DIP CL 52 (8")
WATER SERVICE	1" COPPER TYPE K (ASTM B88)
SANITARY SEWER	8" PVC SDR 35 - 0' to 13', SDR 26 - 13' to 25' (ASTM: D3034, D2665, & F891)
SANITARY SEWER SERVICE	4" PVC SCHEDULE 40 (ASTM: D1785, D2665, F794, & F1866)
STORM SEWER	RCP 12"-18" CLASS 5 (ASTM C76)

3. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
4. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS (INCLUDING PRIVATE UTILITIES) PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
7. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
8. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
9. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO EACH PAD.
10. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
11. COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED.

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall J. Neidorf

License No: 19511

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signature available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C402PLM001.dwg
PROJECT NO.	PLM20001

UTILITIES (SOUTHEAST)

C4.2

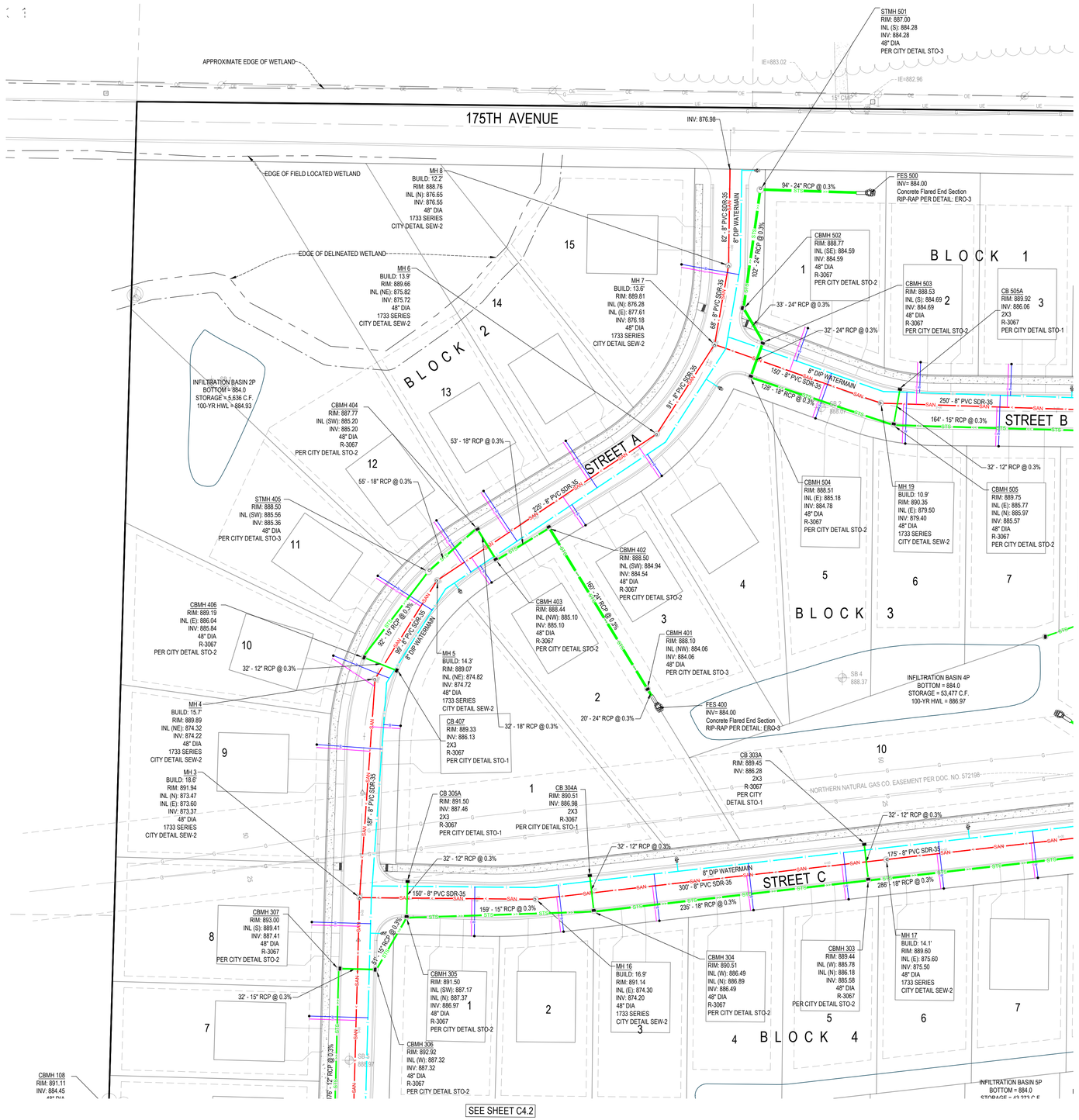
811 Know what's Below. Call before you dig.

NORTH

0 50 100

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM. PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CL 53 (6"), DIP CL 52 (8")
WATER SERVICE	1" COPPER TYPE K (ASTM B88)
SANITARY SEWER	8" PVC SDR 35 - 0' to 13', SDR 26 - 13' to 25' (ASTM: D3034, D2665, & F891)
SANITARY SEWER SERVICE	4" PVC SCHEDULE 40 (ASTM: D1785, D2665, F794, & F1866)
STORM SEWER	RCP 12"-18" CLASS 5 (ASTM C76)

3. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
4. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS (INCLUDING PRIVATE UTILITIES) PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
7. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
8. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
9. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO EACH PAD.
10. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
11. COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED.

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall J. Neidorf
License No: 19511

Signature shown is a digital representation. A hard copy wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signed copy is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C403PLM001.dwg

PROJECT NO. PLM20001

UTILITIES (SOUTHEAST)

C4.3

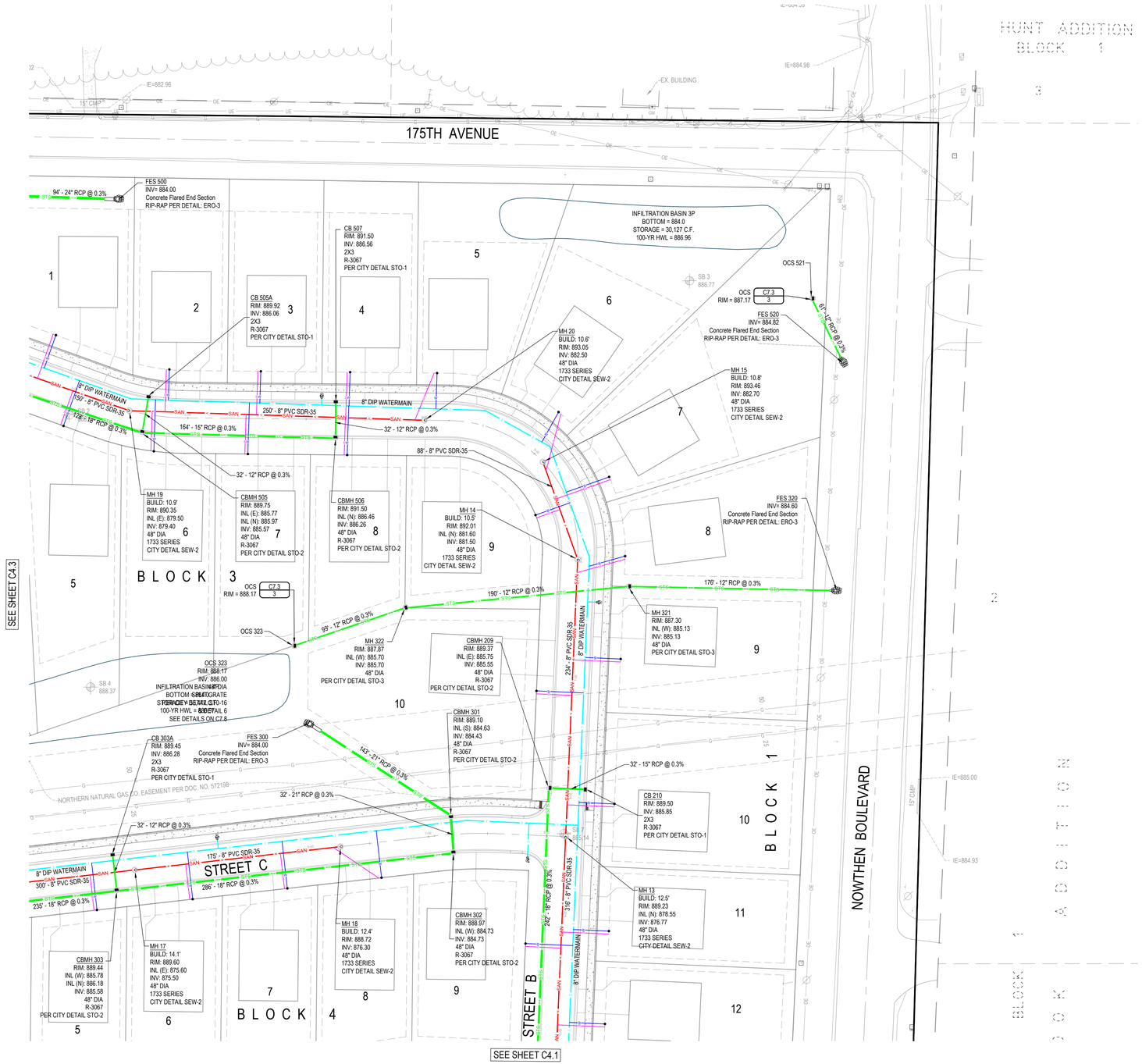
Know what's Below. Call before you dig.

NORTH

0 50 100

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM. PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CL 53 (6"), DIP CL 52 (8")
WATER SERVICE	1" COPPER TYPE K (ASTM B88)
SANITARY SEWER	8" PVC SDR 35 - 0' to 13', SDR 26 - 13' to 25' (ASTM: D3034, D2665, & F891)
SANITARY SEWER SERVICE	4" PVC SCHEDULE 40 (ASTM: D1785, D2665, F794, & F1866)
STORM SEWER	RCP 12"-18" CLASS 5 (ASTM C76)

3. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
4. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS (INCLUDING PRIVATE UTILITIES) PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
7. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
8. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
9. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO EACH PAD.
10. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
11. COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED.

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall J. Heuchert
License No: 19[illegible]

Signature shown is a digital representation. A hard copy with original signed copy of this plan on file at Landform Professional Services, LLC. Hard copy is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C404PLM001.dwg

PROJECT NO. PLM20001

UTILITIES (SOUTHEAST)

C4.4

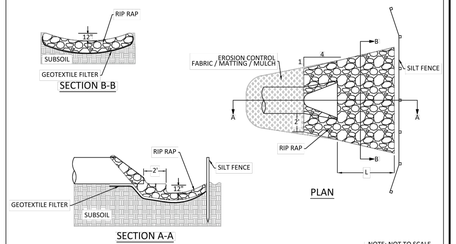
Know what's Below. Call before you dig.

NORTH

0 50 100

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



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

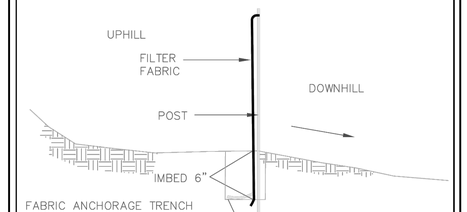
APPROVED: 9 – 2016

City of RAMSEY

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3

7 RIP RAP DETAILS



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

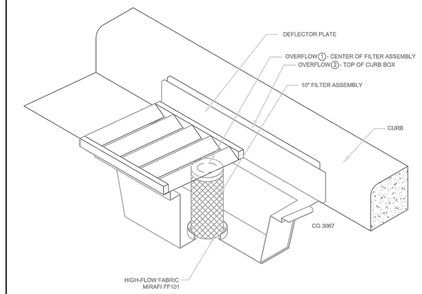
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1

5 SILT FENCE



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

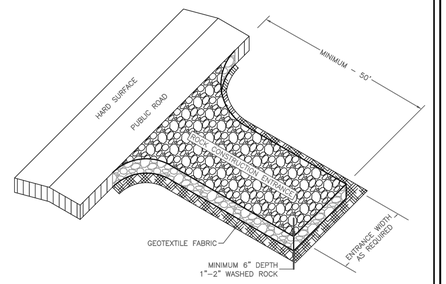
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2

3 INLET PROTECTION



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

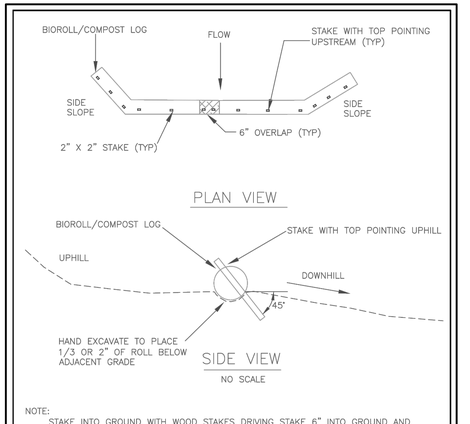
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

1 ROCK CONSTRUCTION ENTRANCE



NO SCALE

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

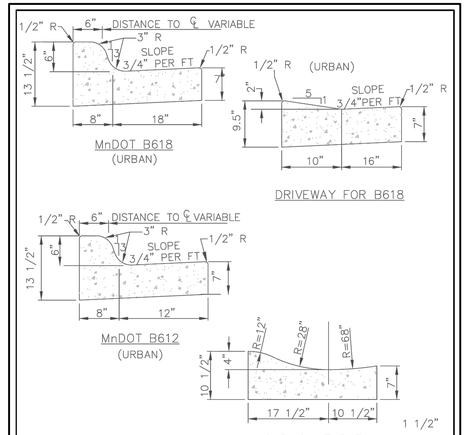
APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4

8 BIO ROLL (COMPOST LOG)



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

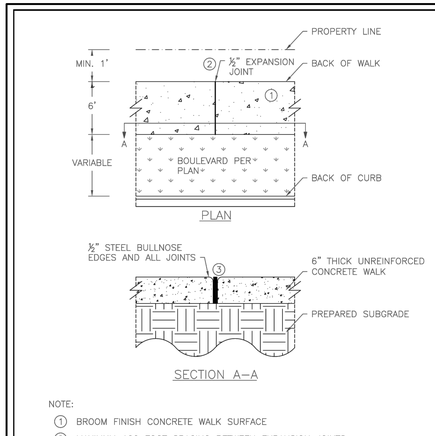
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR–1

6 CURB AND GUTTER



NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

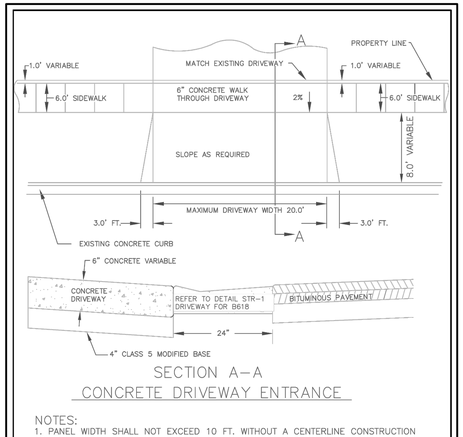
APPROVED: 10 – 2015

City of RAMSEY

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. STR–3

4 SIDEWALK SECTIONS



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 – 2004

City of RAMSEY

STANDARD DETAILS: RESIDENTIAL DRIVEWAY

CITY PLATE No. STR–19

2 RESIDENTIAL DRIVEWAY

© LANDFORM 2021

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall V. Hedlund

License No: 19[illegible]

Signature shown is a digital representation. Contact us for a wet signed copy of this plan on file at Landform Professional Services, LLC. Seal is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

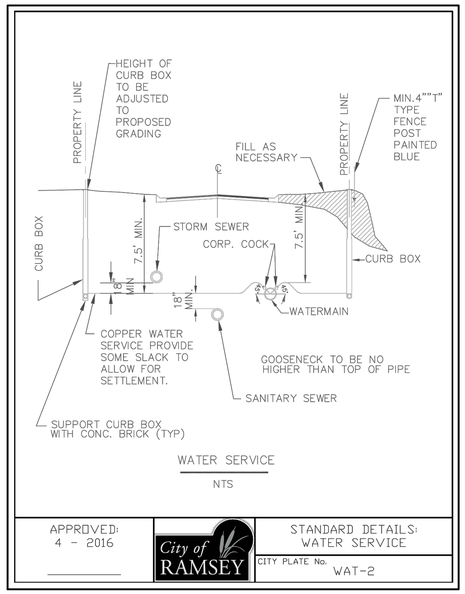
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C701PLM001.dwg
PROJECT NO.	PLM20001

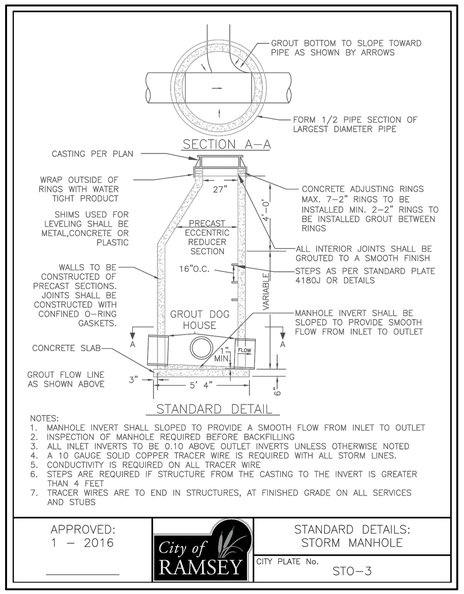
CIVIL CONSTRUCTION DETAILS

C7.1

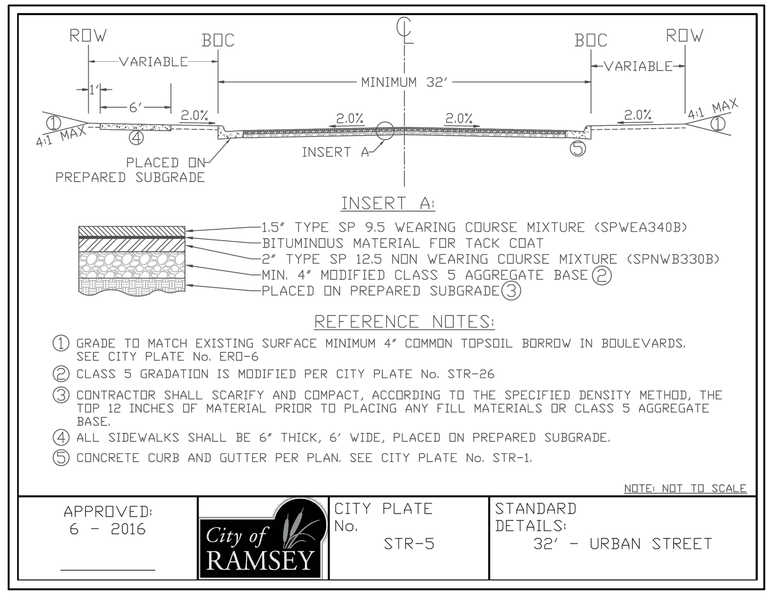
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



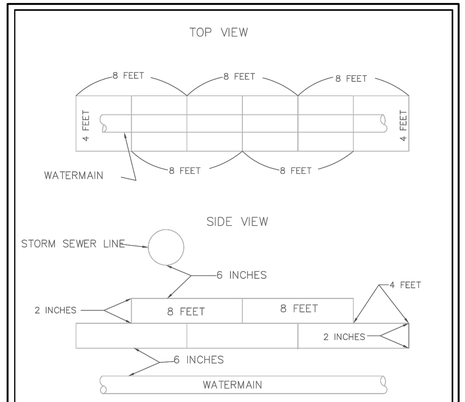
6 **WATER SERVICE DETAIL**



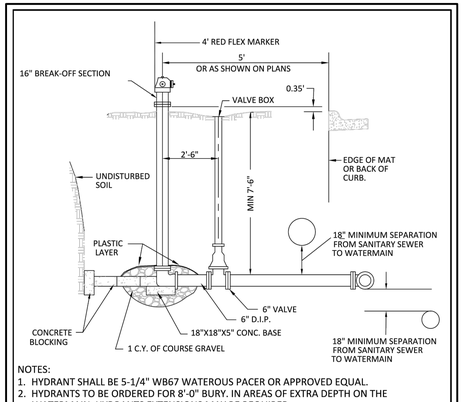
4 **STORMWATER MANHOLE**



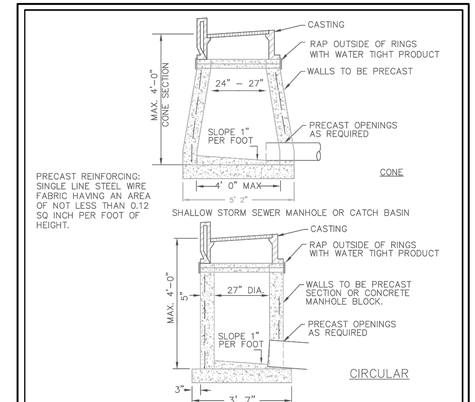
1 **URBAN STREET PROFILE**



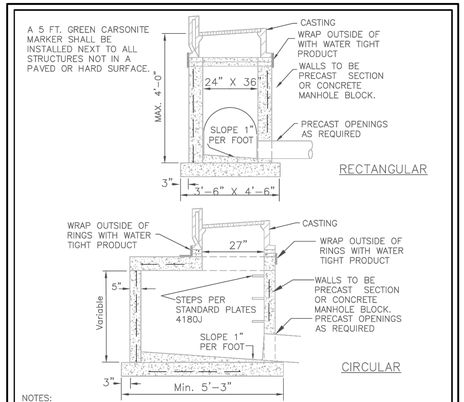
7 **WATER & SANITARY SEWER INSULATION DETAIL**



5 **HYDRANT DETAIL**



3 **STORMWATER CATCH BASIN**



2 **STORMWATER CATCH BASIN**

© LANDFORM 2021

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Hedlund

License No: 19[illegible]

Signature shown is a digital representation. Contact us for a wet signed copy of this plan on file at Landform Professional Services. Wet signed plans are available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

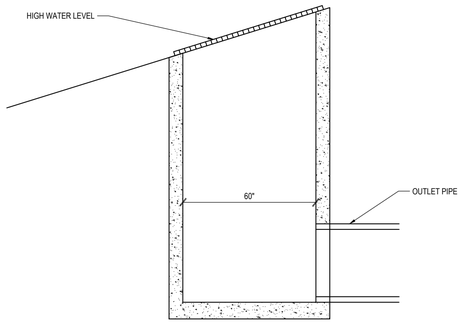
FILE NAME C702PLM001.dwg

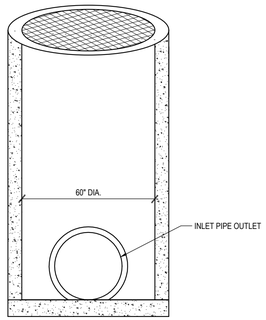
PROJECT NO. PLM20001

CIVIL CONSTRUCTION DETAILS

C7.2

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

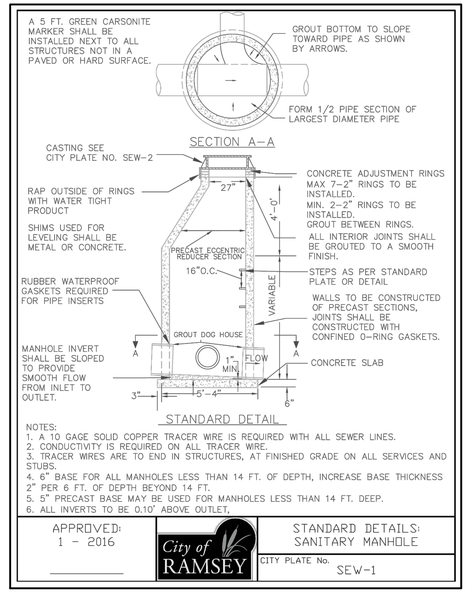




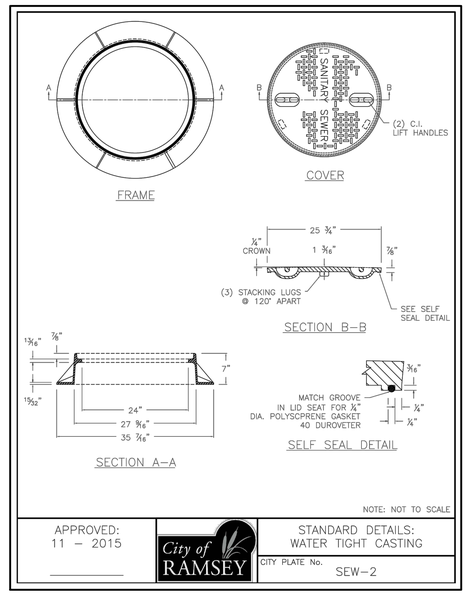
STRUCTURE	HWL	OUTLET INV.
OCS 121	881.13	878.5
OCS 222	887.25	885.0
OCS 323	886.97	885.5
OCS 521	886.96	885.0

3 RATE CONTROL AND SKIMMING STRUCTURE

NO SCALE



1 SANITARY MANHOLE



2 SANITARY - WATER TIGHT CASTING

© LANDFORM 2021

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall N. Heskin

License No: 19[illegible]

Signature shown is a digital reproduction. A wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signed copy available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C703PLM001.dwg

PROJECT NO. PLM20001

CIVIL CONSTRUCTION DETAILS

C7.3

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



TREE PRESERVATION NOTES

1. Total Significant Trees Inventoried: 158
   Total Significant Trees Removed: 130
   Total Significant Trees Preserved: 28
   Total caliper inches Removed: 1,679
   Caliper inches exempt for ponding: 202
   See Sheet L201 for Tree Replacement Requirements and Calculations

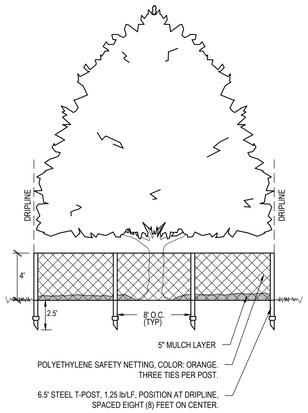
LEGEND

Tree Removal

Silt Fence

TREE PRESERVATION LIST

See sheet L1.2 for tree preservation table.



INSTALL TREE PROTECTION DEVICES PRIOR TO START OF LAND DISTURBANCE. MAINTAIN UNTIL FINAL LANDSCAPE IS INSTALLED.

1 **TREE PROTECTION**

NO SCALE

811 Know what's Below. Call before you dig.

NORTH

0 100 200

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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.

PRELIMINARY NOT FOR CONSTRUCTION

Joshua Engel
License No: 44000

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signature available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L101PLM001.dwg

PROJECT NO. PLM20001

TREE PRESERVATION PLAN

L1.1

© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

Tree #	Species	DBH	Condition	Stems	Inches Removed
1	Ash, green	10.0	Good	1	10.0
2	Ash, green	16.0	Good	1	16.0
3	Spruce, blue	10.0	Fair	1	10.0
4	Spruce, blue	11.0	Fair	1	11.0
5	Spruce, white	6.5	Fair	1	6.5
6	Spruce, blue	10.0	Fair	1	10.0
7	Spruce, blue	11.0	Good	1	11.0
8	Spruce, blue	14.0	Good	1	14.0
9	Spruce, blue	11.0	Fair	1	11.0
10	Spruce, white	5.5	Fair	1	5.5
11	Ash, green	13.5	Good	1	13.5
12	Ash, green	8.5	Good	1	8.5
13	Spruce, blue	13.0	Fair	1	13.0
14	Spruce, blue	15.0	Poor	1	15.0
15	Maple, silver	19.5	Good	1	19.5
16	Spruce, Norway	12.0	Good	1	12.0
17	Linden	15.5	Good	1	15.5
18	Spruce, blue	11.0	Fair	1	11.0
19	Spruce, Norway	15.0	Good	1	15.0
20	Spruce, Norway	14.0	Good	1	14.0
21	Spruce, blue	13.0	Fair	1	13.0
22	Spruce, Norway	14.0	Good	1	14.0
23	Spruce, Norway	10.5	Good	1	10.5
24	Spruce, blue	14.0	Fair	1	14.0
25	Spruce, white	8.0	Very Poor	1	8.0
26	Spruce, white	12.0	Poor	1	12.0
27	Ash, green	12.0	Good	1	12.0
28	Ash, green	11.5	Good	1	11.5
29	Spruce, blue	17.0	Fair	1	17.0
30	Ash, green	10.5	Good	1	10.5
31	Spruce, blue	19.0	Fair	1	19.0
32	Spruce, blue	19.0	Fair	1	19.0
33	Spruce, white	10.0	Fair	1	10.0
34	Spruce, blue	14.0	Fair	1	14.0
35	Spruce, blue	16.0	Fair	1	16.0
36	Spruce, blue	18.0	Fair	1	18.0
37	Spruce, white	10.0	Fair	1	10.0
38	Spruce, blue	14.0	Fair	1	14.0
39	Pine, red	14.0	Fair	1	14.0
40	Pine, red	10.0	Fair	1	10.0
41	Pine, red	13.5	Good	1	13.5
42	Pine, red	12.5	Fair	1	12.5
43	Pine, red	13.0	Fair	1	13.0
44	Spruce, white	14.0	Fair	1	14.0
45	Spruce, blue	12.0	Fair	1	12.0
46	Pine, red	11.0	Fair	1	11.0
47	Pine, red	11.0	Good	1	11.0
48	Spruce, blue	12.0	Fair	1	12.0
49	Pine, red	13.0	Good	1	13.0
50	Spruce, blue	10.0	Fair	1	10.0
51	Spruce, blue	5.5	Fair	1	5.5
52	Spruce, white	12.5	Fair	1	12.5
53	Pine, red	13.5	Good	1	13.5
54	Pine, red	13.0	Fair	1	13.0
55	Pine, red	7.5	Good	1	7.5
56	Pine, red	11.0	Good	1	11.0
57	Ash, green	18.0	Good	1	18.0
58	Fir, balsam	12.0	Good	1	12.0
59	Pine, red	14.0	Good	1	14.0
60	PISC	12.0	Good	1	12.0
61	Spruce, white	4.5	Good	1	4.5
62	Spruce, white	18.0	Good	1	18.0
63	Pine, white	14.0	Good	1	14.0
64	Pine, red	10.5	Good	1	10.5
65	Pine, red	15.0	Good	1	15.0
66	Pine, red	11.0	Good	1	11.0
67	Pine, red	13.0	Good	1	13.0
68	Pine, red	13.0	Good	1	13.0
69	Spruce, white	9.5	Good	1	9.5
70	Ash, green	9.0	Good	1	9.0
71	Pine, red	13.0	Good	1	13.0
72	Pine, red	11.5	Good	1	11.5
73	Pine, red	12.5	Good	1	12.5
74	Pine, red	10.0	Good	1	10.0
75	Pine, red	14.0	Good	1	14.0
76	Pine, red	13.0	Good	1	13.0
77	Pine, red	10.0	Good	1	10.0
78	Pine, red	8.0	Good	1	8.0
79	Pine, red	12.0	Good	1	12.0
80	Pine, red	9.0	Good	1	9.0
81	Pine, red	10.0	Fair	1	10.0
82	Pine, red	20.0	Fair	3	20.0
83	Pine, red	9.0	Good	1	9.0
84	Pine, red	11.0	Fair	1	11.0
85	Ash, green	8.5	Good	1	8.5
86	Pine, red	7.5	Good	1	7.5
87	Pine, red	10.0	Good	1	10.0
88	Pine, red	12.0	Good	1	12.0
89	Pine, red	9.0	Good	1	9.0
90	Maple, silver	41.0	Good	1	41.0
91	Fir, balsam	9.0	Good	1	9.0
92	Spruce, Norway	6.0	Good	1	6.0
93	Ash, green	13.5	Good	1	13.5
94	Spruce, blue	14.5	Fair	1	14.5
95	Fir, balsam	11.5	Fair	1	11.5
96	Boxelder	16.0	Good	2	16.0
97	Pine, red	12.0	Good	1	12.0
98	Pine, red	12.0	Good	1	12.0
99	Pine, red	12.5	Good	1	12.5
100	Pine, red	21.5	Fair	2	21.5
101	Pine, red	14.0	Good	1	14.0
102	Pine, red	14.0	Good	1	14.0
103	Pine, red	13.5	Good	1	13.5
104	Pine, red	14.5	Good	1	14.5
105	Pine, red	13.0	Good	1	13.0
106	Boxelder	8.5	Fair	1	8.5
107	Pine, red	13.0	Good	1	13.0
108	Oak, northern pin	25.0	Fair	1	
109	Oak, bur	12.0	Good	1	
110	Oak, bur	10.0	Good	1	
111	Oak, bur	7.5	Good	1	
112	Boxelder	8.0	Fair	1	
113	Boxelder	10.0	Fair	1	
114	Oak, bur	37.0	Good	1	
115	Boxelder	9.0	Good	1	9.0
116	Oak, bur	41.0	Good	1	
117	Oak, northern pin	7.0	Fair	1	
118	Oak, bur	9.5	Fair	1	
119	Boxelder	12.0	Fair	1	12.0
120	Boxelder	11.5	Fair	1	
121	Boxelder	10.0	Fair	1	
122	Boxelder	11.0	Good	1	
123	Boxelder	9.0	Fair	1	9.0
124	Boxelder	10.0	Fair	1	10.0
125	Elm, American	13.0	Good	1	13.0
126	Boxelder	32.0	Fair	3	32.0
127	Elm, American	12.5	Good	1	12.5
128	Boxelder	11.0	Good	1	11.0
129	Oak, bur	8.0	Fair	1	8.0
130	Boxelder	11.0	Good	1	11.0
131	Boxelder	9.0	Good	1	
132	Oak, northern pin	9.0	Very Poor	1	
133	Oak, northern pin	29.0	Poor	1	
134	Oak, northern pin	13.5	Fair	1	
135	Boxelder	13.0	Fair	1	13.0
136	Boxelder	16.0	Fair	1	16.0
137	Oak, bur	9.5	Fair	1	9.5
138	Oak, northern pin	30.0	Very Poor	1	30.0
139	Oak, bur	12.5	Fair	1	12.5
140	Oak, northern pin	10.5	Fair	1	
141	Oak, northern pin	17.0	Fair	1	
142	Oak, northern pin	16.5	Fair	1	16.5
143	Oak, bur	27.0	Fair	1	27.0
144	Oak, northern pin	35.0	Fair	2	
145	Oak, northern pin	37.0	Fair	1	
146	Oak, northern pin	39.0	Fair	1	
147	Oak, northern pin	14.0	Fair	1	
148	Oak, northern pin	15.0	Good	1	
149	Oak, northern pin	40.0	Poor	1	40.0
150	Hackberry	8.0	Good	1	8.0
151	Hackberry	13.5	Good	1	
152	Elm, American	10.0	Good	1	10.0
153	Elm, American	11.0	Dead	1	11.0
154	Boxelder	56.0	Very Poor	3	
155	Hackberry	14.5	Good	1	
156	Boxelder	9.5	Poor	1	
157	Aspen	12.0	Good	1	12.0
158	Aspen	8.5	Good	1	8.5

© LANDFORM 2021

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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.

PRELIMINARY NOT FOR CONSTRUCTION

Joshua M. Popelka
License No: 44837

Signature shown is a digital representation. Contact author for a wet signed copy of this plan on file at Landform Professional Services, LLC. Wet signs are available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

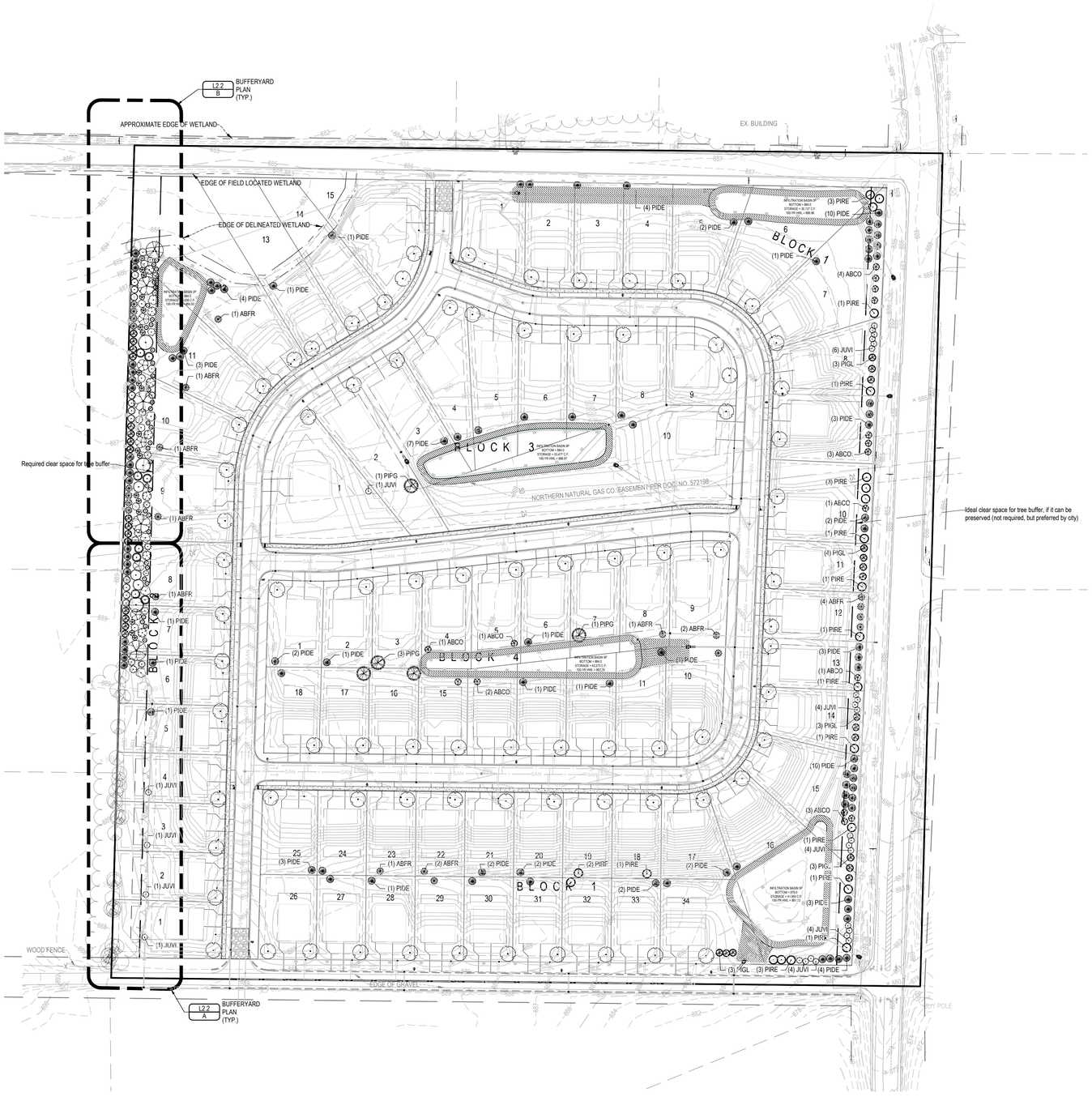
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L101PLM001.dwg
PROJECT NO.	PLM20001

TREE PRESERVATION PLAN

L1.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



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

NORTH

0 100 200

LANDSCAPING NOTES

1. Landscape Contractor shall visit the sit prior to submitting a bid to become familiar with the site conditions.
2. Contact Utility Service providers for field location of services 72 hours prior to beginning.
3. Coordinate installation with Contractors performing related work.
4. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
5. All existing deciduous and coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
6. Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
7. Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
8. See Details for depth of planting soil.
9. Follow current MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
10. Native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation.
11. Per City Ordinance all dead or injured plan materials must be replaced at the end of the second growing season.
12. Quantities are totals for design. If there is a discrepancy between the plan and the plant schedule, the plan shall govern.

LANDSCAPE REQUIREMENTS

Lot Requirements
2 overstory trees per dwelling unit

The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.

Per city code, minimum tree sizes shall be: 1 caliper inch for deciduous and 5 ft height for coniferous.

Bufferyard Requirements
Minimum 45' width with the following number of trees per 100' of property boundary adjacent to the impacted use: 8 Overstory trees
8 Evergreen trees
8 Understory trees

Tree Replacement Requirements
For every 1.0" caliper lost beyond 40% of total caliper inches of significant trees on site, replace at a rate of 1.25" caliper.
Required caliper inches: 746
Proposed caliper inches: 750

PLANTING SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	DT	82	Deciduous Tree		30`H x 20`W		
DECIDUOUS TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	ACFA	7	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	60`H x 15`W	2" Cal.	B&B
	ACXJ	3	Acer x freemanii `Jeffersred'	Autumn Blaze Maple	60`H x 40`W	2" Cal.	B&B
	BENI2	1	Betula nigra 'BNMTF' TM	Dura Heat River Birch	60`H x 50`W	2" Cal.	B&B
	GBPS	5	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	40`H x 30`W	2" Cal.	B&B
	GTID	6	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	45`H x 20`W	2" Cal.	B&B
	GTSK	3	Gleditsia triacanthos ``Skyline``	Skyline Honeylocust	40`H x 30`W	2" Cal.	B&B
	QUBI	2	Quercus bicolor	Swamp White Oak	55`H x 55`W	2" Cal.	B&B
	QUEL	2	Quercus ellipsoidalis	Northern Pin Oak	60`H x 50`W	2" Cal.	B&B
	QUCS	19	Quercus `Crimson Spire`	Crimson Spire Oak	50`H x 15`W	2" Cal.	B&B
	ULNH	8	Ulmus x `New Horizon`	New Horizon Elm	35`H x 25`W	2" Cal.	B&B
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	ABCO	16	Abies concolor	White Fir	30`H x 20`W	6` Ht.	B&B
	ABFR	23	Abies fraseri	Fraser Fir	30`H x 20`W	6` Ht.	B&B
	JUVI	27	Juniperus virginiana	Eastern Red Cedar	15`H x 10`W	6` Ht.	B&B
	PIGL	32	Picea glauca	White Spruce	50`H x 20`W	6` Ht.	B&B
	PIDE	99	Picea glauca ``Densata`	Black Hills Spruce	45`H x 20`W	6` Ht.	B&B
	PIPG	5	Picea pungens 'Glauca'	Blue Colorado Spruce	80`H x 30`W	6` Ht.	B&B
	PIRE	22	Pinus resinosa	Red Pine	40`H x 25`W	6` Ht.	B&B
	THOC	12	Thuja occidentalis	American Arborvitae	40`H x 15`W	6` Ht.	B&B
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	AMGR	5	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Apple Serviceberry	25`H x 25`W	2" Cal.	B&B
	COAL	7	Cornus alternifolia	Pagoda Dogwood	20`H x 25`W	1.5"Cal	B&B
	MAPS	33	Malus x `Pink Spires`	Pink Spires Crabapple	20`H x 12`W	1.5"Cal	B&B
	MAXR	5	Malus x `Royal Raindrops`	Prairifire Crabapple	20`H x 15`W	1.5"Cal	B&B
	PRMA	4	Prunus maackii	Amur Chokecherry	25`H x 20`W	1.5"Cal	B&B
	SYRE	3	Syringa reticulata	Japanese Tree Lilac	20`H x 15`W	2" Cal.	B&B

LEGEND

MnDOT Seed Mix 33-261
Seed at rate of 35 lbs/acre

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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.

PRELIMINARY NOT FOR CONSTRUCTION

Joshua M. Rogers
License No: 44844

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Copy is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

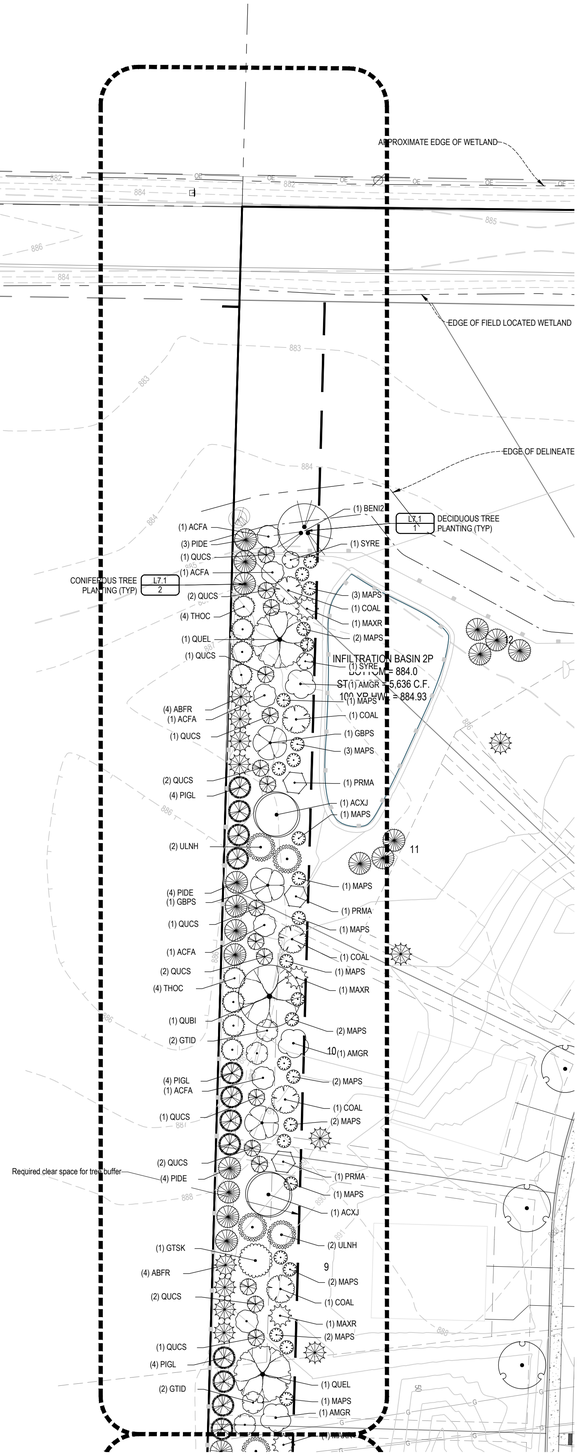
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L201PLM001.dwg
PROJECT NO. PLM20001

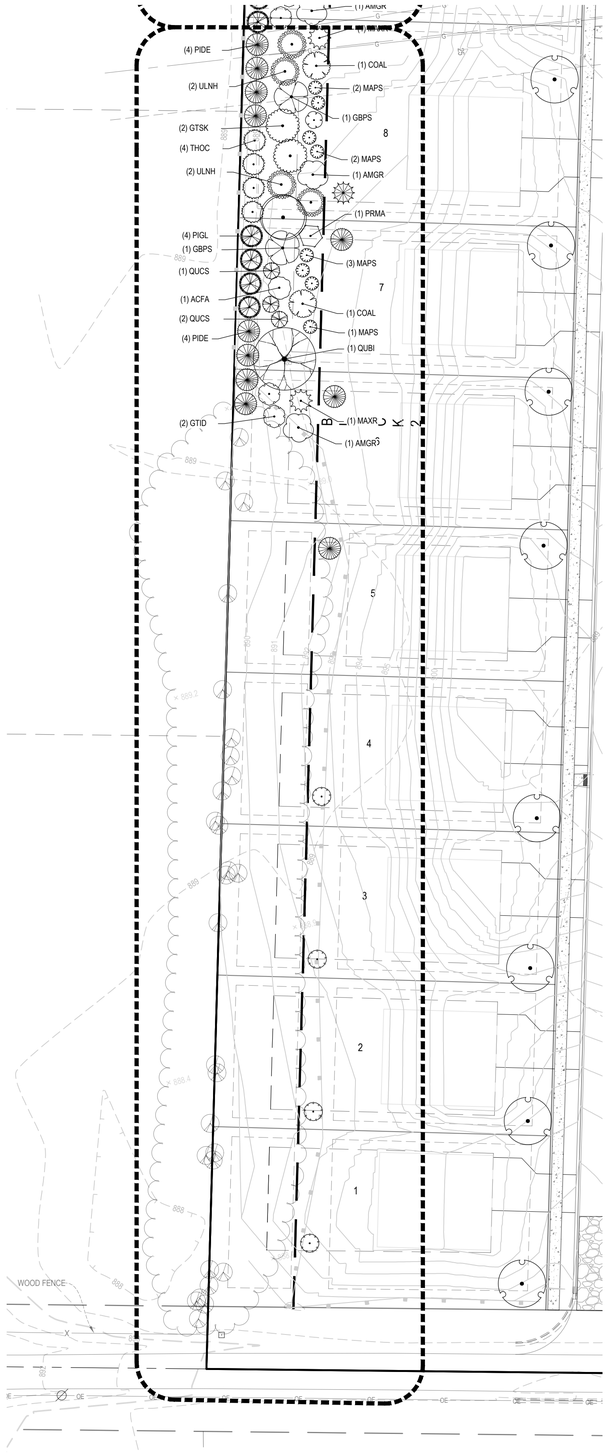
LANDSCAPE PLAN
L2.1

© LANDFORM 2021
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



B

BUFFERYARD PLAN



A

BUFFERYARD PLAN

LANDSCAPING NOTES

1. Landscape Contractor shall visit the sit prior to submitting a bid to become familiar with the site conditions.
2. Contact Utility Service providers for field location of services 72 hours prior to beginning.
3. Coordinate installation with Contractors performing related work.
4. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
5. All existing deciduous and coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
6. Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
7. Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
8. See Details for depth of planting soil.
9. Follow current MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
10. Native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation.
11. Per City Ordinance all dead or injured plan materials must be replaced at the end of the second growing season.
12. Quantities are for this plan sheet only. See sheet L2.1 for overall quantities for design. If there is a discrepancy between the plan and the plant schedule, the plan shall govern.

PLANTING SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	ACFA	7	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	60`H x 15`W	2" Cal.	B&B
	ACXJ	3	Acer x freemanii `Jeffersred'	Autumn Blaze Maple	60`H x 40`W	2" Cal.	B&B
	BENI2	1	Betula nigra 'BNMTF' TM	Dura Heat River Birch	60`H x 50`W	2" Cal.	B&B
	GBPS	5	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	40`H x 30`W	2" Cal.	B&B
	GTID	6	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	45`H x 20`W	2" Cal.	B&B
	GTSK	3	Gleditsia triacanthos `Skyline`	Skyline Honeylocust	40`H x 30`W	2" Cal.	B&B
	QUBI	2	Quercus bicolor	Swamp White Oak	55`H x 55`W	2" Cal.	B&B
	QUEL	2	Quercus ellipsoidalis	Northern Pin Oak	60`H x 50`W	2" Cal.	B&B
	QUCS	19	Quercus `Crimson Spire`	Crimson Spire Oak	50`H x 15`W	2" Cal.	B&B
	ULNH	8	Ulmus x `New Horizon`	New Horizon Elm	35`H x 25`W	2" Cal.	B&B
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	ABFR	8	Abies fraseri	Fraser Fir	30`H x 20`W	6` Ht.	B&B
	PIGL	16	Picea glauca	White Spruce	50`H x 20`W	6` Ht.	B&B
	PIDE	19	Picea glauca `Densata`	Black Hills Spruce	45`H x 20`W	6` Ht.	B&B
	THOC	12	Thuja occidentalis	American Arborvitae	40`H x 15`W	6` Ht.	B&B
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	AMGR	5	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Apple Serviceberry	25`H x 25`W	2" Cal.	B&B
	COAL	7	Cornus alternifolia	Pagoda Dogwood	20`H x 25`W	1.5"Cal	B&B
	MAPS	33	Malus x `Pink Spires`	Pink Spires Crabapple	20`H x 12`W	1.5"Cal	B&B
	MAXR	5	Malus x `Royal Raindrops`	Prairifire Crabapple	20`H x 15`W	1.5"Cal	B&B
	PRMA	4	Prunus maackii	Amur Chokecherry	25`H x 20`W	1.5"Cal	B&B
	SYRE	3	Syringa reticulata	Japanese Tree Lilac	20`H x 15`W	2" Cal.	B&B

Know what's Below. Call before you dig.

NORTH

0 40 80

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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.

PRELIMINARY NOT FOR CONSTRUCTION

Joshua Kippers
License No: 44857

Signature shown is a digital representation. A wet signed copy of this plan on file at Landform Professional Services, LLC. Copies are available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L202PLM001.dwg

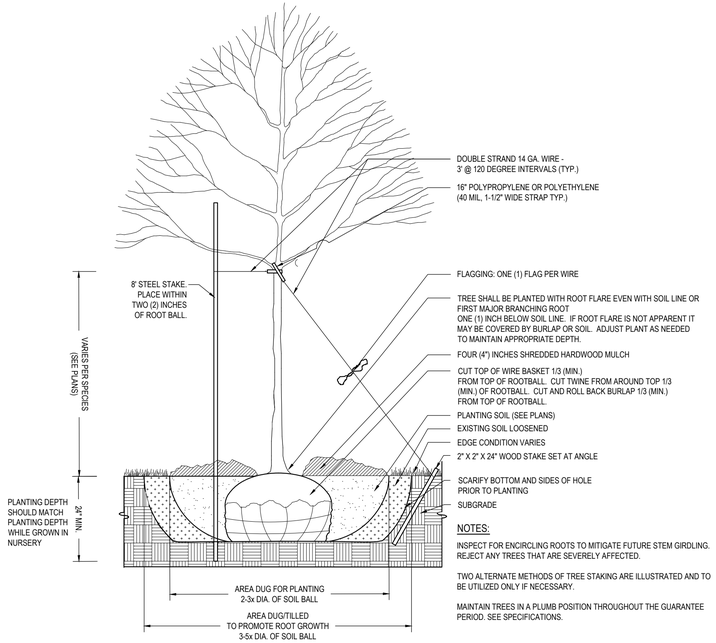
PROJECT NO. PLM20001

LANDSCAPE BUFFERYARD

L2.2

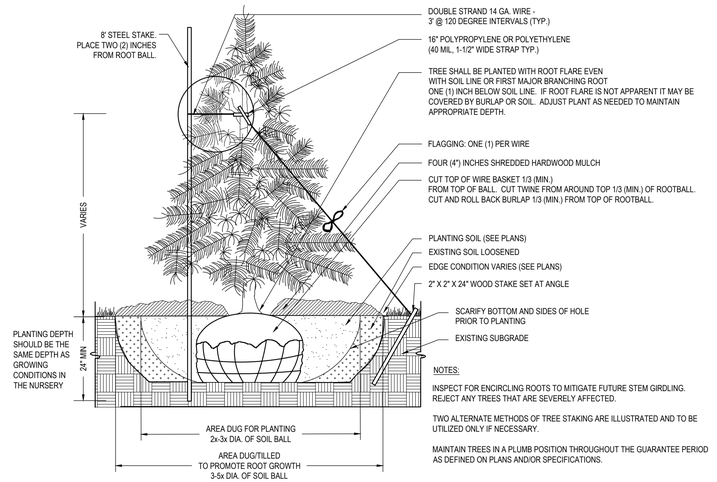
© LANDFORM 2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



1 **DECIDUOUS TREE PLANTING**

NO SCALE



2 **CONIFEROUS TREE PLANTING**

NO SCALE

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

© LANDFORM 2021

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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.

PRELIMINARY NOT FOR CONSTRUCTION

Joshua M. Kopsa
License No: 44857

Signature shown is a digital representation. Refer to the hard copy signed copy of this plan on file at Landform Professional Services, LLC. Signed copies available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L701PLM001.dwg

PROJECT NO. PLM20001

LANDSCAPE DETAILS

L7.1

Landform® and Site to Finish™ are registered service marks of Landform Professional Services, LLC.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	8/9/2021	Project Site	PID: 03-32-25-34-0001 Address: South of 175th Ave, West of Nowthen Blvd
Project Title	21-131 Hunt Property (North Brook Meadows)		
Escrow #	117447		
Department:	Community Development: Planning Division		
Technical Reviewer:	Name: Brian McCann Phone: 763-433-9860 Email: bmccann@cityoframsey.com		

We offer the following comments regarding the Preliminary Plat submittal for North Brook Meadows as it relates to the City's Zoning Code. Preliminary Plat submittal consists of twenty-three (23) sheets, prepared by Landform. and dated 07.16.2021 and was received by the City of Ramsey on 07.19.2021. Staff has determined the application is complete

Completeness Check

Requirements	Included?
Preliminary Plat Sheet	Yes (C0.2)
Existing Conditions	Yes (C1.1)
Grading Plan	Yes (C3.0, C3.1, C3.2, C3.3, C3.4)
Street Plan	No
Utility Plan	Yes (C4.0, C4.1, C4.2, C4.3, C4.4)
Landscape Plan/Tree Preservation Plan	Yes (L1.1, L2.1, L2.2, L7.1)

Summary of Required Changes:

- Lighting Plan
- Street Plan
- Trail Plan

General: The property is currently unplatted and is unaddressed. It is approximately 40 acres located south of 175th Ave NW, west of Nowthen Blvd NW, and north of 173rd Ave NW. The PID is 03-32-25-34-0001 and PID XYZ in the SE corner. The Applicant has proposed 77 single-family lots (80 foot wide lots, R-1 MUSA).

Land Use and Zoning: The Subject Property is guided residential (MUSA) in the Comprehensive Plan and is zoned R-1 (80). The intent of this district is single family dwellings served by City sewer and

water. The area to the north is zoned R-1 Residential (Rural Developing) District which consists of larger lots on private well and septic. The surrounding properties to the east, westare zoned R-1 (80). Properties to the south are zoned R-1 (80) and R-1 Rural Developing.

Lot Sizes and Density: The minimum lot size for the R-1 (80) is 10,800 square feet with a lot width of 80 feet measured at the front yard setback. The developer is proposing 80 foot wide lots, with all lots meeting the acreage requirement. The R-1 MUSA regulations allow for a gross density of three (3) units per acre, or 4 units per acre with a PUD. The proposed density is approximately 1.8 units per acre.

Landscaping and Tree Inventory: Please review separate landscape review and comments from Chris Anderson in ProjectDox.

Floodplains and Wetlands: The northern line of the development is within the Ramsey Floodplain, with an area of approximately 2.45 acres – notably in the northwest area. There are approximately 0.97 acres of wetlands identified in the northwest corner of the development. A wetland delineation will be required.

Trails: Parks Staff has noted the need to add a trail along Nowthen Blvd (10 foot) and 175th (10 foot). The trail along 175th could be built by developer (at developer expense) or developer could give City cost of trail and City will construct with road reconstruction. Sidewalk needed on 173rd and a crosswalk.

Streets and Access: Need Street Plan, three streets proposed within the development.

Grading and Drainage Plans: Please review engineering comments in ProjectDox. A permit from the LRRWMO will be required.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities.

Development Fees: Development Fees will be due with the Final Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. This requires an Engineer's Estimate.

ProjectDox

Changemarks Report

Project Name:	20-105 Hunt Property Plat
Workflow Started:	03/23/2020 8:41 AM
Report Generated:	08/17/2021 10:44 AM

4	104	False	Unresolved	Civil Engineer IV		C4.4.pdf	LL	Street C alignment	Street C may need to be shifted toprovide construction room outside of the Gas Line Easement. See related comments in this review cycle. Alteration of grade inside the gas easement is generally not permitteid. This would include installation of small utilities along the north edge of this road.	08/16/2021 12:30 PM	Len Linton

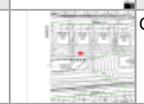
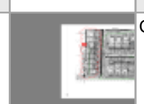
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	103	False	Unresolved	Civil Engineer IV		C4.0.pdf	LL	Utility Crossings of Natural Gas Lines	Utility crossings of Natural Gas lines must all be reevaluated with the goal of minimizing crossings. Areas of concern: Street A The sanitary is 18 feet deep. The gas company will not allow an 18 foot deep open cut to install the sewer. The watermain could be close to the elevation of the gas pipe lines. Street B The sanitary is 12 feet deep. The gas company will not allow a 12 foo deep open cut to install the sanitary sewer. The watermain could be close to the elevation of the gas pipe lines. The storm sewer just west of Street B is close to the elevation of the gas lines. The Sanitary sewer shouold be evaluated to evaluate the feasibility of one crossing of the gas lines.	08/16/2021 12:06 PM	Len Linton	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	102	False	Unresolved	Civil Engineer IV		C4.1.pdf	LL	Stormwater Discharge Location	Please provide documentation that stormwater will naturally flow away from this point and not cause damage to downstream properties. This comment applies to all locations where stormwater leaves the site.	08/16/2021 11:36 AM	Len Linton	
		101	False	Unresolved	Civil Engineer IV		C3.5.pdf	LL	Notice of Termination	The City must approve the Notice of Termination before it is submitted to the MPCA.	08/16/2021 11:05 AM	Len Linton	
		100	False	Unresolved	Civil Engineer IV		C3.4.pdf	LL	Corrections required.	Comments on C3.1, C3.2 and C3.3 apply to this sheet.	08/16/2021 11:01 AM	Len Linton	
		99	False	Unresolved	Civil Engineer IV		C3.3.pdf	LL	Grading over Northern Natural Gas Line	Letter from Northern Natural Gas approving grading in easement required before project can be submitted for preliminary Plat.	08/16/2021 10:59 AM	Len Linton	
		98	False	Unresolved	Civil Engineer IV		C3.2.pdf	LL	Site Drainage	All runoff from proposed impervious surfacwes mast be captured on site and direceted stormwater ponds. Runoff from these areas cannot be directed to adjcaent properties without passing throuogh stormwater treatment devices.	08/16/2021 10:53 AM	Len Linton	

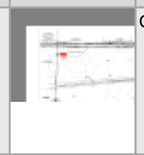
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	97	False	Unresolved	Civil Engineer IV		C3.1.pdf	LL	Pond Access	A driveable route in an easment is required on all ponds for ease of maintenance. Revise the plans as needed to provide the required accesses.	08/16/2021 10:49 AM	Len Linton	
		94	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Infiltrarion calcs must be provided	The City preferrs the MIDS Calculator. Screen shots of the infiltration basin input paramenters must be included in the Stormwater Summary report. Stormwater calculations must comply with the Lower Rum River Watershed Manangement Organization and City stormwater requirements.	08/16/2021 10:39 AM	Len Linton	
		95	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Lower Rum River Watershed Management Organization Permit	A Lower Rum River Watershed Manangement Organization (LRRWMO) Permit will be required. The Storm Water Permit application with supporting calculations must be submitted to the City for review and signature on the applicatoin before submittal to the LRRWMO.	08/16/2021 10:39 AM	Len Linton	
		96	False	Unresolved	Civil Engineer IV		C3.0.pdf	LL	Low Floor Elevations	Low floor elevations must meet the LRRWMO requirements. This separation is to the lowest floor, not the lowest opening.	08/16/2021 10:39 AM	Len Linton	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	93	False	Unresolved	Civil Engineer IV		C1.1.pdf	LL	Floodplain	The discussion at an earlier meeting was that the developer would investigate the extent of the flood plain on this parcel This information must be provided.	08/16/2021 10:29 AM	Len Linton	
		87	False	Unresolved	Civil Engineer II		C3.3.pdf	JF2	2nd row of protection	2 rows of protection for wetland.	08/11/2021 2:54 PM	Joe Feriancek	
		85	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Site Information	Update Site Location	08/11/2021 2:52 PM	Joe Feriancek	
		86	False	Unresolved	Civil Engineer II		C3.5.pdf	JF	Inspections	Send weekly and rainfall event inspection reports to City Inspector.	08/11/2021 2:52 PM	Joe Feriancek	
		82	False	Unresolved	Civil Engineer II		C3.3.pdf	JF	Northern Natural Gas	We will need to see confirmation that Northern Natural Gas has reviewed and approved the grading plan. Believe must maintain 3 feet of cover minimum over their lines.	08/11/2021 2:48 PM	Joe Feriancek	
		83	False	Unresolved	Civil Engineer II		C3.3.pdf	JF	NW Wetland match	Matching in will very steep slopes adjacent to the wetland, may need to consider a retaining wall.	08/11/2021 2:48 PM	Joe Feriancek	
		84	False	Unresolved	Civil Engineer II		C3.3.pdf	JF	Block 3 Lowest Floors	Review LRRWMO guidelines for lowest floor.	08/11/2021 2:48 PM	Joe Feriancek	

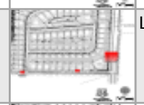
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	76	False	Unresolved	Civil Engineer II		C0.2.pdf	JF	Easement through properties?	This easement is over a storm line, which runs off the lot line. I'm not in favor of this layout, see this as having issues down the road when additional zoning and building permits are applied for. As well as issues with access to the easement after full build out.	08/11/2021 2:10 PM	Joe Feriancek	
		77	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Street A too steep	Measuring above max 7.0% slope on Street A, near 895 contour.	08/11/2021 2:16 PM	Joe Feriancek	
		78	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Pond elevations	Add pond elevation notes to this sheet.	08/11/2021 2:16 PM	Joe Feriancek	
		79	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Existng Ground tie-ins	Need to be clear how the proposed contours are going to tie into the existing ground. Verify no negative impacts to the adjacent property.	08/11/2021 2:16 PM	Joe Feriancek	
		80	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	Block 2 Lots 1 - 5 Storm sewer	Rear yard storm sewer. Don't support proposed layout. If rear yard drainage is necessary, gain it with a swale, or by running laterals from a trunk line in the street.	08/11/2021 2:16 PM	Joe Feriancek	
		81	False	Unresolved	Civil Engineer II		C3.2.pdf	JF	West plat line impacts	As shown grading will go al lthe way to the west plat line, if we're disturbing up to the line, why not place the stormwater control along the plat line as well?	08/11/2021 2:16 PM	Joe Feriancek	

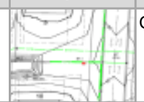
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	92	False	Unresolved	City Planner		C0.2.pdf	Chloe 1	Trail required along 175th	Build 10 foot trail along 175th OR provide cash in lieu of building. Need easement along this area for trail as well.	08/11/2021 1:59 PM	Chloe McGuire Brigl	
		91	False	Unresolved	City Planner		C0.2.pdf	Chloe	Traffic Study	As noted with Sketch Plan, traffic study required for this site	08/11/2021 1:55 PM	Chloe McGuire Brigl	
		88	False	Unresolved	City Planner		L2.1.pdf	Chloe	10 Foot Trail	Required along Nowthen	08/11/2021 1:49 PM	Chloe McGuire Brigl	
		89	False	Unresolved	City Planner		L2.1.pdf	Chloe	Sidewalk	Sidewalk Required along 173rd	08/11/2021 1:49 PM	Chloe McGuire Brigl	
		90	False	Unresolved	City Planner		L2.1.pdf	Chloe	Crosswalk	Crosswalk required to cross 173rd	08/11/2021 1:49 PM	Chloe McGuire Brigl	
		66	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Silt Fence Basin 5P	Don't understand the location of the silt fence. The top of the pond should be recieving silt fence as well.	08/11/2021 1:38 PM	Joe Feriancek	
		67	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Pond Side Slopes	If possible, please use 4:1 side slopes for ponds. Our maintenance staff has difficulties with 3:1, and this would help.	08/11/2021 1:38 PM	Joe Feriancek	
		68	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Proposed Contour Labels	Please add additional contour labels, basins should at least have major contours labeled.	08/11/2021 1:38 PM	Joe Feriancek	

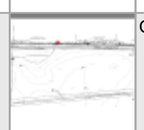
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	69	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Storm Line direction	Verify if this line is going the correct direction.	08/11/2021 1:38 PM	Joe Feriancek	
		70	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Lot Corner Spot Elevations	Several of the lot corner spot elevations don't appear to match up with the proposed grading contours.	08/11/2021 1:38 PM	Joe Feriancek	
		71	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Block 1 Lots 17 - 20	Don't support the grading in these rear lots as shown. straight 4:1 slope all the way down is not usable yard.	08/11/2021 1:38 PM	Joe Feriancek	
		72	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Lowest Floor Elevation	Please review the Lower Rum River WMO requirements. B1, lot 34 lowest floors are below Basin 5P 100 Yr HWL, must be minimum 2 feet above.	08/11/2021 1:38 PM	Joe Feriancek	
		73	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	Basin 5P D&U Easement	This easement doesn't appear to be large enough.	08/11/2021 1:38 PM	Joe Feriancek	
		74	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	B1L10 Grading	Showing steeper the 3:1 on side of house.	08/11/2021 1:38 PM	Joe Feriancek	
		75	False	Unresolved	Civil Engineer II		C3.1.pdf	JF	SE Corner	Max vertical grade of 7.0% is not being exceededt, however, do not recommend having the slope occur in a sharp corner. Can the grade be pushed to the north or west and avoid a steep road with a sharp curve?	08/11/2021 1:38 PM	Joe Feriancek	

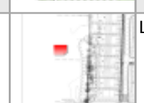
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	65	False	Unresolved	Civil Engineer II		C2.1.pdf	JF	Block 1 & 4 Infiltration Basins	Soil Borings don't appear to be in the areas claimed as infiltration, Block 1 is close, don't know if BLock 4 (SB 6) will satisfy the WMO. Has the geotech report been completed?	08/11/2021 11:51 AM	Joe Feriancek	
		63	False	Unresolved	Civil Engineer II		C1.1.pdf	JF	173rd Improvements	Believe 173rd is being improved with adjacent development? We should still see those proposed improvements represented to know that we are matching in correctly if that's the case.	08/11/2021 11:45 AM	Joe Feriancek	
		64	False	Unresolved	Civil Engineer II		C1.1.pdf	JF	175th Avenue Improvements	Assuming turn lanes will be required on 175th Avenue, need to see that represented. 175th is a high speed road, EB right turn lane at a minimum.	08/11/2021 11:45 AM	Joe Feriancek	
		61	False	Unresolved	Environmental Review		L2.1.pdf	CA	Planting Requirements	The R-1 Residential (MUSA) - 80 district requires 2 trees in planted in the boulevard and/or front yard. Update the plan to show both trees in the front yard, with, preferably, at least one tree in the boulevard per lot.	08/11/2021 10:49 AM	Chris Anderson	
		62	False	Unresolved	Environmental Review		L2.1.pdf	CA	Gas Line Easement	Need verification from Easement holder (appears to be Northern Natural Gas Company), whether any tree plantings would be permitted within easement area.	08/11/2021 10:49 AM	Chris Anderson	

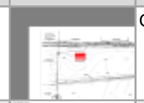
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	56	False	Unresolved	Environmental Review		C4.0.pdf	CA	Storm Sewer Location	Running the storm sewer through the middle of the back yards will create all sorts of issues for the future home owners with sheds, pools, etc. It would be better if that could be pushed toward the rear lot lines.	08/11/2021 8:51 AM	Chris Anderson	
		55	False	Unresolved	Environmental Review		C2.1.pdf	CA	Floodplain	Lots 11-15 Block 2 and 1-6 Block 1 may be impacted by floodplain. More information is needed.	08/11/2021 8:45 AM	Chris Anderson	
		59	False	Unresolved	Environmental Review		L1.1.pdf	CA	Tree ID #s	Change color of Tree ID #s to black to differentiate from the contour elevations.	08/11/2021 10:08 AM	Chris Anderson	
		60	False	Unresolved	Environmental Review		L1.1.pdf	CA	Tree Removals	It appears that all of these trees are going to be removed, based on grading, stormwater pond location, and house pad locations. Update sheet accordingly.	08/11/2021 10:08 AM	Chris Anderson	
		57	False	Unresolved	Environmental Review		L1.1 (2).pdf	CA	Summary Tally	Please provide a summary tally of total significant DBH inches on site, # of inches proposed to be removed, # of inches proposed to be saved, and # of inches exempt from calculation (e.g. invasive species, removed for stormwater ponds, etc.).	08/11/2021 10:02 AM	Chris Anderson	
		58	False	Unresolved	Environmental Review		L1.1 (2).pdf	CA	Column Headers	Please include column headers.	08/11/2021 10:02 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	4	54	False	Unresolved	Environmental Review		C1.1.pdf	CA	Floodplain	Floodplain boundary should be shown on this and subsequent plan sheets.	08/05/2021 12:46 PM	Chris Anderson	
		51	False	Unresolved	Environmental Review		C0.2.pdf	CA	Wetland Setback	The 16.5 foot wetland setback must be encumbered with drainage and utility easement.	08/05/2021 12:42 PM	Chris Anderson	
		52	False	Unresolved	Environmental Review		C0.2.pdf	CA	Floodplain info	Floodplain boundary shall be shown. Also need to include floodplain elevation information as well.	08/05/2021 12:42 PM	Chris Anderson	
		53	False	Unresolved	Environmental Review		C0.2.pdf	CA	Stormwater Pond?	If this blue line type is for stormwater ponds, there is a 16.5 foot setback from their normal water level, which must be encumbered with drainage and utility easement.	08/05/2021 12:42 PM	Chris Anderson	

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 26, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer (virtual) Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	Commissioner Andrew Dunaway
Also Present:	Senior Planner Chloe McGuire Brigl City Planner Chris Anderson Zoning Code Enforcement Officer Bria Raines 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.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Commissioner Anderson aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the July 22, 2021 Planning Commission Meeting Minutes
5.02: Adopt Resolution #21-232 Approving G-Will Liquors Site Plan (Project 21-127)
5.03: Consider Setback Requirements for Accessory Structures

City Planner Anderson noted that the information provided from Commissioner VanScoy to staff prior to the meeting will be reflected in the minutes.

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Request for a Variance to Utilize an Alternative Tree Inventory Technique for Trott Brook North (Project No. 21-130); Case of Sotarra

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 the Environmental Policy Board supported the request to utilize the FRP technique within the planted areas due to the unique characteristics of these stands of trees (similar ages, sizes, species).

Commissioner Walker asked if the area shaded in green is the Peterson property and whether this is part of the Christmas tree farm.

City Planner Anderson confirmed that a portion is the Peterson property, and this portion is an active part of the Christmas tree farm. He stated that some of the trees would be removed as part of the Christmas tree farm operation.

Citizen Input

Tracey Rust, representing the applicant, clarified that the turquoise-colored area is the Peterson property and that is part of their Christmas tree farm. She noted that the Petersons hope to harvest most of that area as part of that operation this Christmas season.

Jeff Uker, 17121 Variolite Street, asked how it would be known that this method is accurate for counting. He stated that he would want to ensure that the counting method is accurate. He stated that when the project comes forward, he has a concern with density. He noted that he lives on ten acres and therefore transitioning to quarter acre lots would not be preferred, even with a 40-foot buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:15 p.m.

Commission Business

Commissioner VanScoy stated that the information in the packet seemed to indicate work has been done in the past to ensure the accuracy of this type of process. He asked if City staff believes this process would be fairly accurate.

City Planner Anderson confirmed that staff has reviewed this and the EPB has reviewed this, and staff is confident that this method would provide an accurate representation of what exists. He confirmed that the information would be available if a member of the public wished to view it.

Commissioner Walker commented that going back to May of 2020, when there was a public hearing on this project, the residents have not supported this project and therefore he will not support any action on this project.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #21-247 Granting a Variance to Utilize a Fixed Ratio Plot Sampling Technique within the Planted Woodlands on the Subject Property.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Consider Resolution #21-175 Denying a Home Occupation Permit for 8351 160th Ave NW (Project 21-119); Case of Jacob Johnson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

Zoning Code Enforcement Officer Raines presented the staff report stating staff recommends denying the application for a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW. This use will require additional maintenance of the neighborhood roadways at the cost of the public for public facilities and services. Additionally, staff has received complaints about the use and finds that the use is outside of what one would typically find in a residential setting. Staff finds that the use is more compatible with a commercial or industrial district.

Commissioner VanScoy asked what the issues are. He noted that there are standards for number of trips and outside storage.

Zoning Code Enforcement Officer Raines replied that there were two violations for the property related to the home occupation and trash.

Senior Planner McGuire Brigl stated that there are three different levels of home occupation permits and reviewed some of the related regulations for each level. She stated that this request falls into the third category of home occupation permits because of the number of people coming to the property. She stated that staff believes that this would be better suited for an industrial area and would be willing to work with the applicant to find a suitable location in Ramsey.

Citizen Input

Jacob Johnson, 8351 160th Avenue NW, stated that this has been going on since 2019 and did not believe he ever received a letter about this issue. He stated that he also reached out to staff to request a copy of the letter. He noted that he was provided a copy of a letter sent to the previous owners of the home related to a septic system. He stated that he is down to four employees, which reduces the number of trips. He stated that the business does not function at the same level in the winter, as they operate at a smaller capacity for plowing. He noted that there are no landscaping materials kept on site at this time. He stated that his application included the hours of 7 a.m. to 5 p.m. but stated that they are typically done for the day around 3 or 4 p.m. He noted that he has also cleaned up the outdoor trash items on the property.

Chairperson Bauer stated that even with four employees, that would equate to eight trips. He asked the number of vehicles going out each day.

Mr. Johnson replied that two vehicles go out each day.

Chairperson Bauer asked if the landscaping material was planned to be stored on the left of the trees and received confirmation. He referenced a building shown on the aerial photograph and asked the purpose of that building.

Mr. Johnson replied that is a personal shed.

Commissioner Walker asked the resident's long-range plans for the business.

Mr. Johnson stated that he would like to build another shop on the very west of the property, on the other side of the trees. He stated that if that meant he detached garage needed to be removed, he would. He stated that at that time, everything would be moved to the west side of the property.

Commissioner Walker asked if there are woods to the west of the property for a bit before another home is encountered.

Mr. Johnson confirmed that to be true.

Commissioner Walker commented that if that occurred, no one would even know this business was back there unless they went back and looked.

Commissioner VanScoy asked the purpose of the building.

Mr. Johnson replied that he would store equipment inside the building.

Chairperson Bauer asked the largest structure size that would be allowed.

Senior Planner McGuire Brigl commented that staff could look into that but would need the square footage of the existing accessory buildings to provide an accurate number.

Commissioner Gengler asked the number of work-related vehicles on the property.

Mr. Johnson replied that there are four pick-up trucks.

Senior Planner McGuire Brigl asked if the trucks pull trailers and if those exist on the property.

Mr. Johnson confirmed that there are two trailers. He also confirmed that employees drive to his property and leave their personal vehicles onsite and then two of the trucks with trailers leave for the day.

John Wagner, 16030 Kangaroo Street, stated that he has the closest adjoining property with a household. He stated that this activity does not bother him, and the employees are very pleasant and drive at slow speeds. He stated that when they come and go from the property with the equipment it is quiet. He stated that there are 50,000 people that attend Game Fair and the traffic they incur during that time is more than will ever occur in one year from this business. He stated that the employees come to the property and get into trucks in groups of two to leave and do their work for the day. He noted that on garbage/recycle days, ACE Solid Waste comes through with three different trucks, along with the other haulers. He commented that traffic is heavy on 161st with people dropping animals off at the kennel. He stated that Mr. Johnson is a small business that employs a few people and does not disrupt the neighborhood. He stated that there is a park in that area that is overgrown to the point where it provides a visual and sound barrier for that neighbor. He believed that Mr. Johnson should be allowed to continue his small business as it has created no problems. He provided photographs of the Game Fair traffic, overgrown park condition, and applicant's property. He stated that Mr. Johnson has been operating for a few hours and there have been no problems. He stated that typically the employees return to the property around 2 or 3 p.m. He believed that Mr. Johnson should be able to continue to operate his business.

Elijah __, 16001 Kangaroo Street, echoed the comments of the last speaker noting that he and his wife have no problems with the business. He believed that the initial complaints arose a few years ago in a similar manner as the complaints he received on his property. He believed that Mr. Johnson should be able to continue operating his business. He agreed that Game Fair creates a much larger problem and has people allowing hundreds of vehicles of park on lawns. He stated that they support the business.

Adam ___, 16041 Kangaroo Street, also echoed the comments of the previous speakers. He stated that Mr. Johnson is a good guy with a light crew and does not generate much traffic from his business. He stated that he does not believe this is a nuisance and commented that the property looks much better than it did when the previous owners had the property.

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

A roll call vote was performed:

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

Chairperson Bauer

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:41 p.m.

Commission Business

Commissioner Walker asked the traffic counts on 161st and Kangaroo Street. He stated that it seems that in the case of the City, the traffic from the trucks and employees is a big deal. He noted that he recently drove down 161st during Game Fair and found that to be a huge mistake. He was unsure how eight trips from the business cause a large impact on the road.

Senior Planner McGuire Brigl commented that staff does not have that information available. She agreed that Game Fair has a lot of traffic and noted that there is an overlay parking standard during the two-week duration of the fair. She stated that staff could not approve the permit administratively because of the number of trips and because of employees parking on the roadway.

Chairperson Bauer commented that the case did mention parking on the street. He asked if there could be a condition that employees and business vehicles do not park on the street.

Mr. Johnson replied that currently there are no business vehicles parked on the street. He stated that the employees have been parking on the street as he has not hauled in the class five material to create a parking area. He stated that he does have approval to create the parking area but wanted to wait to see if the Home Occupation Permit is approved before making that investment.

Commissioner VanScoy asked if the parking area would be near the second driveway in the back, which was confirmed by the applicant. He also asked and received confirmation that there is not landscaping material being stored outdoors at this time. He noted that the applicant has said that his long-term vision would be to construct a building that could house the equipment as well. He asked if there is an anticipated date for the structure.

Mr. Johnson replied that he would like to have that built within the next three years.

Commissioner VanScoy asked if the nuisance items have been cleaned up.

Zoning Code Enforcement Officer Raines confirmed that she has been to the site and the nuisance items have been cleaned up.

Motion by Commissioner Walker, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-175 Approving a Home Occupation Permit for a Landscaping Business at 8351 160th Avenue NW, conditional upon the addition of the second driveway and off-street parking area.

Further discussion

Commissioner Anderson stated that he is debating his decision on this request. He stated that he likes the idea that the business is growing but adding another building would seem to support moving the business to a commercial lot. He asked if the applicant has spoken with staff about available commercial spaces. Chairperson Bauer noted that whether there is a business or not, there is a maximum square footage pertaining to accessory buildings that would regulate that activity. Senior Planner McGuire Brigl confirmed that to be true. Mr. Johnson stated that the additional building would not be related to business growth, but the intention to move things to the end of the street and stored indoors. He noted that he would be willing to remove the existing detached garage in order to accomplish that goal. Commissioner Gengler stated that she is also conflicted. She asked the guarantee that the business would not continue to grow in this location. She stated that she could support this business for this location but would not want to see it continue to grow larger in this location. Mr. Johnson stated that if the business grows out of that space, he would move it to a different location. Commissioner Gengler asked if there could be limitations on the home occupation. Senior Planner McGuire Brigl confirmed that conditions could be put upon the permit. She reviewed the regulations that are placed within the Home Occupation Permit. Zoning Code Enforcement Officer Raines stated that the number of roundtrips would be included in the permit regulations, noting that the application requested 16 trips. Commissioner Walker asked if the action on the table would satisfy what the applicant needs. Mr. Johnson confirmed that 16 would be the maximum number of trips. He stated that in the winter there is no traffic in and out unless it snows.

A roll call vote was performed:

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

Motion Carried.

6.03: Public Hearing: Consider Preliminary Plat and Zoning Amendment for Lynwood Subdivision on PID #20-32-25-44-0003 (Project No. 21-122); Case of Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 7:59 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of the Zoning Amendment to rezone the R-3 Residential (High Density) portion of the subject property to R-2 Residential (Medium Density) but does not support rezoning the R-1 Residential (MUSA) – 80 area to R-1 Residential (MUSA) – 65. Approval of the Zoning Amendment needs to be

contingent upon approval of the CPA. Staff recommends approval of the Preliminary Plat with the following contingencies (which have been incorporated into the draft resolution):

- Approval of the Zoning Amendment to rezone R-3 Residential (High Density) to R-2 Residential (Medium Density)
- Approval of the CPA
- Approval of Anoka County for second access onto Armstrong Boulevard
- Full compliance with density transitioning requirements
- Modifications to ensure compliance with all bulk standards of the applicable zoning district(s).

Chairperson Bauer asked if these should be considered as two separate actions.

City Planner Anderson confirmed that he would recommend taking two separate actions.

Chairperson Bauer referenced the comment from the Metropolitan Council related to livable community eligibility and asked for clarification.

City Planner Anderson stated that the action of the Council did not include identification of other areas to guide as high density.

Chairperson Bauer asked if the City would risk eligibility for funds if this Comprehensive Plan amendment were approved without adding additional high-density housing.

Senior Planner McGuire Brigl noted that was already decided by the City Council. She stated that this conversation is related to the rezoning and preliminary plat as the Council has already acted on the Comprehensive Plan amendment and decided not to reguided additional land.

Commissioner Peters asked if there is guidance on whether trees last longer on flat land or berms. He stated that in his neighborhood trees were planted on a slope and half of them are now dead.

City Planner Anderson commented that there is a technique that can be used to place trees on a berm. He stated that it is not unusual for there to be some mortality with plantings, noting that regular watering is a factor when being established. He stated that it is feasible and practical to plant on a berm.

Commissioner Peters stated that if there are plantings on a berm would that reduce the ability for homeowners to put features on their property.

City Planner Anderson commented that backyards would terminate at the start of the transition corridor and therefore it would not have an impact on what can be done on private property. He stated that the density transitioning corridor would need to be placed in its own lot under separate ownership to avoid that situation.

Commissioner VanScoy asked who would own the transition corridor.

City Planner Anderson stated that in this instance it sounds like the HOA would maintain ownership of that area.

Commissioner VanScoy asked how it would work if there was not an HOA.

City Planner Anderson stated that another option would be for that land to be deeded to the City once installed and established. He stated that in this scenario it would be likely that the HOA would own that parcel.

Chairperson Bauer asked if the City Council provided input on the 80 foot lots versus the 65-foot lots.

City Planner Anderson stated that the Council would prefer to see the property remain as 80 foot lots as a transition into the existing developed neighborhoods.

Councilmember Woestehoff stated that it was an overwhelming consensus that the property remains at 80-foot lots. He asked the Commission to also support the 80-foot-wide lot requirement to avoid the situation where the Commission supports 65-foot lots only to get to the Council and have that denied.

Citizen Input

Paul Tabone, Lennar, thanked the Commission to listening to the request. He noted that he has been working closely with staff to propose different layouts for the property. He stated that at this time they are down to the lot sizes, noting that the Council was clear about the desire for 80-foot-wide lots. He stated that they are working with staff on the secondary access. He stated that the density transitioning is the biggest challenge. He noted that with the desire of the Council to have 80-foot lots, the depths of those home sites would be shortened if that transition area is put into its own parcel. He hoped that there could be some flexibility on that. He stated that he understands how important berming and density transitioning is in the City of Ramsey. He stated that this site is a challenge, surrounded by business, municipal, and rural residential uses. He asked if there could be flexibility in the density transitioning plan if the intent is still met. He stated that the draft landscape plan included as many trees as recommended by the landscaper per size at full maturity, which falls short of the requirement. He stated that if a berm is added, that would take space from the backyards of the residents. He commented that there are some fairly significant existing tree lines to the north and west of the site. He stated that an adjacent property owner previously made the comment that he would even support 65-foot lots, if properly screened. He noted that property has a row of evergreens and suggested that perhaps a row of evergreens be added on this site to increase the thickness of that screen. He stated that would meet the intent of screening without reducing the backyard sizes. He stated that if home sites cannot be platted to the lot line, as shown, it would create a challenge in having 80-foot lots. He commented that staff has been great to work with throughout this process.

Chairperson Bauer asked the concern with the size of the 80-foot lots.

Mr. Tabone reviewed the depth that is needed in order to meet the 10,000 square feet lot size for an 80-foot-wide lot. He noted that if the density transitioning corridor is required, that portion of the site would be rendered undevelopable at 80 feet wide.

Chairperson Bauer asked if a variance could be issued for that section of the property related to minimum lot size.

Senior Planner McGuire Brigl confirmed that a minimum lot size variance could be provided, noting that would need to occur through separate action at a future meeting.

Kyle Swenson, 15049 Iguana Street, stated that this project seems to be a moving target as he has had different layouts mailed to him. He stated that the original layout would have had four 65-foot lots and three ponds that would come near his property but with the design change there would be several more homes along the existing residential boundary. He stated that the solution would be to include the buffer and remove a lot in order to have the minimum lot size met against that existing residential property line. He stated that the existing residents want to see a transition as it will be quite a difference to have 140 homes compared to the cornfield that exists. He stated that he likes the 80-foot-wide lot requirement and would suggest the developer remove a few lots in order to support that buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:31 p.m.

Commission Business

Chairperson Bauer suggested the Commission begin with the requested rezoning.
Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #21-19 Approving a Zoning Amendment to Rezone Portions of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density).

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner VanScoy	aye

Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer noted that the second request is related to the preliminary plat and asked staff to display the list of contingencies that were included in the staff report.

Commissioner VanScoy stated that he is a little confused on how the transition can have common ownership and how it is configured with the lot. He stated that the applicant stated that the transition area is currently part of the lot.

City Planner Anderson stated that as the applicant proposed, the density transition corridor is part of the individual lots, but City Code states that corridor should be held common ownership, such as a separate entity like an HOA. He confirmed that changes would be needed in order to meet that requirement of the Code. He stated that each individual lot should meet the lot width and area requirements, separate from the density transition area.

Commissioner VanScoy commented that if the layout is configured in that manner, the density corridor should not impact the lot depth.

City Planner Anderson stated that if laid out in that manner from the start, there would not be an issue. He stated that originally, these lots were proposed at 65 feet and under that scenario the lots would have met the minimum lot size requirement and there was sufficient spacing for the density transitioning corridor to be held in separate parcel. He stated that the minimum lot size is larger for 80-foot-wide lots and therefore with the separate density transitioning corridor, 80 foot lots in that area could not meet the minimum lot size requirement.

Commissioner Anderson stated that this would mean yards would be smaller in that area and therefore a variance request would need to come back in the future to consider those smaller lots.

City Planner Anderson stated that the applicant could choose to revise the plan in order to show the required minimum lot size. He noted that a resident did suggest that a lot or two be removed in order to support meeting those requirements. He stated that if the applicant chose not to do that, they could come back to request a variance.

Mr. Tabone stated that he would like the ability to continue to work with staff on the density transitioning standards to determine if the intent can be met without dropping lots. He stated that this is not the first time they have dealt with a buffer, wetland, trees, or screening and therefore believed there were additional options outside of dropping home sites. He stated that they have already dropped a few townhomes and they want to ensure the project would be feasible in delivering a market need.

City Planner Anderson stated that within the density transitioning ordinance it states that alternatives can be used if agreed upon by the City and developer.

Chairperson Bauer asked if this type of issue has come before the Council during the tenure of Councilmember Woestehoff.

Councilmember Woestehoff replied that he cannot recall an instance of that nature in his time on the Council.

Commissioner Anderson asked if this should be tabled to allow the developer and staff to work this out.

City Planner Anderson stated that the Code does provide for some flexibility and that discussion as to whether the proposal would be reasonable could be discussed and decided upon by the City Council during its review.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-252 Approving the Preliminary Plat of Lynwood Subdivision with the contingencies outlined in the staff report.

A roll call vote was performed:

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

Motion Carried.

6.04: Public Hearing: Consider Resolution #21-248 Approving Preliminary Plat for North Brook Meadows, Case of Landform on Behalf of Platinum Land, LLC (Project 21-131 – Hunt Property)

Public Hearing

Chairperson Bauer called the public hearing to order at 8:42 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends approval of the project and recommends adoption of Resolution #21-248.

Citizen Input

Darrin Lazan, representing the applicant, commented that this is a fairly straightforward proposal. He acknowledged the work that has gone into the project throughout this time and thanked staff for their cooperation. He noted that they continue to work with the City and adjacent property in terms of developing roadways and infrastructure.

Carla Beaterman, 7050 175th Avenue NW, stated that there has been a lot of discussion on this property before today. She stated that they have been neighbors to the Hunt family for the past 43 years and wish that family the best, they still have strong concerns about the density of the development. She commented on the traffic on 175th and difficulty in attempting to get onto and off of Nowthen Boulevard. She asked if there has been a traffic study completed and whether this could move forward prior to attempting to solve the traffic problem. She asked if it is the plan of the City to retain rural residential property or continue to push until that does not exist. She noted that she has received two requests to develop her property in recent years. She stated that there are areas of Ramsey, in The COR and near Highway 10, where smaller lots have been developed and she would prefer to keep the rural area of Ramsey rural. She asked if the Commission and developer would consider less homes on increased acreage for those that desire the more rural atmosphere of Ramsey.

Chairperson Bauer stated that the zoning of the property is R-1, therefore the number of homes proposed meets the zoning of the property.

Senior Planner McGuire stated that under the R-1 80 standards the minimum lot size is .25 acres and therefore the 77 lots proposed falls under that requirement. She noted that the density falls lower than the maximum allowed. She stated that the proposal meets the density, lot size, and bulk standards. She noted that a traffic study is being completed for the property to the south and staff is working to coordinate those efforts and there will most likely be an additional turn lane recommended for 173rd.

Carl Beaterman commented that he is opposed to this as it appears to pack in too many homes into an area that does not show that population. He stated that the other properties in that area range from two to 50 acres in size. He did not believe this development is what the neighborhood deserves. He asked what would be included in the density buffer. He believed there should be five to ten acre lots on this property. He stated that the surrounding properties have livestock and did not believe this type of development fits in this area.

Chairperson Bauer commented that the property is zoned for 80-foot-wide lots, not two or ten acre lots.

Mr. Lazan commented that the buffer would be provided on the entire west side as required and on the east side as recommended by staff but not required. He stated that there is a landscaping plan detailing the buffer areas.

Mr. Beaterman commented that he believes that both the Hunt and Makowsky properties had a 400-signature petition against these developments. He noted that it sounds like the City will allow this to move forward even though the residents should have a voice in what happens.

Debra Musgrove, 15247 Fluorine Street NW, asked staff for clarification on whether the 80-foot lot size is the minimum and whether larger lots would be allowed.

Senior Planner McGuire Brigl commented that the minimum lot size would be 80 feet wide and .25 acres in size. She stated that any proposal that meets those minimums would have to be approved. She stated that the developer could choose to go with larger lots, but the City could not require that as the request meets the bulk standards. She stated that the buffer yard was added to benefit the existing residents and review the additional elements staff is recommending such as trails.

Chairperson Bauer asked how long the property has been zoned R-1.

Senior Planner McGuire Brigl stated that she is unsure but believes at least ten to 15 years.

Chairperson Bauer stated that the petition mentioned was against the smaller lot sizes.

Senior Planner McGuire Brigl confirmed that previous requests from this property and the Makowsky property included lot sizes of 55, 65, and 75 feet and that rezoning request was denied with very firm direction to continue with the 80-foot lots and no deviation from the bulk standards.

Chairperson Bauer stated that the City did listen to those property owners that signed the petition as that zoning request was denied and the zoning remained the same as it had been for years.

Senior Planner McGuire Brigl commented that residents can continue to reach out to staff to determine if there is something that could make the project more palatable for them, such as trees near the property line being saved or trails.

Ms. Beaterman referenced the Comprehensive Plan and asked if the City intends to maintain the rural community or whether it intends to have all the rural properties developed into small lots.

Senior Planner McGuire Brigl stated that there is a municipal urban service area (MUSA) and the properties within that area are meant to have City sewer and water services. She noted that the properties outside of that area are not guided for City utilities. She noted that the majority of acreage is not guided for City utilities.

John Weberg, 17512 Nowthen Boulevard, stated that he has concern with traffic and the road conditions. He stated that more vehicles would only increase the maintenance problems that already exist on the road. He asked if the Council has addressed how the road will be maintained. He asked if the developer has been on the property and whether there would be issues with the smell from adjacent livestock. He stated that it would not be fair to have new residents move to the area only to complain about the animals on adjacent properties.

Senior Planner McGuire Brigl stated that if the property is in compliance with the Code standards for keeping of animals (cows, chickens, etc.) there would be no issue, even if there is a complaint. She stated that she will follow up with the resident to address any concerns about his animals.

Lonnie Gray, 17530 Nowthen Boulevard, commented that there is currently semi and other vehicle traffic traveling at high speeds. He stated that the traffic problem needs to be addressed before adding more homes in this area.

Senior Planner McGuire Brigl confirmed that there is a traffic study currently being completed.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 9:14 p.m.

Commission Business

Commissioner Walker stated that in preparation for the meeting, he read 29 pages of minutes from the May 7, 2020 Planning Commission meeting. He stated that there was comment after comment about residents not being happy about these urban subdivisions coming into their rural area. He stated that Ramsey either needs to start protecting its rural areas or remove the mission statement from the Comprehensive Plan. He provided a letter from a resident on Variolite to be submitted for the public record. He commented that he was not a supporter of the Hunt or Makowski proposals during the first round. He noted that he has spoken with residents that have lived here for 30 or 40 years and not one of them can remember getting a letter about the rezoning of the Hunt or Makowski properties. He stated that Ramsey continues to say it will have a rural character, but it keeps shoving urban developments into the rural areas. He stated that he has sympathy for the residents that continue to voice their concerns only to be ignored by the Commissions, staff, and City Council. He stated that there is a flow chart within the budget documents that show that the staff and Council report to the residents of the community. He stated that over 400 people were ignored last year when they opposed this type of development. He hoped that everyone could come together to develop some sort of compromise. He stated that the residents that have lived in their property since 1978 do not want to wake up and see 77 homes sitting next to them. He stated that he cannot support a plat for this type of development if it is not supported by the residents. He stated that he will continue to be a voice for residents.

Chairperson Bauer stated that the petition that came forward before was in opposition for the smaller lots, which was not approved, therefore they have listened to the residents.

Commissioner Walker stated that all of the residents stated that they did not want smaller lots, but the Commission voted to allow the smaller lots to remain when it made its recommendation to the Council. He stated that the City Council was the voice that did not allow that change.

Chairperson Bauer acknowledged that the Commission supported allowing smaller lots on the interior of the plat with 80 foot lots on the exterior. He noted that the current proposal meets the zoning and bulk zoning regulations.

Commissioner VanScoy asked the consequences of denying a request that meets bulk standards and fall into the existing zoning.

Senior Planner McGuire Brigl stated that she is not an attorney, but if an application meets all the bulk standards, the Commission would be obligated to approve the request. She stated that if the request is not approved, the City would open itself up to liability.

Commissioner VanScoy stated that the preliminary plat is based on the existing standards for this zoning area, which has been in place for well over ten years. He commented that he understands the concern about development next door to an area where residents have lived for many years. He stated that the statement within the Comprehensive Plan is an attempt to balance the rural character of the community with urban growth. He did not believe the Commission has an option to deny the request at this time.

Senior Planner McGuire Brigl commented that conditions of approval could be added, if desired.

Commissioner Walker stated that if Ramsey keeps having urban growth in the rural part of Ramsey, there will no longer be a rural part of Ramsey. He stated that the City continues to shove urban developments into existing rural areas.

Commissioner VanScoy commented that when he was young, he lived on a farm in Coon Rapids. He stated that the urban sprawl continues to expand, and the City can attempt to control that the best it can.

Commissioner Walker stated that before he moved to Ramsey two years ago, he selected his home because of the statement in the Comprehensive Plan. He stated that if this development continues to happen in the rural areas, that statement is pointless.

Commissioner VanScoy commented that this decision on the zoning happened over a decade ago. He stated that if Commissioner Walker wishes to make those types of decisions, he should become a part of the development of the Comprehensive Plan.

Commissioner Walker noted that the Beatermans have lived in Ramsey since 1978 and asked if they were invited to be a part of the Comprehensive Plan and rezoning of the property.

Chairperson Bauer commented that the Comprehensive Plan identifies properties as urban and rural. He stated that this area is identified as R-1, while other areas are proposed to remain rural.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-248 Approving Preliminary Plat for North Brook Meadows.

Further discussion

Commissioner Peters commented that a lot of the debate that happened tonight is reserved for the City Council. He stated that the job of the Planning Commission is to review the criteria and if those criteria are met, the application must be approved. He explained that there is more leeway for this type of debate with the City Council.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Consider Allowing Accessory Dwelling Units on Single-Family Residential Properties

Presentation

Planning Technician McCann presented the Staff Report stating that staff recommends that the Commission direct City staff to draft an ordinance to be presented at the regular September 23, 2021 meeting with edits as discussed during the meeting.

Commission Business

Commissioner VanScoy commented that this would be a potential ordinance and noted that he believed this discussion was meant to determine if the Commission would like to consider an ordinance. He believed that a step was skipped.

Planning Technician McCann stated that there is not official ordinance drafting at this time.

Senior Planner McGuire Brigl commented that this was meant to be a discussion and determine if the Commission would like to move forward. She noted that the City Council is interested in looking at an ordinance. She stated that staff continues to receive at least one request per month of this nature. She noted that the cost of senior housing is high, and the housing market also has high pricing, which is making more people think about living with a family member, or on the same property. She welcomed input from the Commission on whether they are interested in exploring this further and any other input they may have.

Commissioner Gengler asked why a basement conversion would not be allowed.

Planning Technician McCann stated that if someone wanted to convert a basement there would not be a way for the City to monitor that.

Senior Planner McGuire Brigl stated that some people are doing that already. She noted that if there is access to that basement area from the front door, a kitchenette could be added and a secondary living space for a family member could be created.

Commissioner VanScoy stated that he called some other communities to gather information. He stated that he spoke with Andover city staff and that city stated that they receive inquiries while they do not see many of those requests move forward. He noted that Nowthen and Anoka do not allow this type of activity and asked how many other communities actually allow this activity.

Senior Planner McGuire Brigl provided information on the cities that were selected, noting that most were chosen because there was a connection to the city staff and the ordinances were known to work well.

Commissioner VanScoy asked if there is a minimum lot size specified for other communities, noting that Andover requires 2.5 acres.

Commissioner Peters stated that if his neighbor were putting up a yurt or tiny home on his property, which is an 80-foot-wide lot, he would be opposed to that as he would believe the lot is too small. He stated that if the property is larger and meets the criteria, he would not be opposed.

Commissioner VanScoy asked what would be considered a reasonable sized lot.

Commissioner Gengler stated that she does not believe a lot would need to be huge to have an accessory building. She stated that sheds are already allowed and therefore she does not believe it would need to be a huge property. She stated that she would be comfortable allowing it on an 80-foot-wide lot in the R-1 zone.

Commissioner Walker stated that he would support a one-acre size, but also does not like excluding people from an opportunity to telling them to do on their own property.

Chairperson Bauer stated that perhaps more information could be gained on what is allowed by other communities, such as minimum lot size and any issues they have experienced.

Commissioner Walker commented that parking would be an issue on an 80-foot lot if there is an accessory dwelling structure. He stated that at least a half-acre or full acre lot would be needed in order to accommodate an accessory dwelling unit and parking.

Senior Planner McGuire Brigl commented that in order to maintain the character of a rural community, you would not want additional parking structures or driveways. She stated that staff believes that the property should still look like a single-family home. She noted that if there are

problems with a parking, the parking standards would be able to regulate that activity. She stated that if a family member were at your home, they would park in the driveway. She noted that the intent would be to have the property remain looking like one home or single-family home property.

Chairperson Bauer asked if the Commission would like to continue to study this issue and what additional information, they would like staff to gather.

Commissioner Peters stated that he would be open to additional discussion. He noted that if people have sufficient space, he does not see a problem allowing this activity. He stated that he would be concerned with allowing a camper in the backyard of an 80-foot loot. He stated that residents should be provided direction.

Commissioner Gengler stated that she supports this and agree it bears further discussion. She stated that the majority of requests are not going to be for an Airbnb activity but to allow an older family member to live on the property and spend time with their loved ones. She stated that some people will view it as a way to make money, but noted that could be included in the regulations, specifying that rental could not be done. She stated that additional regulation could also be added that would prevent a camper on wheels from being used.

Commissioner Anderson stated that he is not strongly in favor of this, noting that he would want a lot more information on the maximum square footage, minimum lot size, whether there would be inspection of the structures, and the type of neighborhoods where this would be allowed. He stated that if someone has 20 acres of land and wants to build a tiny house next to their home, that would be different than that same structure on a one-acre lot.

Commissioner VanScoy stated that he did not think he would support this but as discussion continues, he is more interested in continuing the discussion. He stated that this could have value for the community, especially related to care for aging parents. He stated that he would like to see more information on surrounding communities and their requirements along with any issues they may have experienced. He believed this would be worth the time necessary to complete additional study.

Senior Planner McGuire Brigl commented that people are already doing this to some extent and therefore having a way to permit the activity and make it safe would be great. She stated that they are attempting to streamline the ordinances and make the process more efficient and easier to use.

7.02: Review Ordinance Amending Digital Display Billboard Regulations

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that the Planning Commission should provide feedback on the draft ordinance and direct staff to bring the ordinance forward to City Council for final approval.

Commission Business

Commissioner Walker asked if this is City owned property that would be leased to a sign company. He asked if this ordinance would be intended to allow the City to do something that no other property could do.

Senior Planner McGuire Brigl commented that three signs would be allowed with spacing two miles between signs, therefore other properties would be allowed if they met that distance.

Commissioner Walker stated that his issue is that the Commission would be recommending an ordinance that only the City would benefit from financially.

Commissioner Anderson asked the size of the sign that the City currently has on Highway 10.

Senior Planner McGuire Brigl estimated the digital display section to be about 150 square feet.

Commissioner Anderson noted that the digital display section of the City sign is clearly too small while he believes the Champlin billboard is much too big. He stated that perhaps half of that size be allowed. He stated that it would be nice to generate revenue from the sign, but he was unsure that he wanted it to be owned by the City. He stated that perhaps the land is rented, which would generate income. He stated that sign height will also be an issue because the new interchanges may impact views.

Commissioner Gengler stated that she believes that the current proposal would have a sign company leasing the space from the City and the City would only have the one sign, which would leave two additional spots open for others that are interested.

Senior Planner McGuire Brigl confirmed that the City does have a vendor it has been working with and the City is working on lease negotiations with that vendor. She stated that the EDA and City Council have chosen the vendor and made the decision to allow this, therefore an ordinance is needed.

Chairperson Bauer noted that two other private parties could come forward with proposals if they met the requirements of the ordinance and spacing.

Senior Planner McGuire Brigl stated that the draft ordinance includes a stipulation that there would need to be some benefit to Ramsey, such as a welcome to Ramsey statement, or advertising space for the City.

Commissioner Gengler stated that she is concerned with the two privately owned lots. She stated that parts of the overlay are close to residential areas and asked if there could be stipulations on where the sign could shine to avoid impact to the adjacent residential areas.

Senior Planner McGuire Brigl commented that the residential zoned and mixed-use zoned properties were not allowed and noted that an additional stipulation could be added requiring a certain distance from residential property.

Commissioner Peters referenced the sign for Suite Living, noting that the sign is very bright.

Commissioner VanScoy commented that he likes the idea of consolidating the signage into certain areas. He stated that the City currently has a master sign plan for The COR, which states that there will be three monuments. He asked how this would interact with the signage for The COR.

Senior Planner McGuire Brigl commented that this would be a privately owned sign and would not be counted as a monument sign for the City.

Commissioner VanScoy asked if the concept of having three monuments for the businesses in The COR would be maintained. He believed that this should be reviewed as separate signage has been allowed within The COR and noted that there would be benefit to reviewing that signage plan.

Chairperson Bauer agreed that the sign ordinance should be reviewed because of the continued exceptions and variances that have been granted.

Councilmember Woestehoff commented that the Council discussed this when it made the selection for the vendor. He stated that the Council was not unanimously supportive, as he opposed this. He noted that this would however generate about $60,000 a year in revenue for the City from the land lease and the portion of the advertising sales the City would receive. He noted that the City would also be allowed to advertise its own messaging. He stated that there are currently three billboards between Armstrong traveling toward Anoka, noting that they are not always full with messaging. He noted that the other signage is related to business signage and would not be consolidated. He stated that he would believe that the regular billboards would be replaced with digital billboards if this is adopted. He stated that the EDA was unanimously supportive of this action.

Chairperson Bauer asked why Councilmember Woestehoff opposed this item.

Councilmember Woestehoff stated that he had several hesitations, one of which was that there were 80 signs between Armstrong and Anoka, on one side of the road. He stated that he is also concerned with the timing as the final plans for Highway 10 have not yet been finalized and could impact visibility. He stated that he also feels that digital billboard detracts from the rural character of Ramsey. He stated that he would also be concerned that businesses akin to advertising on digital billboards would be mainstream fast food type businesses. He stated that he does not want to see Ramsey overwhelmed with fast food restaurants and believes that Ramsey should aspire to be more of a Main Street community rather than a Coon Rapids.

Commissioner Anderson stated that his strongest objection is the size of 700 square feet. He stated that he would like to see that number much smaller. He stated that the nighttime illumination section may address the brightness concerns. He stated that his biggest concern is the size of the sign and whether the visibility would be impacted following the Highway 10 project.

Chairperson Bauer asked for input from the Commission on the maximum sign size.

Commissioner Anderson stated that he would suggest perhaps 400 square feet. He stated that he does not want to see a 600 square foot sign in Ramsey.

Commissioner Walker stated that if the sign is going to be leased out, businesses in surrounding communities can advertise in Ramsey versus the actual Ramsey businesses.

Councilmember Woestehoff commented that the vendor did provide preferential pricing to Ramsey businesses, it would allow businesses from other communities to advertise as well. He stated that the lease period was proposed at 30 or 35 years and the company committed to maintaining the sign during that period.

Chairperson Bauer commented that he did not believe the City could restrict businesses from other communities from advertising on the sign.

Councilmember Woestehoff noted that he found the proposed language in the previous vendor proposal which stated that 50 percent of advertising would be reserved for City messages and Ramsey businesses.

Commissioner Peters asked if there is language related to election messaging.

Councilmember Woestehoff confirmed there are stipulations that would prevent certain content, such as adult and political. He stated that although he agrees with Commissioner Walker, noting that he does not like the City being the only beneficiary, this City land might be the opportunity to test this out.

Chairperson Bauer asked if the language related to regulated content would be part of the lease or ordinance language.

Councilmember Woestehoff commented that he believed that language was within the lease but noted that the ordinance could also have language related to content.

Commissioner VanScoy stated that he is also concerned with the number of signs and is disappointed that this will not result in consolidation. He stated that he does not support this type of sign, but if this moves forward he would like to see a restriction related to the size of the sign.

Senior Planner McGuire Brigl commented that the pending lease would have a sign slightly smaller than 700 square feet. She recommended the discussion focus on location, distance between signs, number of signs, and architectural standards. She noted that the size of the sign has already been set.

Commissioner Anderson did not believe enough information has been provided. He stated that he would like information on placement, size, brightness, etc.

Senior Planner McGuire Brigl stated that the discussion from the Commission could be forwarded to the Council, but he would not recommend that this goes forward to ordinance.

Senior Planner McGuire Brigl stated that distance, location, brightness, and size of the sign is included in the draft ordinance.

Commissioner Anderson commented that he is not comfortable with the size of the sign.

Chairperson Bauer asked and received confirmation from staff that the City owned site has already been selected for one sign.

Senior Planner McGuire Brigl stated that the proposed size of the sign is 672 square feet.

Commissioner Gengler stated that perhaps an overall square footage is allowed for all three signs in total, so that the 672 square feet is subtracted, and the other two signs would have to split the remaining size allowed.

Commissioner Walker stated that he does not support this type of sign in Ramsey.

Senior Planner McGuire Brigl commented that the Commission can recommend denial.

Commissioner Walker stated that if the motion is for denial, it will most likely be overridden by the City Council and therefore the Commission would miss its opportunity to provide input.

Chairperson Bauer agreed that if the Commission has recommendations, it should include those for the Council.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to recommend that City Council deny the ordinance.

Further discussion

Commissioner Anderson stated that he feels he does not have enough information. Senior Planner McGuire Brigl commented that the issue could be tabled. Councilmember Woestehoff advised of the upcoming joint meeting between the Planning Commission, City Council, and EDA and perhaps that would be a good time to discuss this item. Chairperson Bauer stated that the motion and second could be withdrawn and the issue could be tabled.

Commissioner Anderson withdrew his motion.

Commissioner Walker withdrew his second.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to table this item until the time the joint meeting occurs with the City Council and EDA.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Walker	aye
Commissioner Peters	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl advised of the City's Happy Days Festival which will take place on September 11th. She provided a brief update on construction activity within The COR area along with other residential development in Ramsey.

Chairperson Bauer stated that at the last meeting he was appointed to represent the Planning Commission on the interview screening panel for the new Assistant City Administrator/Community Development Director. He provided a brief update on that process, noting that seven candidates were recommended to continue in the process. He stated that one candidate withdrew, which leaves six candidates moving forward. He stated that there were two additional interview panels between the City Council and City staff department heads.

Councilmember Woestehoff stated that yesterday and today they held the second round of interviews which included five candidates. He noted that all were extremely qualified and noted that the Council hopes to have a decision to bring a candidate onboard by mid-October.

Commissioner Walker read into the record the written letter he brought from a resident on Variolite related to the request from the Hunt property.

Chairperson Bauer asked if staff could research when the Hunt property was rezoned and the notifications that would have been provided at that time.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 10:34 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

North Brook Meadows (Hunt Property) – City Council – 9/14/2021

Project Information

1. Bulk Standards
    a. The North Brook Meadows Development was recently recommended for approval by the Planning Commission on August 26, 2021 since it meets all bulk standards of the R-1 Residential (MUSA) zoning district:
        i. Minimum lot size (0.25 acres) – all lots are at least ¼ acre in size
        ii. Minimum/maximum density (2.5-3 units per acre) – 2.7 units per acre
        iii. Minimum lot width (80 feet) – all lots are at least 80' wide
2. Traffic Study – *As part of EAW for Trott Brook North*
    a. Based on City Council, and resident, feedback, the City Council has directed the Applicant to upgrade 173rd Ave NW to a full public road and include upgrades (turn lanes) off Nowthen Blvd onto 173rd Ave NW.
3. Previous Cases
    a. May 7, 2020 – Planning Commission – Case – Minutes
    b. May 26, 2020 – City Council – Case - Minutes
    c. January 7, 2021 – Planning Commission - Case - Minutes
    d. August 16, 2021 – Environmental Policy Board – Case - *Minutes will be made available September 23rd (next Environmental Policy Board meeting)*
    e. August 26, 2021 – Planning Commission – Case
        i. Draft minutes attached to City Council case.
4. City Page for Project
5. Infrastructure Study (Engineering)

Q&A

1. Zoning
    a. What is this site zoned for?
        a. This site is zoned for ¼ acre lots with 80 foot width on City sewer and water.
    b. Is the Developer proposing any changes to the zoning?
        a. No, all of the lots will meet the minimum requirements of City Code for the R-1 Residential (MUSA) zoning district.
    c. When/how was it rezoned? Can it be changed now? If so, how?
        i. The property was rezoned along with many other properties throughout the City of Ramsey in 2011 for the 2030 Comprehensive Plan. Affected

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

property owners were notified via mail, and a posting was made in the Anoka County Union Herald. At least three (3) public hearings were conducted: one (1) with the Planning Commission, and two (2) with the City Council for ordinance introduction & adoption.

1. *Supporting documentation is included with the case presented to the City Council for the September 14, 2021 meeting.*

ii. The only way that the zoning of a property could be changed is through a Land Use Application from the property owner for a Zoning Amendment and/or Comprehensive Plan Amendment. The only active Land Use Application from the current property owners is for the Preliminary Plat of North Brook Meadows.

2. Costs
   a. What costs is the City incurring for this development?
      i. The Developer is responsible for all costs, The City is not incurring any immediate costs associated with the project.
   b. What does the Developer pay?
      i. The Developer is in charge of nearly all development costs – including all processes related to public notification, City Staff time spent on review of the project, new residential lot fees, mylars, recording fees, SAC and WAC, other development fees, financial guarantees/letter of credit, engineering fees, etc.
   c. Is there a trail along Nowthen?
      i. As part of the Preliminary Plat review, City Staff are requesting sidewalks and trails throughout the development, including along Nowthen Blvd. There will be a trail along Nowthen Blvd, and either a trail or funds into the trail fund for a trail along 175th, and sidewalks on one side of all public roads throughout the project.

3. Questions Received
   a. Will there be a trail along Nowthen Blvd for new residents to use?
      i. Yes.
   b. Will 173rd be upgraded?
      i. Yes, 173rd will be upgraded to a full public road.
   c. Will this site be on City utilities?
      i. Yes.
   d. I live next door to the development, will I be forced to connect to utilities?
      i. No, the City cannot force you to connect to utilities, even if you're next door. The City Charter protects existing residents on private well/septic from being forced to connect to utilities.
   e. I have an idea that would make the project better, what can I do?
      i. Please email cmcguire@cityoframsey.com, we'd love to hear your ideas!

BOLTON & MENK

Real People. Real Solutions.

City of Ramsey

Trott Brook North Infrastructure Study

September 2021

Analysis and Report

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303
P: 763-433-2851

I. INTRODUCTION

The City of Ramsey has identified the need to prepare for the development of an area generally located north of Trott Brook, south of 175th Avenue, between Nowthen Boulevard and Variolite Street (see Figure 1). The proposed development area is not serviced with municipal utilities, therefore a general review of the entire service area north of Trott Brook was performed. In addition, transportation improvements were reviewed for the intersection of 173rd Avenue and County Road 5/Nowthen Boulevard, which will serve as the primary access point for the proposed development area.

Based on the current zoning map (January 2020), the area is zoned R-1 MUSA.

II. PRELIMINARY CONSIDERATIONS

Required public utility improvements are based on information contained in the City's Sanitary Sewer (Figure 2) and Water System (Figure 3) Comprehensive Plans. The trunk sanitary sewer and water system improvements are considered as base requirements for development of this area.

The roadway improvements reviewed are consistent with concept plans received for the developments. The anticipated roadway improvements along Nowthen Boulevard are also consistent with Anoka County standards. The roadway geometrics may require additional analysis if the proposed land uses change.

III. DESIGN CONSIDERATIONS

The design of the trunk sanitary sewer system is based on flow projections and rates detailed in the Comprehensive Sanitary Sewer Plan and the current City Zoning Map (dated January 2020). See Figure 4 for the City Zoning Map used for this analysis. Capacity limitations were analyzed at key points in the system.

IV. DEVELOPMENT CONCEPTS

Two potential developments are being considered for the area north of Trott Brook, west of Nowthen Boulevard. The specific properties being evaluated for this study include:

Hunt Addition: A 35.5-acre parcel between 173rd Avenue and 175th Avenue, west of Nowthen Boulevard. The Hunt Addition currently proposes to include 77 single family lots with the development traffic using both 173rd Avenue and 175th Ave NW to access Nowthen Boulevard.

Makowsky Addition: An approximate 200-acre parcel directly north of Trott Brook between Nowthen Boulevard and Variolite Street. The Makowsky Addition currently proposes to include 270 single family lots with development traffic accessing Nowthen Boulevard at 173rd Avenue, with an additional site access along Variolite Street approximately 1800 feet north of Trott Brook.

Three development scenarios were reviewed:

- The Hunt Addition develops as a stand-alone project (Figure 5A),
- The Hunt Addition and a portion of the Makowsky Addition develop simultaneously (Figure

5B), and

- The Hunt Addition and all of the Makowsky Addition develop simultaneously (Figure 5C).

In relation to proposed infrastructure improvements, it appears that the trunk facility extensions will be similar whether part or all of the Makowsky property develops.

V. TRUNK & LATERAL SANITARY SEWER SYSTEM

The primary area of analysis is depicted in the City's Comprehensive Sanitary Sewer Plan as District R22 (see Figure 2). Based on the City's Sanitary Sewer Comprehensive Plan, the area will be served by the 21-inch main line located south of Trott Brook in the Variolite Street right of way. The Comprehensive Plan depicts the flows being directed to an existing lift station located in the Brookfield Estates Addition, along 168th Circle, just west of Olivine Street.

Lift Station Considerations

The City has indicated that alternative means of conveyance to the Variolite system should be analyzed, as the existing lift station appears to be at or near capacity. A review of the Comprehensive Plan indicates the lift station was initially sized for a portion of the sewer district, with upgrades required in the future if larger areas were to be serviced.

Pumping data received from the City for June of 2021 indicates the existing duplex pumping station experiences an average of 44 starts per day, with the average run time being 2.59 minutes per start. Based on the pumping data, the lift station has adequate capacity to accommodate flows from undeveloped properties located east of Nowthen Boulevard, along with flows from the new developments.

Rather than upgrade the lift station to serve the entire area north of Trott Brook, the City indicated their preference is to construct a new lift station on the north side of Trott Brook. The new lift station would serve the area located north of Trott Brook as shown in green on Figure 2. There are several reasons to consider construction of a new lift station rather than continuing to add flows to the existing facility:

- The depth of the existing lift station makes it difficult to maintain with the City's equipment. The City has expressed concern with adding more flow to the station, which may result in more frequent maintenance of the facility.
- Installation of a new lift station limits the number of impacted properties if the existing facility failed due to flooding, lighting strikes, etc.

For these reasons, we have assumed new developments would be directed away from the existing lift station to the extent practical.

Hunt Addition Only

Sanitary sewer service for the Hunt Addition was analyzed based on the proposed concept plan for the site. When fully developed, the flows from the site will be approximately 18,000 GPD average daily flow and approximately 67,000 GPD peak flow. The flow will ultimately be connected to a gravity system that is proposed to traverse the Makowsky property. An interim system will be required until such time as the Makowsky property develops.

The interim service is anticipated to be routed to the same manhole that serves the new

elementary school, located east of Nowthen Boulevard. A gravity line along Nowthen Boulevard was analyzed and found to be not feasible due to a large culvert located at Trott Brook. Although alternative means, such as an inverted siphon could be used to cross the creek via gravity, the capital costs and resulting potential maintenance costs, made this option not feasible.

The interim service is recommended to include a lift station with a forcemain discharging to the manhole south of Trott Brook located along Nowthen Boulevard.

We reviewed the gravity sewer along 170th Trail, Olivine Street and 168th Circle. Based upon both existing and future flows from the area, adequate capacity in the gravity main exists to allow for the Hunt Addition connection to occur. As reviewed previously, the existing lift station has capacity to accommodate the additional flows on a temporary basis.

See Figure 6A for anticipated improvements.

Hunt Addition and Makowsky Addition

With the Hunt Addition and the Makowsky Addition developing simultaneously, a new lift station and forcemain would be required. This would be required if either a portion or all of the Makowski property develops. The lift station is assumed to be located near the southwest portion of the Makowski property, with the forcemain then installed along Variolite Street.

The gravity sewer through the Makowsky Addition should be placed at an adequate depth to allow for the Hunt Addition to be served by the system. The main line should also be sized to account for areas north of Trott Brook, east of Nowthen Boulevard. The lift station should also be sized to accommodate the ultimate service area, which includes all areas north of Trott Brook.

See Figures 6B and 6C for anticipated improvements.

VI. WATERMAIN

Based on the City's Comprehensive Plan, a trunk 12-inch watermain loop is proposed to extend along Nowthen Boulevard to 175th Avenue, along 175th Avenue to Variolite Street, and along Variolite Street. The watermains are a portion of the North Central Loop.

Hunt Addition

For the Hunt Addition, we assumed the trunk watermain would extend along Nowthen Boulevard to 175th Street and along 175th Street to the westerly edge of the Hunt Addition. The lateral watermains within the development will provide the interim looping of the system.

See Figure 6A for anticipated improvements.

Hunt Addition and Makowsky Addition

If both properties develop, we assumed the watermain would be installed along Nowthen Boulevard from south of Trott Brook to 175th Avenue, along 175th Avenue to the westerly edge of the Hunt Addition. The trunk line along Variolite Street was installed as a portion of the recently completed roadway reconstruction project. The lateral watermains within the developments will provide the interim looping of the system.

There will be a segment of watermain along 175th Avenue to be installed to complete the North Central Loop. This could be completed in conjunction with these improvements or completed

separately at a future date.

The watermain improvements are shown on Figures 6B and 6C.

VII. ROADWAY IMPROVEMENTS

The majority of the internal site roadways will be constructed as the developments are constructed. The primary access point will be 173rd Avenue at Nowthen Boulevard.

Supplemental access points will be along 175th Avenue for the Hunt Addition and along Variolite Street for the Makowsky Addition. These supplemental accesses are anticipated to have low traffic volumes and will access onto roadways with less than 1,000 ADT per 2019 traffic count data. Additionally, sight distances are adequate for turning movements into and out of the developments. The supplemental access points appear adequate from both roadway capacity and safety perspectives.

Hunt Addition

A traffic analysis was completed which includes requirements for the ultimate improvements needed assuming both properties develop. Considering recommendations from the analysis, if the Hunt property develops independently, the following improvements will be required:

- Construction of a left turn lane along Nowthen Boulevard,
- Construction of 173rd Avenue to the internal access road for the development,
- Construction of a right turn lane and left turn lane for eastbound traffic at Nowthen Boulevard, and
- Construction of a temporary cul-de-sac at the west end of 173rd Avenue.

Hunt Addition and Makowsky Addition

If the developments occur simultaneously, the improvements are anticipated to include:

- Construction of a left turn lane along Nowthen Boulevard, and
- Construction of a right turn lane and left turn lane for eastbound traffic at Nowthen Boulevard.

EAW Process

The developer for the Makowsky property is completing a traffic study as a portion of the EAW process. The traffic study they are completing may identify and recommend additional roadway improvements within the general project area.

The roadway improvements are depicted on Figure 7. The traffic analysis is also attached for reference.

VIII. ASSUMPTIONS

a. Right-of-Way Requirements

We have assumed that most of the required improvements will be development driven and right of way will be secured through the platting process. During the development review process, the City should review the right of way required and secure needed easements. Various other utility easements may also be required, depending upon how the combined sites develop.

b. Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation State Aid: Variolite Street is a State Aid route,
- Anoka County: Nowthen Boulevard is a county roadway,
- Minnesota Pollution Control Agency: NPDES Storm Water Permit,
- Minnesota Pollution Control Agency: Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension,
- Minnesota Department of Natural Resources (MNDNR): Dewatering, and
- Lower Rum River Watershed Management Organization: Storm Water related.

IX. ADDITIONAL IMPROVEMENT CONSIDERATIONS

Street Lighting

No costs are included in this report for street lighting.

Trails/Sidewalks

No trails or sidewalks are included in this analysis.

Landscaping

The improvements considered with this report include a very utilitarian landscaping approach to the area. Features, such as trees, shrubs, decorative features, and monuments are not included in the estimated project costs.

Right of Way and Easements

We assumed that required rights of way would be dedicated as a portion of the development process, and no costs are included in the project costs for acquisitions.

X. COST CONSIDERATIONS

The estimated project costs are summarized below. Costs were developed based upon similar types of projects completed previously, with adjustments for inflation.

Improvement	Hunt Addition	Hunt Addition plus ½ Makowsky Addition	Hunt Addition plus Makowsky Addition
Road & Storm (173rd Street Perm)	$251,000	$251,000	$251,000
Road & Storm (173rd Street Temp)	$156,000	$0	$0
Roadway & Storm (County Road)	$312,000	$312,000	$312,000
Sanitary Sewer	$219,000	$1,250,000	$1,455,000
Lift Station	$585,000	$975,000	$975,000
Force main	$386,000	$387,000	$387,000
Water System	$811,000	$811,000	$811,000
TOTAL	**$2,720,000**	**$3,986,000**	**$4,191,000**

The costs shown above are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

Future watermain improvements will be required to complete a loop along 175th Avenue. The costs associated with completing the loop are estimated at $745,000.

XI. CONCLUSION

The information presented in this report is intended to allow for discussions with property owners and developers, as well as allow the City to begin considering funding options.

XII. ATTACHMENTS

Several attachments are included in the appendix of this report. The attachments are meant to serve as discussion documents related to assumptions made in preparation of the report.

Appendix A: Figures

Figure 1: Study Area

Figure 2: Sanitary Sewer Comprehensive Plan Update

Figure 3: Water System Comprehensive Plan Update

Figure 4: City Zoning Map

Figures 5A, 5B, and 5C: Development Scenarios

Figures 6A, 6B, and 6C: Sanitary Sewer and Water Improvements

Figure 7: Roadway Improvements

Appendix B: Traffic Report

Trott Brook Traffic Analysis, Dated June 21, 2021

Appendix A: Figures

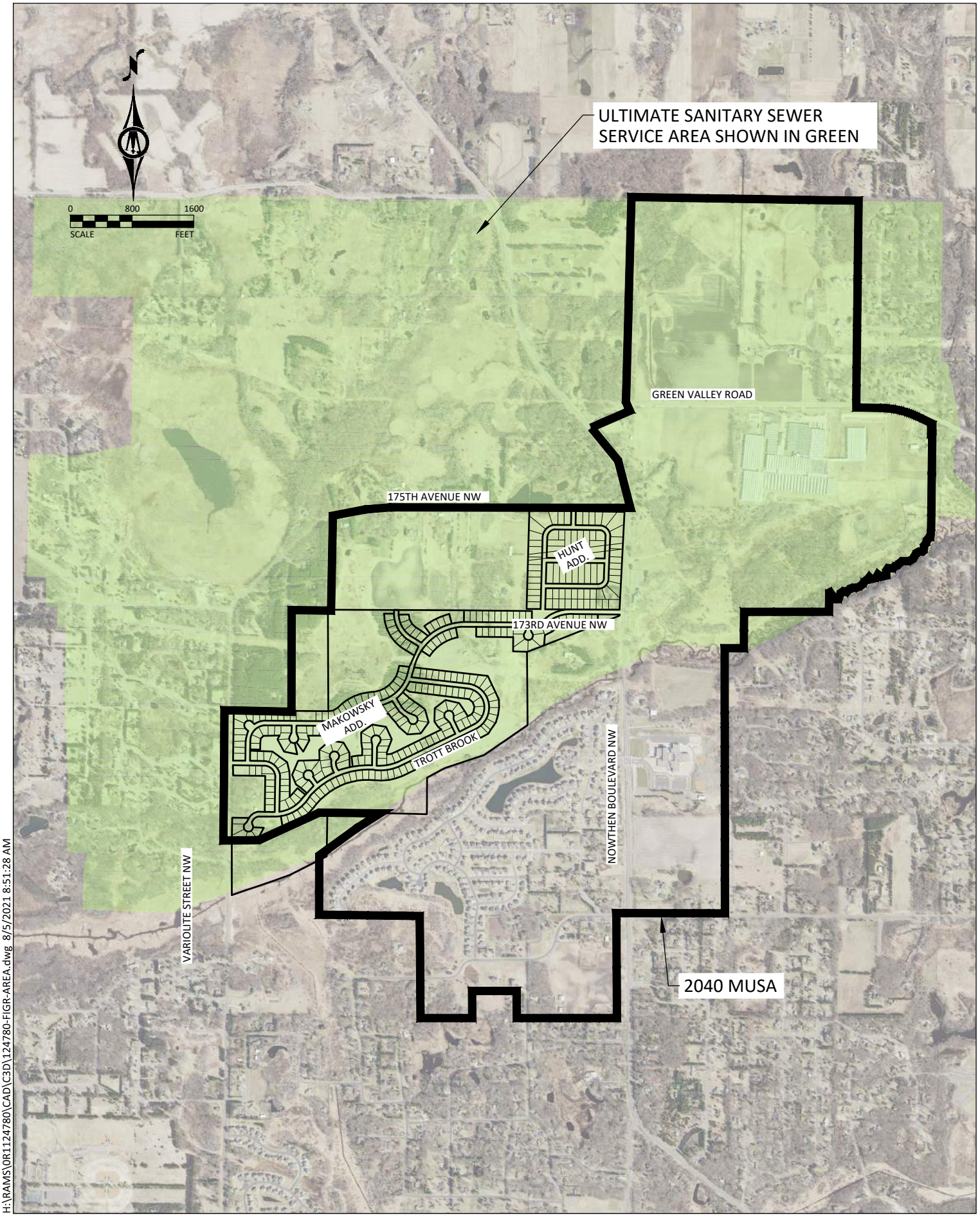
TROTT BROOK NORTH ANALYSIS

CITY OF RAMSEY

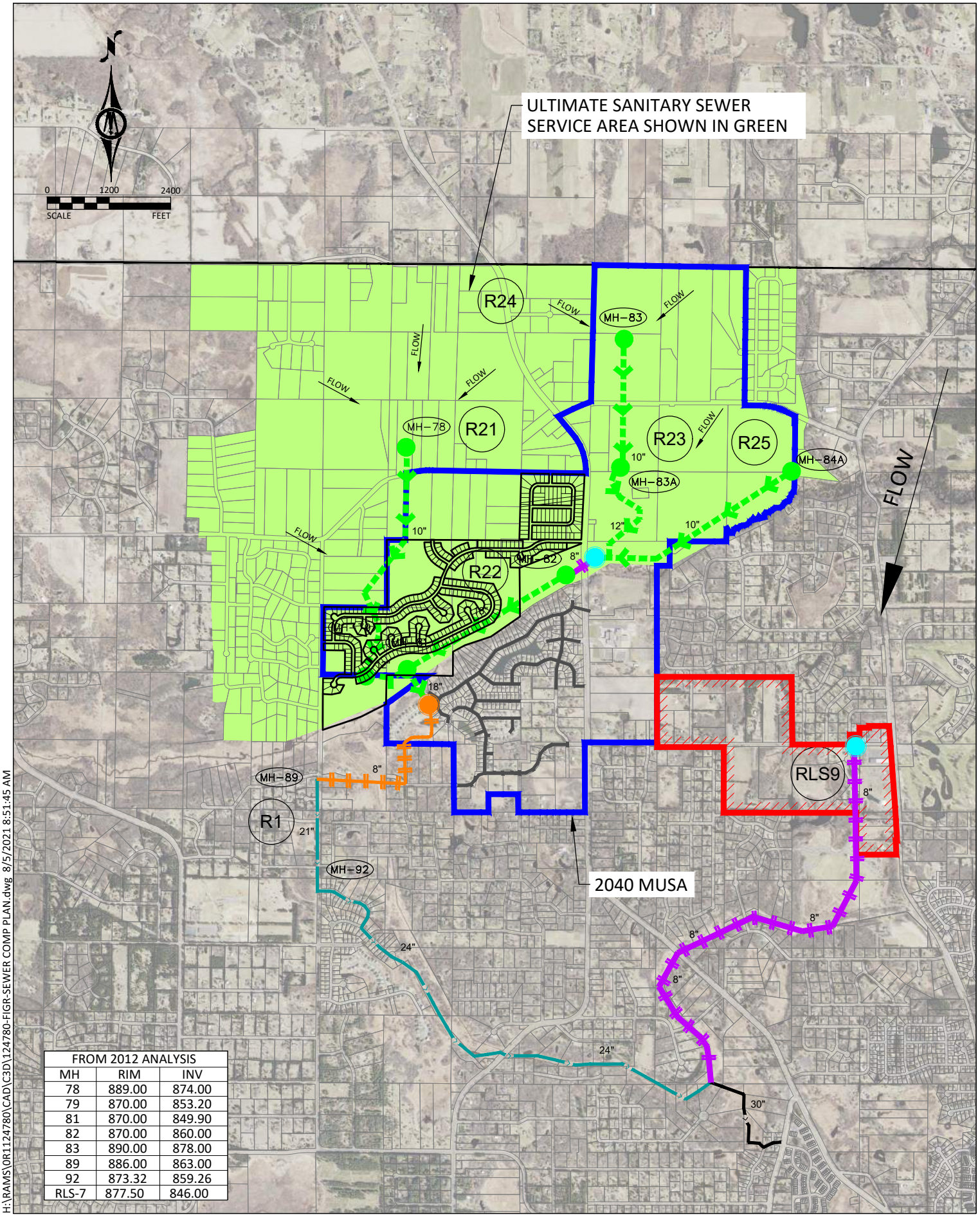
FIGURE 1: STUDY AREA

JULY 2021

BOLTON & MENK

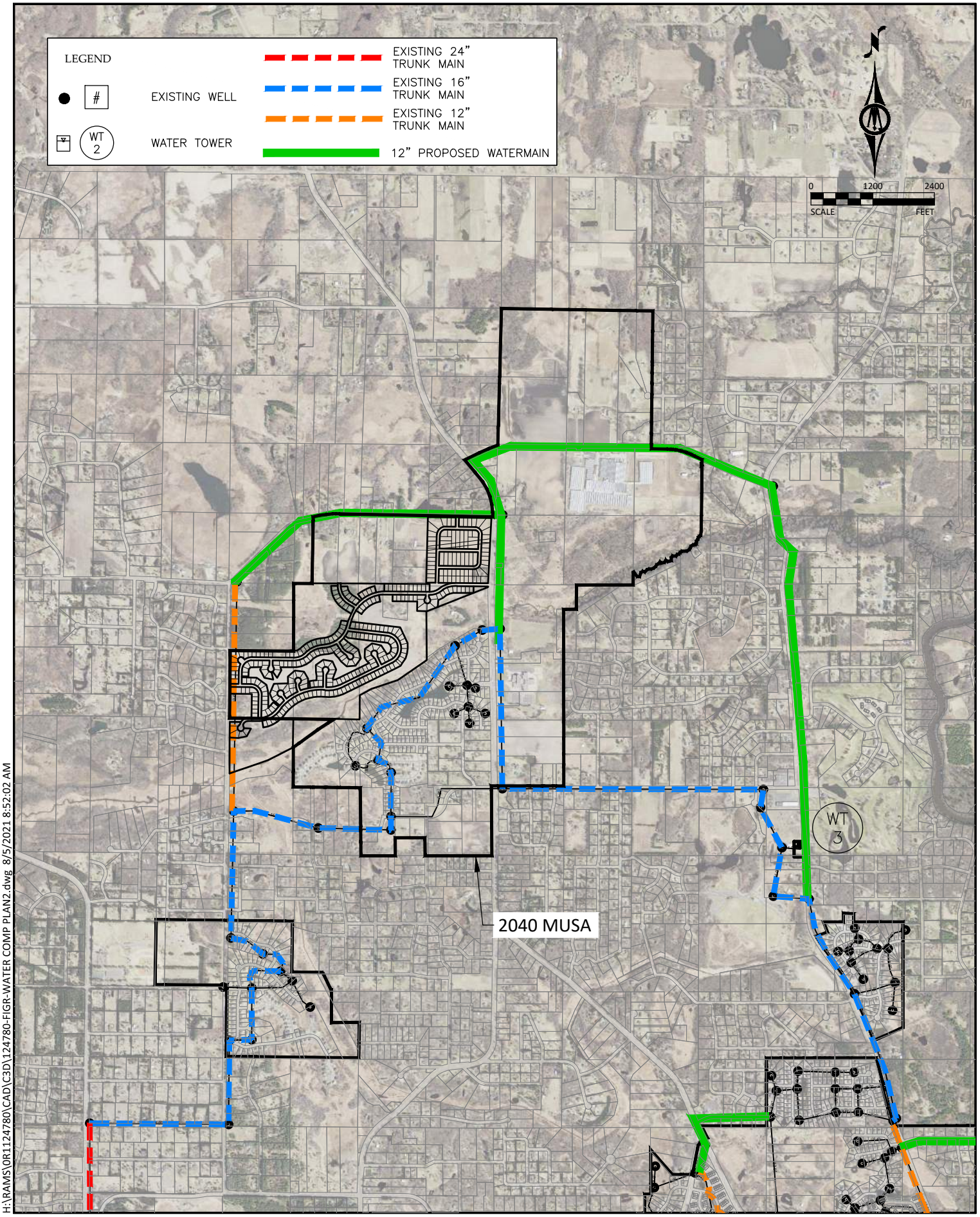


H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-AREA.dwg 8/5/2021 8:51:28 AM

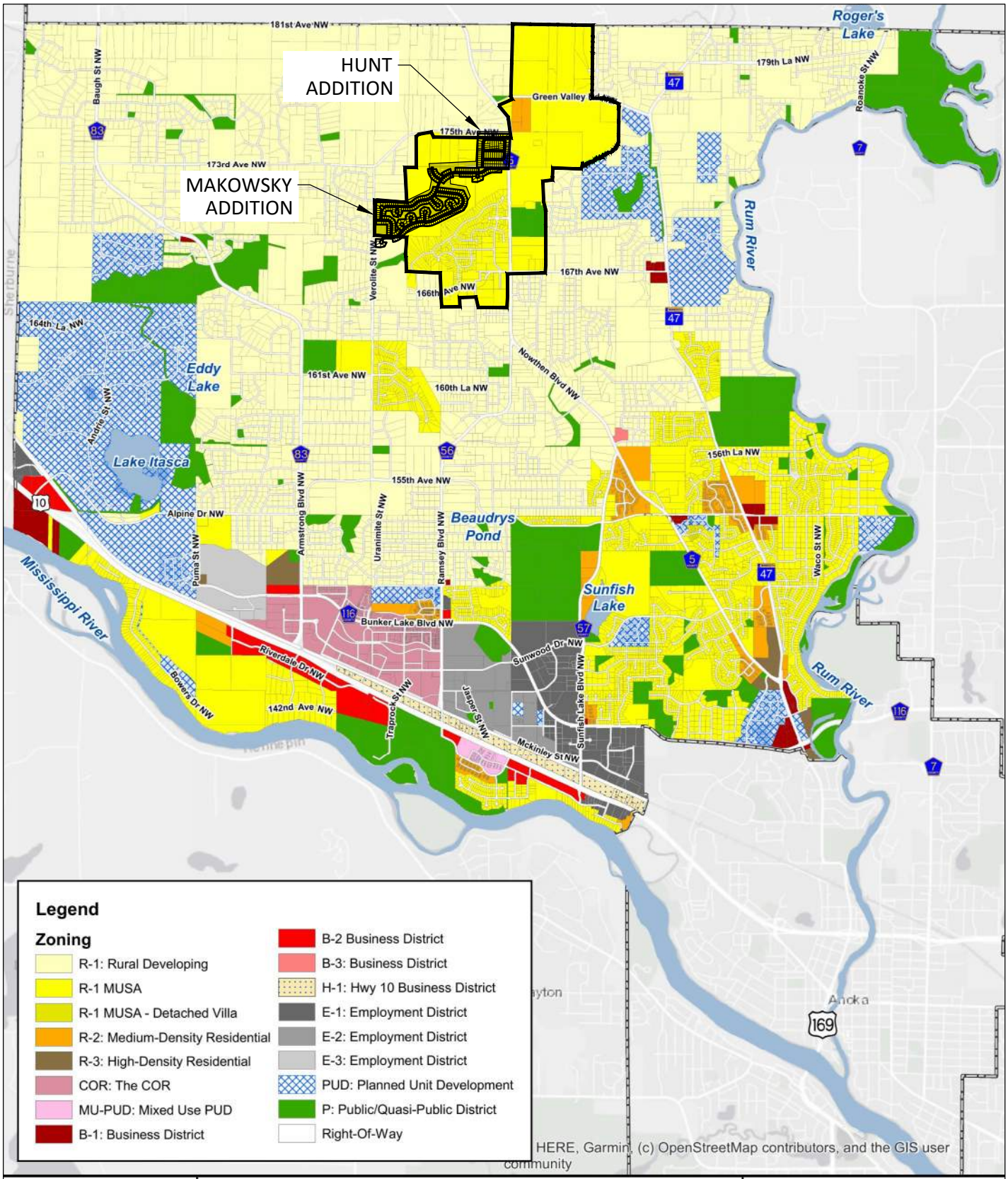


FROM 2012 ANALYSIS		
MH	RIM	INV
78	889.00	874.00
79	870.00	853.20
81	870.00	849.90
82	870.00	860.00
83	890.00	878.00
89	886.00	863.00
92	873.32	859.26
RLS-7	877.50	846.00

H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-SEWER COMP PLAN.dwg 8/5/2021 8:51:45 AM



H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-WATER COMP PLAN2.dwg 8/5/2021 8:52:02 AM



City of RAMSEY

Official Zoning Map

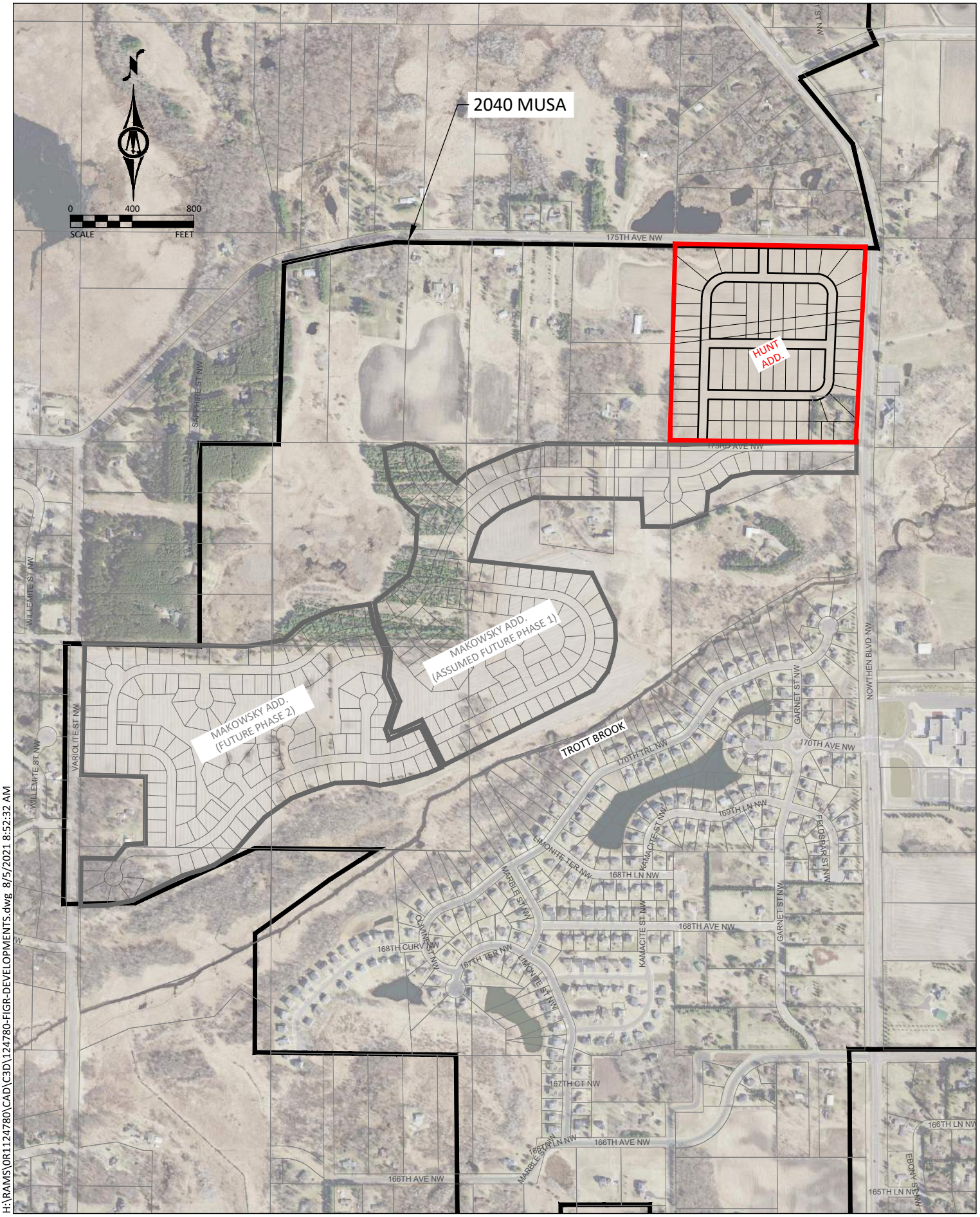
January 2020

Ramsey, MN

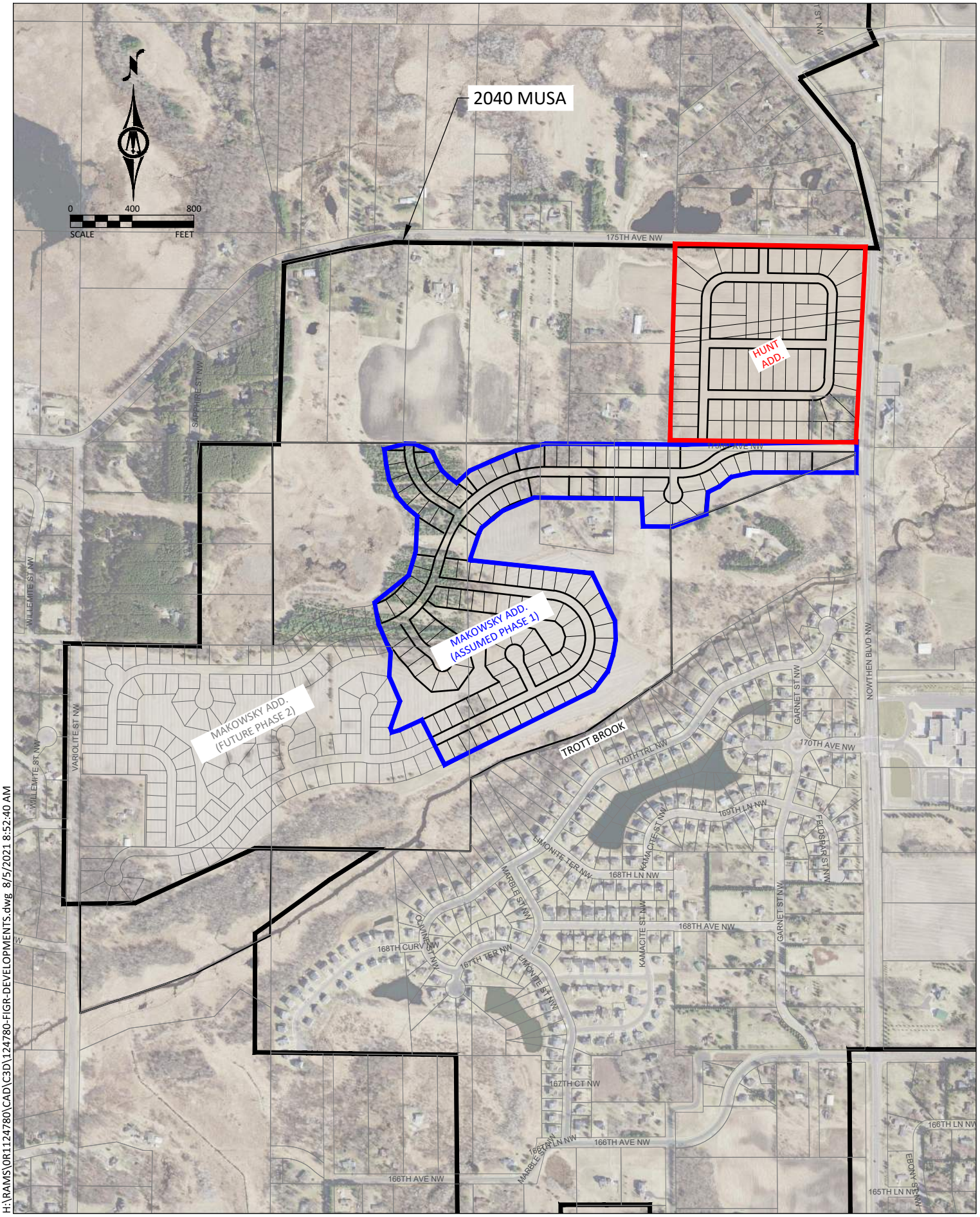
0 2,500 5,000 Feet

N

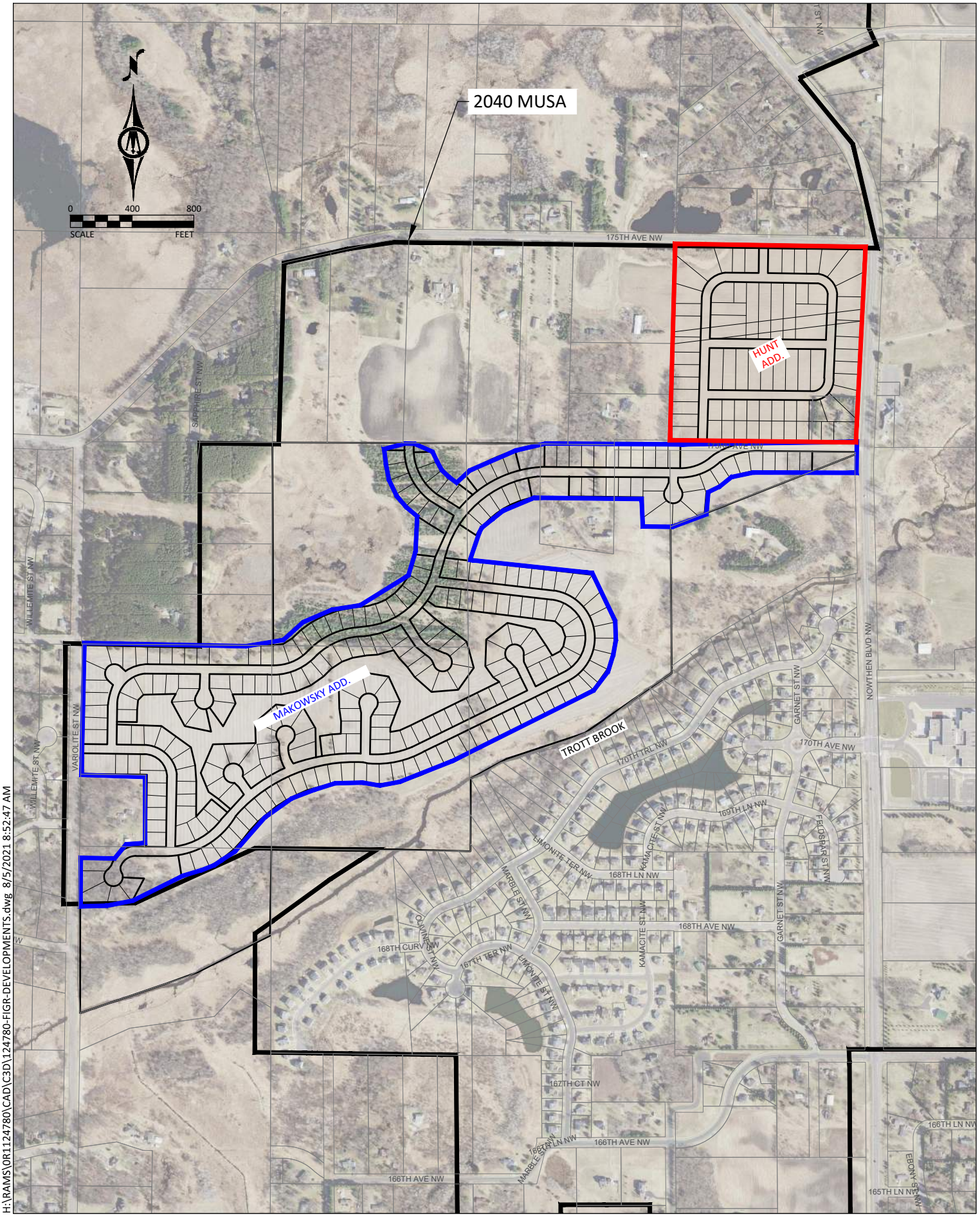
H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-ZONING.dwg 8/5/2021 8:52:15 AM



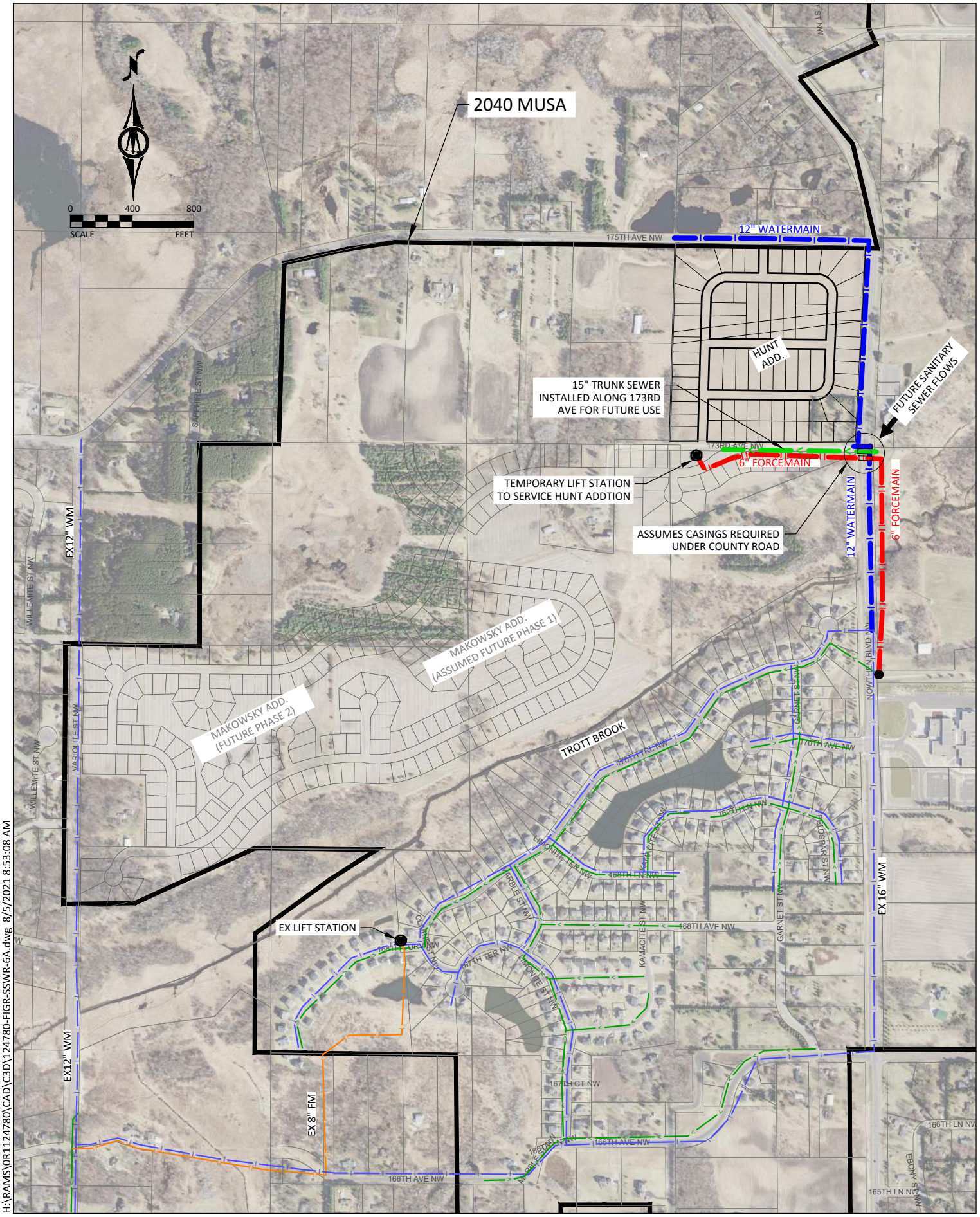
H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-DEVELOPMENTS.dwg 8/5/2021 8:52:32 AM



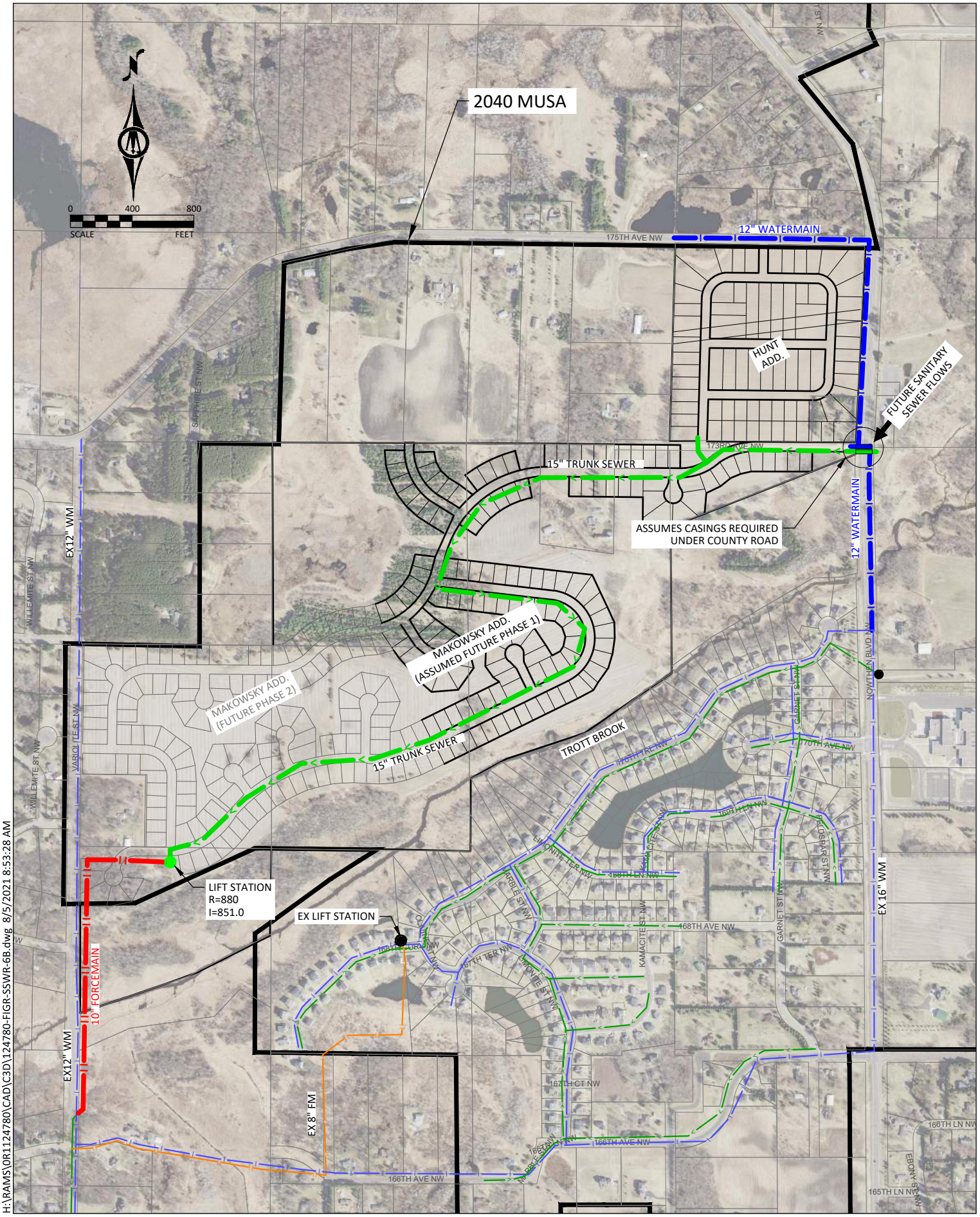
H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-DEVELOPMENTS.dwg 8/5/2021 8:52:40 AM



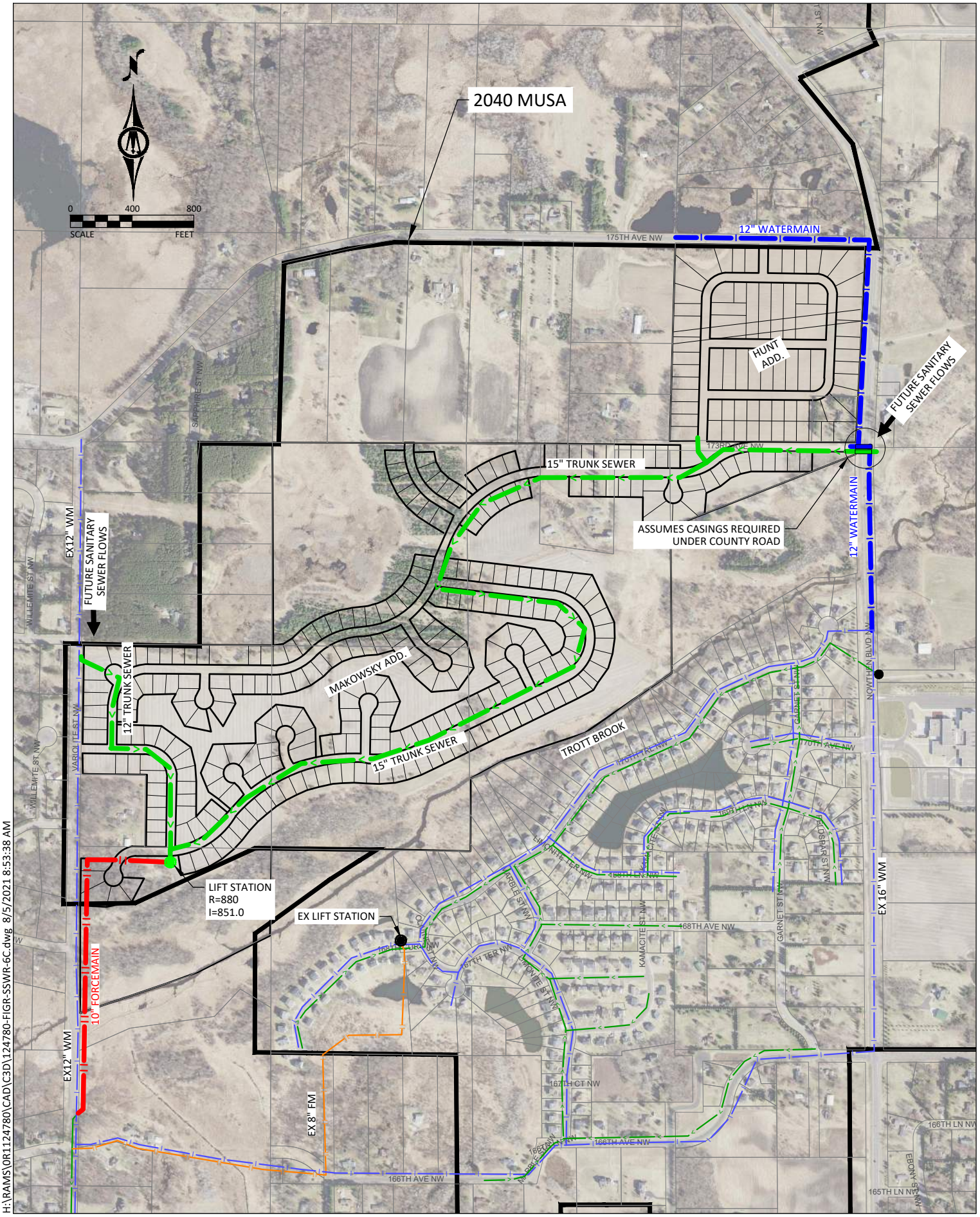
H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-DEVELOPMENTS.dwg 8/5/2021 8:52:47 AM



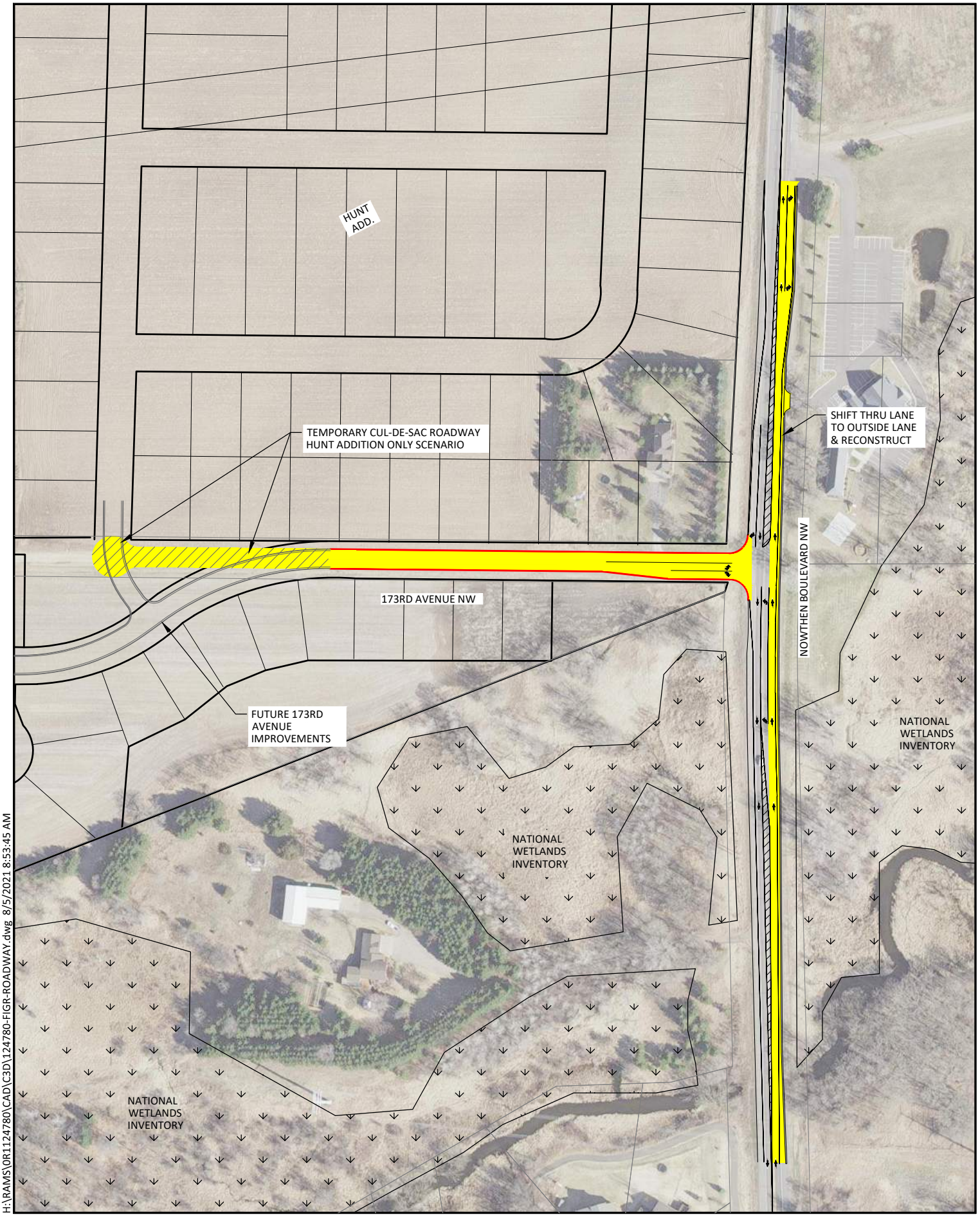
H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-SSWR-6A.dwg 8/5/2021 8:53:08 AM



H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-SSWR-6B.dwg 8/5/2021 8:53:28 AM



H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-SSWR-6C.dwg 8/5/2021 8:53:38 AM



H:\RAMS\0R1124780\CAD\C3D\124780-FIGR-ROADWAY.dwg 8/5/2021 8:53:45 AM

Appendix B: Traffic Report

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: June 21, 2021

To: Kevin Kielb, P.E.

From: Bryan Nemeth, P.E.

Subject: Trott Brook Traffic Analysis
City of Ramsey
Project No.: 0R1.124780

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

Bryan T. Nemeth, P.E., PTOE — 43354 Reg. No. — June 21, 2021 Date

Introduction

A high-level traffic review was conducted on the proposed developments off of 173rd Avenue West, west of CSAH 5 (Nowthen Boulevard) in the City of Ramsey. The purpose of the review was to identify potential traffic impacts and/or additional considerations.

Site Considerations

- The proposed Makowsky Addition development is located southwest of the 173rd Ave NW and CSAH 5 (Nowthen Blvd) intersection. Additionally, there is another proposed residential development (Hunt Addition) located on the northwest corner. The two lot concepts/site plans are attached.
- The Makowsky Addition development currently proposes to include 270 single family lots with all of the development traffic accessing Nowthen Blvd at 173rd Ave NW (at least until more development occurs to the north).
- The Hunt Addition currently proposes to include 79 single family lots with the development traffic using both 173rd Ave NW and County Road (CR) 63 (175th Ave NW) to access Nowthen Blvd.
- CSAH 5 (Nowthen Blvd) is classified as an A-Minor Arterial Expander with a 55 mile per hour speed limit. It is a two-lane undivided roadway with no curb and gutter. At 173rd Ave NW, there is a 180-foot southbound right turn lane, while the northbound approach includes a left turn bypass lane.
- With a speed limit of 55 mph, the required sight distance for a left turn out from 173rd Ave NW is 610 feet and the required sight distance for a right turn out is 520 feet. Sight lines are considered to be acceptable due to no horizontal and minimal vertical curves within the sight triangles.

Bolton & Menk is an equal opportunity employer.

- With the roadway designated as a minor arterial, the current access spacing for full access intersections is 1/2 mile. 173rd Ave NW is located ¼ mile south of 174th Lane NW and 0.35 miles north of 170th Ave NW. No changes to access spacing or movements is anticipated at this time due to property access considerations.

Safety Review

- Three crashes have been reported at or near the intersection of 173rd Ave NW and Nowthen Blvd in the last ten years. One was a run-off road crash, one involved a collision with a deer, and the final was a collision with some construction equipment. Another crash involving a collision with a deer occurred south of the intersection. None of the crashes indicate a need for intersection modifications.

Trip Generation

- The ITE Trip Generation 10th edition manual was used to estimate the trips generated from the developments. According to the proposed plan there are a total of 270 residential units from Makowsky Addition and 79 units as part of the Hunt Addition. ITE code 210, Single Family Homes is the most similar category to describe the development. The calculated trips generated from the site are provided below.

270 Units	Trip Rate	Entering	Exiting	Total
Daily	9.44	1,274	1,274	2,550
AM Peak	0.74	50	150	200
PM Peak	0.99	168	99	267

79 Units	Trip Rate	Entering	Exiting	Total
Daily	9.44	373	373	746
AM Peak	0.74	15	44	58
PM Peak	0.99	49	29	78

- The existing travel pattern is primarily to the south in the morning and from the south in the afternoon/evening. For estimation purposes, it is estimated that 80% of traffic goes to/comes from the south. The following details the estimated turning movements based off of the information at 173rd Ave NW/Nowthen Blvd. It is estimated that 27 units from the Hunt Addition use 175th Ave NW instead. Traffic is estimated with a 70/30 split on CSAH 5.

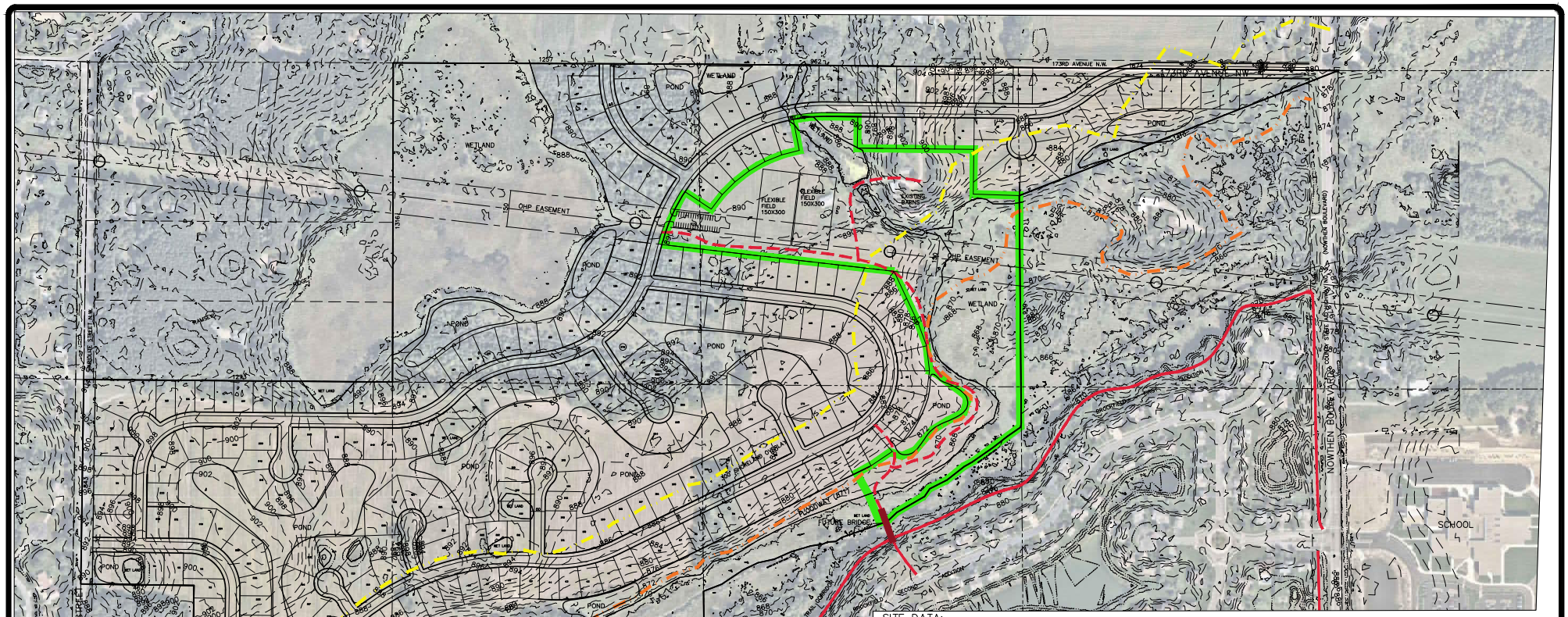
	ENTERING		EXITING		ON CSAH 5	
	SB Right	NB Left	EB Right	EB Left	NB Through	SB Through
AM Peak Hour	12	48	143	36	149	347
PM Peak Hour	40	161	94	24	521	223
Weekday	304	1,216	1,216	304	3,100	3,100

Turn Lanes

- Right turn lanes may be justified based on traffic volumes in the direction of the turning movement, roadway speed, daily volume, and in the interest of traffic safety. Since there is already a southbound right turn lane, analysis of need was not determined.
- Left turn lanes may be justified based on traffic volumes in each direction, the number of lanes, and the number of left turns during the peak hour of the day. Based on NCHRP 457: Evaluating Intersection Improvements: An Engineering Study Guide, a left turn treatment would be warranted. The MnDOT Road Design Manual indicates that a left turn lane should be provided on a rural highway when the access is to a public road. A left turn lane is also considered to be warranted on a rural, three-leg intersection, with two lanes on a major roadway according to NCHRO 745: Left-Turn Accommodations at Unsignalized Intersections, given the volume of left turns and the traffic on CSAH 5 during the peak hour.
- Given the size of the development and the volume of opposing traffic, left turn storage should be provided for approximately two vehicles.
- With a 12-foot left turn lane, the roadway speed limit at 55 mph, the storage need, and the preference to not have traffic in the through lane impacted by a slowing left turn vehicle given the two-lane roadway, a left turn lane is recommended to be 565 feet long (385’ turn lane plus 180’ taper).
- Given the constraints due to Trott Brook, it is recommended that any roadway widening to form a left turn lane be developed north of Trott Brook, approximately 750 feet to the south. Given these constraints, a left turn lane may not be properly developed even if traffic slows by 10 mph in the through lane (50’ for vehicles, 170’ full width turn lane for deceleration, 180’ taper, plus 660’ to develop turn lane at speed:1) which would match the design for the southbound right turn lane.
- The current southbound right turn lane of 360 feet (full lane plus taper) is considered to be appropriate for 55 mph given a 10-mph slowdown in the through lane.
- Separate turn lanes for the eastbound left and right turns on 173rd Ave NW are not required to provide acceptable service levels (LOS C, 16 sec/vehicle average delay in the PM peak), but the separation of turn movements would be recommended due to driver impatience with the amount of right turning vehicles that could potentially be impacted by one left turning vehicle.

Conclusions

- A northbound left turn lane should be provided if the design can be accommodated since it is justified based on multiple factors, guidance, and manuals.
- If a northbound left turn lane cannot be provided due to environmental or other constraints the current bypass lane may be considered acceptable, but an exclusive left turn lane is “the most effective and safe way to separate the left-turning for the through traffic streams” according to the MnDOT Road Design Manual.
- An eastbound left and eastbound right turn lane approaching CSAH 5 (Nowthen Blvd) is recommended.



SITE DATA:

GROSS AREA: ±200 ACRES
DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")
FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES
VARIOLITE STREET ROW: 1.4 ACRES
DEDICATED PARK (UPLAND): ±13.4 ACRES
NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)
COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)
PROPOSED ZONING: PUD

PROPOSED 80' LOTS: 270

NET DENSITY: ±2.2 UNITS/ACRE

PROPOSED TRAIL CONNECTION
EXISTING TRAIL
DEDICATED PARK AREA
SHORELAND OVERLAY
FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES
WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES
UPLAND PARK AREA: ±13.4 ACRES

PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.

N

0 100 200 400
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name: Jennifer L. Thompson
Reg. No. 44765 Date 55

Revisions

Date 10-19-2020
Designed JLT
Drawn JLT

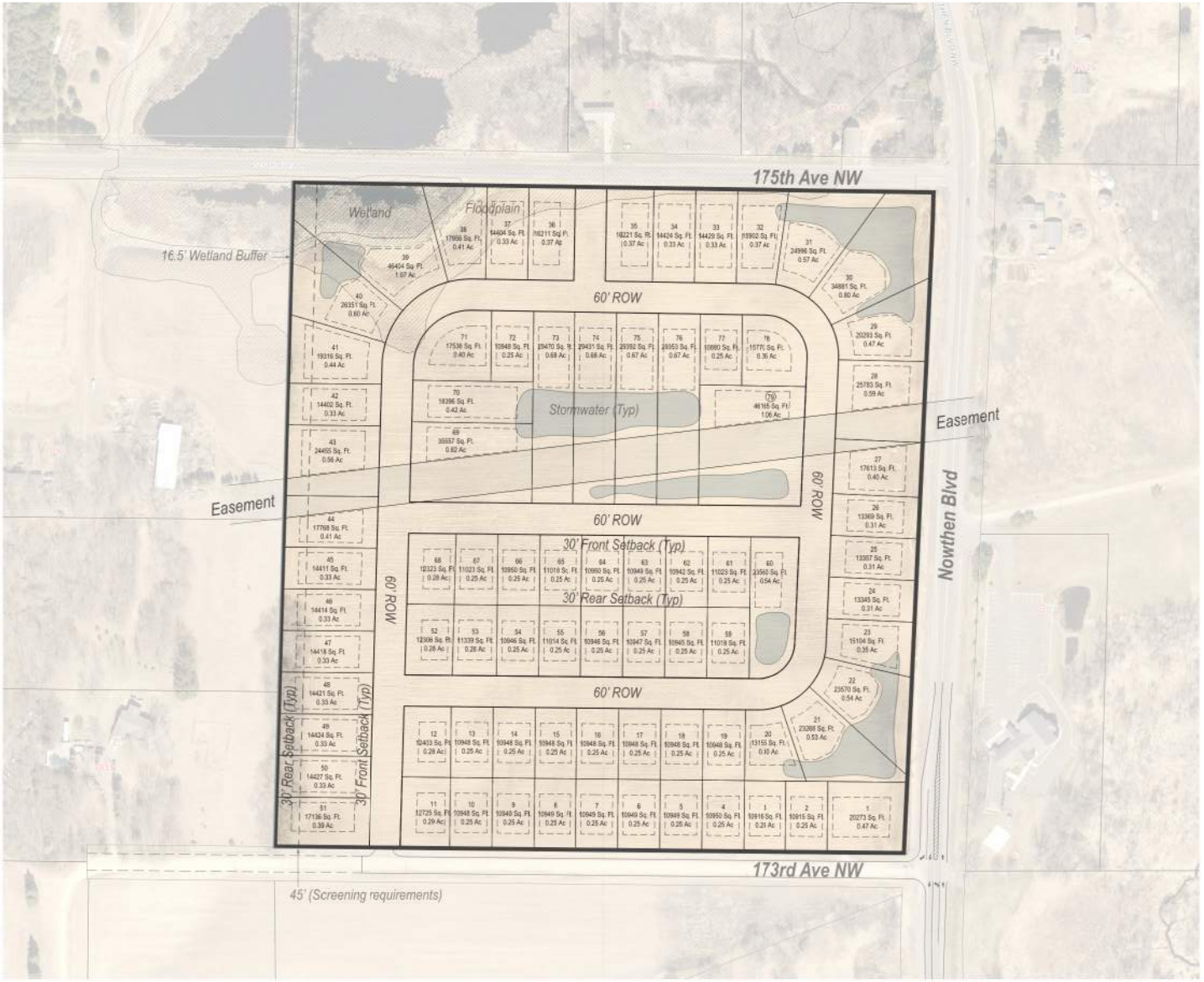
CONCEPT PLAN 9

EXCELSIOR GROUP
1660 HIGHWAY 100 SOUTH, SUITE 400
SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY
RAMSEY, MINNESOTA

1 OF 3

© 2019 Pioneer Engineering, P.A.



Site Data

Site Area - Gross	**35.5 Acres**
Wetland	0.7 Acres
Wetland Buffer	0.2 Acres
Site Area - Net *(less wetland & wetland buffer)*	**34.7 Acres**
Easement *(not buildable)*	2.1 Acres
Buildable Area *(less wetland, wetland buffer, & easement)*	**32.6 Acres**
Floodplain Area to Mitigate	1.5 Acres

Concept Data

Unit Count	**79**
Density - Gross / Net	**2.2 / 2.3**
Minimum lot size	10,890 Sq. Ft.
Minimum lot width / Corner lot	80' / 90'
Front Building Setback	30'
Rear Building Setback	30'
Side Setback Street / Interior	30' / 10'
Wetland Buffer	16.5'
Buffer Requirements *(required along existing residential properties)*	45' no berm 35' berm

Legend

- Floodplain (FEMA)
- Wetland and Wetland Buffer (NWI)
- Stormwater

0 50' 100'

NORTH

LANDFORM
From Site to Finish

Sketch Plan

SFR 175th Ave • Ramsey, MN

11.05.2020

Appendix G

Traffic Study

Trott Brook Crossing EAW

TROTT BROOK

RESIDENTIAL DEVELOPMENT

STS

Swing Traffic Solutions

TRAFFIC IMPACT STUDY

in

Ramsey, MN

September 3, 2021

TROTT BROOK

Ramsey, MN

TRAFFIC IMPACT STUDY

PROJECT NO. 2021045

September 3, 2021

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



Vernon E. Swing, P.E.

Date: 9-3-2021 Lic. No.: 41417

TRAFFIC IMPACT STUDY

TROTT BROOK

RAMSEY, MINNESOTA

September 3, 2021

Prepared For:

Sotarra
1660 Highway 100 S., Suite 400
St. Louis Park, MN 55416

Prepared By:

Swing Traffic Solutions, LLC
4290 Norwood Lane North
Plymouth, MN 55442
612-968-4142

Project No. 2021045

TABLE OF CONTENTS

I. INTRODUCTION 1

II. EXISTING TRAFFIC CONDITIONS 4

A. Data Collection 4
B. Roadway Description 4
C. Intersection Description 9

III. NO-BUILD ALTERNATIVE 11

A. Background Growth 11
B. Anticipated Improvements for No-Build Conditions 12
C. Results of Analysis 12

IV. BUILD ALTERNATIVE 15

A. Site-Generated Traffic 15
B. Trip Distribution and Assignment 15
C. Build Traffic Volumes 17
D. Intersection Operational Analysis Description 17
E. Results of Analysis 20
F. 2040 Operations 21

V. SUMMARY AND SUGGESTIONS 25

LIST OF TABLES

Table		Page Number
1.	Trip Generation	15
2.	2026 No-Build Operations	20
3.	2026 Build Operations	21
4.	2040 No-Build Operations	22
5.	2040 Build Operations	23

LIST OF FIGURES

Figure		Page Number
1.	Vicinity Map	2
2.	Site Plan	3
3.	Study Area with Traffic Control	7
4.	Existing Traffic Volumes	8
5.	2026 No-Build AM and PM Peak Traffic	13
6.	2040 No-Build AM and PM Peak Traffic	14
7.	Trip Distribution & Trip Assignment	16
8.	2026 Build AM and PM Peak Traffic	18
9.	2040 Build AM and PM Peak Traffic	19

TECHNICAL APPENDICES

(Available upon Request)

A. TRAFFIC COUNTS

B. TRIP GENERATION CALCULATIONS

C. RESULTS OF OPERATIONAL ANALYSES

I. INTRODUCTION

Sotarra proposes to develop an approximately 200-acres site referred to as Sotarra - Trott Brook as single family detached residential homes. The project will consist of 270 single-family homes. For the purposes of this study, it is anticipated that construction will be complete, and the facilities fully occupied by 2026.

The proposed site is located between Nowthen Boulevard to the east and Variolite Street to the west and is bordered on the south by Trott Brook, and on the north by an extension of 173rd Avenue NW. The site location is illustrated on Figure 1, "Vicinity Map". Direct access to the site is proposed via two locations, a new public roadway originating at a new intersection along Variolite Street at approximately 170th Avenue NW and progressing eastward into the site, and from 173rd Avenue NW at the intersection with Nowthen Boulevard moving westward into the site. Indirect access is available from 175th Avenue NW, 167th Avenue NW, Alpine Avenue NW and Ramsey Boulevard via the intersections with Variolite Street and Nowthen Boulevard. The location of these accesses is illustrated on the Concept Site Plan, Figure 2.

The purpose of this study is to support the EAW completed for the Sotarra Trott Brook development, particularly to evaluate the impact of traffic generated by the proposed development on the operations and safety of the adjacent roadway network. The study focuses on the roads and intersections that provide direct and indirect access into the site. This study details the existing and future roadway conditions at studied intersections and includes traffic volumes, lane geometrics and traffic operational analysis results. Recommendations regarding roadway improvements to accommodate site generated traffic, as well as the anticipated growth in background traffic are included as necessary.

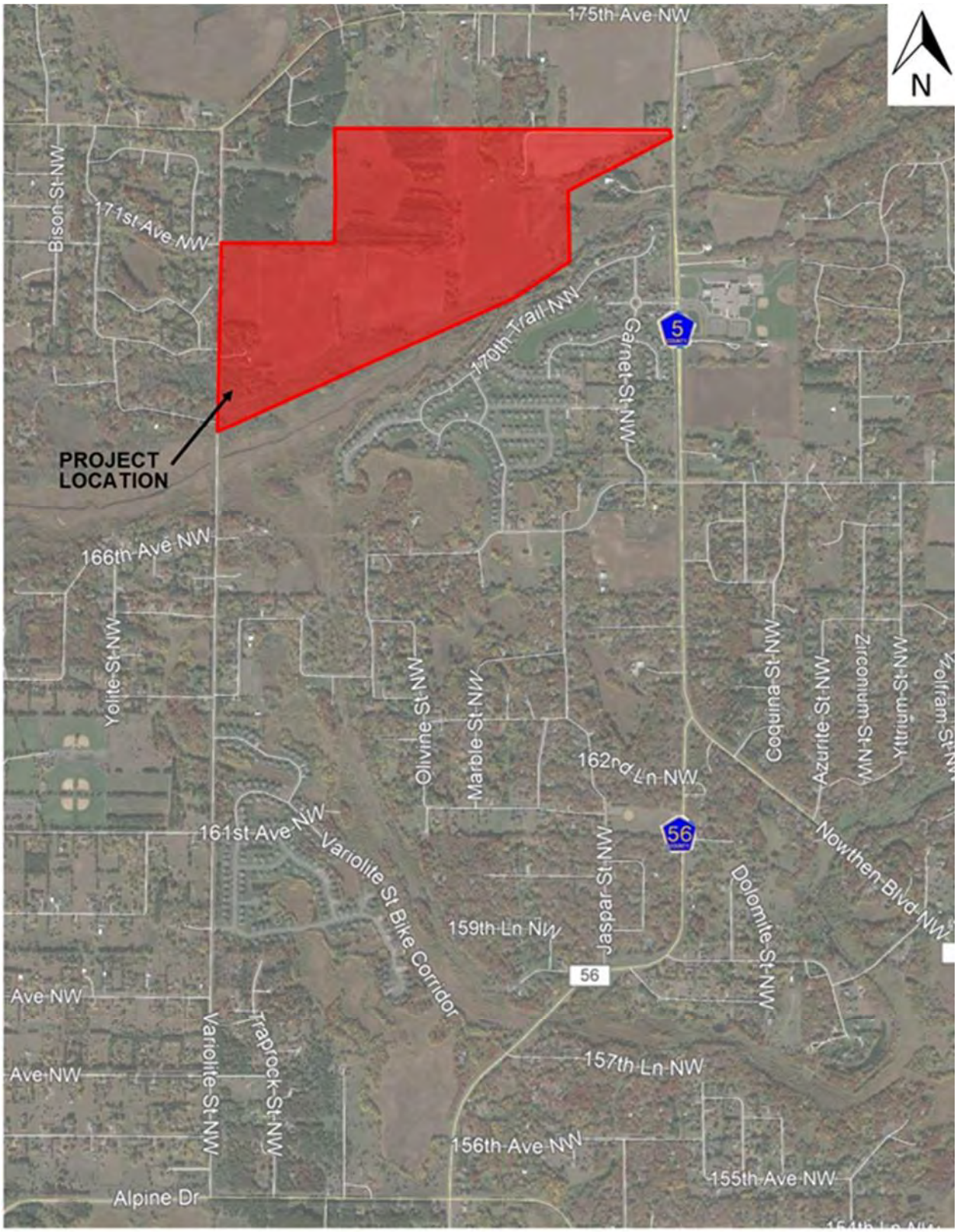


Figure 1 - Project Location

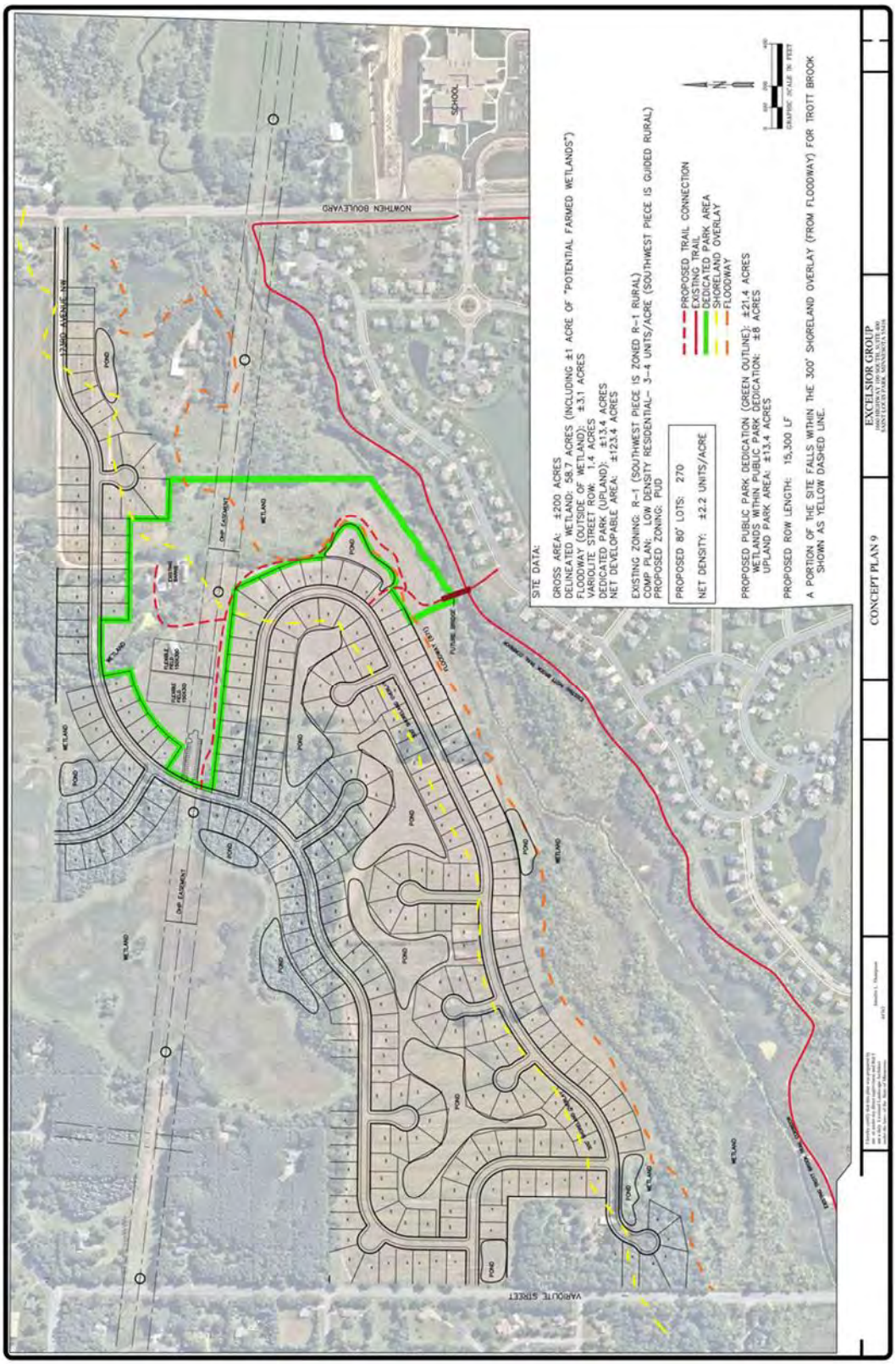


Figure 2 - Site Plan

I. Existing Conditions

A. Data Collection

The existing conditions of the nearby roadway system were documented by a field inventory conducted during the week of July 25, 2021. The purpose was to identify features that affect roadway capacity, including traffic control, sight distances, turn lanes, speed limits, etc. In addition, turning movement traffic counts were conducted revealing the AM Peak hour occurs at 7:00 – 8:00 AM and the PM Peak hour at 4:30 PM – 5:30 PM at the following intersections:

- Variolite Street NW and Alpine Drive
- Variolite Street NW and 161st Avenue NW
- Variolite Street NW and 173rd Avenue NW
- Nowthen Boulevard NW and Ramsey Boulevard NW
- Nowthen Boulevard NW and 167th Avenue NW
- Nowthen Boulevard NW and 173rd Avenue NW
- Nowthen Boulevard NW and 175th Avenue NW

Figure 3 illustrates the study area and the traffic control, and Figure 4 shows the existing AM and PM Peak hour turning movement counts. Also, the 2018-2019 average daily traffic volumes in the study area as published by MnDOT are included on Figure 4.

B. Roadway Descriptions

The existing geometrics of the Study Area Roadway Network have been documented based on a field review. The discussion that follows details specific items such as lane and shoulder layout, roadway classifications, and turn lane storage lengths.

- **Variolite Street NW,** runs generally north/south to the west of the site. It is a City of Ramsey Minnesota State Aid (MSA) road and is functionally classified as a future Major Collector. In the vicinity of the site, it is a 2-lane undivided road with designated left (or by-pass) and right turn

lanes at intersections with other streets. It provides indirect access to the site via the proposed new 170th Avenue NW intersection. It is signed for 50 mph, has a rural cross-section.

- **Nowthen Boulevard NW,** runs generally north-south to the east of the site. It is an Anoka County road (CSAH 5) and is functionally classified as an A Minor Expander. It provides indirect access to the site via its intersection with 173rd Avenue NW and is a 2-lane undivided facility with designated right and left (or by-pass) lanes at intersections with other streets. Nowthen Boulevard is signed for 55-mph, and currently has a rural cross-section.

- **175th Avenue NW,** runs generally east-west to the north of the site. To the west of Nowthen Boulevard and prior to its intersection with Variolite Street NW, the alignment shifts to the south and it becomes 173rd Avenue NW to the west of Variolite Street NW. It is an Anoka County Road (CR 63) and is functionally classified as Major Collector. In the vicinity of the site, it is a 2-lane undivided facility with designated right and left (or by-pass) lanes at intersections with other streets. It provides indirect access to the site via Variolite Street NW and Nowthen Boulevard NW and is signed for 50 mph with a rural cross-section.

- **167th Avenue NW,** runs in generally an east-west direction to the south of the site. It is a City of Ramsey Minnesota State Aid (MSA) road and is functionally classified as a future Major Collector to the east of Nowthen Boulevard NW, and as a local street to the west. In the vicinity of the site, it is a 2-lane undivided road. It provides indirect access to the site via the Nowthen Boulevard and 173rd Avenue NW intersection. It is signed for 50 mph to the east of Nowthen Boulevard and for 30mph to the west, and generally has a rural cross-section.

- **161st Avenue NW,** runs in generally an east-west direction to the south of the site. It is a City of Ramsey MSA roadway and is functionally classified as a local street. It provides indirect access to the site via its intersection with Variolite Street NW, is a 2-lane facility and is signed for 30 mph.

- **Ramsey Boulevard NW,** runs generally north-south to the south of the site. It is an Anoka County road (CSAH 56) and is functionally classified as an A Minor Expander. It provides indirect access to the site via its intersection with Nowthen Boulevard and is a 2-lane undivided facility with designated right and left (or by-pass) lanes at intersections with other streets. Ramsey Boulevard is signed for 55-mph, and currently has a rural cross-section.

- **Alpine Drive NW,** runs generally east/west to the south of the site. It is a City of Ramsey Minnesota State Aid (MSA) roadway and is functionally classified as a future Major Collector. In the vicinity of the site, it is a 2-lane undivided road with designated left (or by-pass) and right turn lanes at intersections with other streets. It provides indirect access to the site via its intersection with Variolite Street NW intersection. It is signed for 45 mph, has a rural cross-section to the east of Variolite Street NW and an urban cross-section to the west.

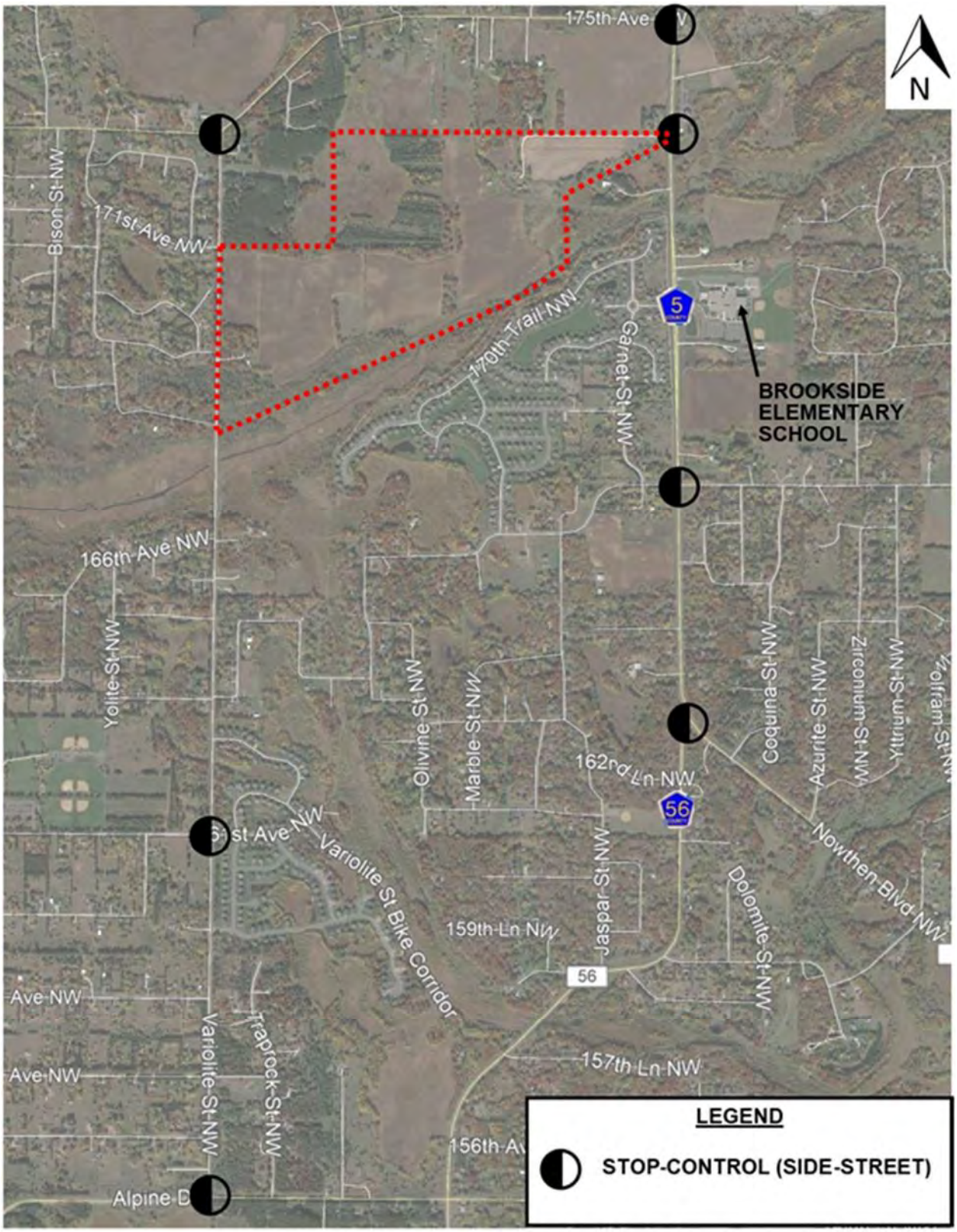


Figure 3 - Study Area

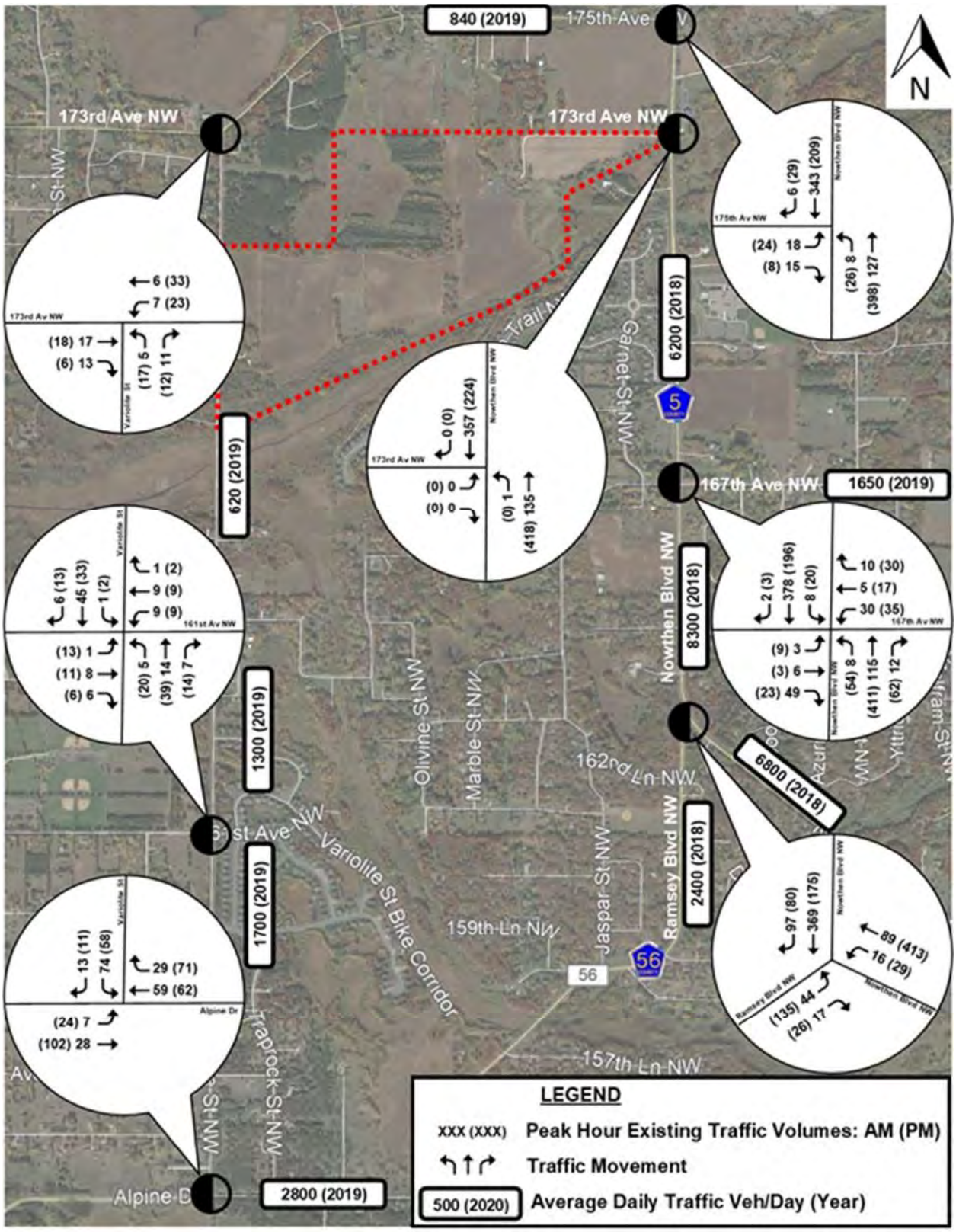


Figure 4 - Existing Traffic Volumes

C. Intersection Descriptions

- **175th Avenue NW and Nowthen Boulevard NW,** form a three-legged unsignalized intersection north of the site. The Nowthen Boulevard approaches are free flowing and include a northbound left turn by-pass lane and a southbound dedicated right turn lane. The eastbound 175th Avenue NW approach is stop controlled and includes a dedicated right turn lane.

- **175th Avenue NW/173rd Avenue NW and Variolite Street NW,** form a three-legged unsignalized intersection to the north of the site. The intersection is stop controlled on the minor Variolite Street NW approach with one approach lane and one departure lane. The 175th Avenue NW/173rd Avenue NW approaches include a westbound by-pass lane and an eastbound right turn lane.

- **173rd Avenue NW and Nowthen Boulevard NW,** form a three-legged unsignalized intersection providing access to the site from the east. The Nowthen Boulevard NW approaches are free flowing and include a southbound dedicated right turn lane and a northbound left turn by-pass lane. The eastbound 173rd Avenue NW approach is stop controlled with one lane in each direction. It is recommended it include a dedicated right turn lanes for the Build condition.

- **167th Avenue NW and Nowthen Boulevard NW,** form a four-legged unsignalized intersection south of the site. The 167th Avenue approaches include one lane in each direction and are stop controlled. The Nowthen Boulevard approaches are free flowing and include dedicated northbound and southbound dedicated right turn lanes.

- **161st Avenue NW and Variolite Street NW,** form a four-legged unsignalized intersection to the southwest of the site. 161st Avenue NW approaches are stop controlled and include one lane in each direction. The Variolite Street NW approaches are free flowing and include dedicated northbound and southbound right turn lanes.

- **Ramsey Boulevard NW and Nowthen Boulevard NW,** form a three legged unsignalized intersection to the southeast of the site. The Ramsey Boulevard approach is stop controlled and includes a dedicated right turn lane. The Nowthen Boulevard approaches are free flowing and the southbound approach includes a dedicated right turn lane and the northbound approach includes a left turn by-pass lane.

- **Alpine Drive NW and Variolite Street NW**, form a three legged unsignalized intersection to the southwest of the site. The Variolite Street NW approach is stop controlled and includes one lane entering and one lane exiting the intersection. The Alpine Drive NW approaches are free flowing, with the westbound approach including a dedicated right turn lane, while the eastbound approach only has one lane entering and exiting the intersection.

III. NO-BUILD ALTERNATIVE

To address the impacts of a development on the surrounding roadway system, it is necessary to predict the traffic that would be present on the roadway system at the time (the design year) of completion of the proposed development, without the inclusion of the proposed development. This is considered the No-Build scenario, and serves as a basis with which to compare Build scenarios. In this study two design years were analyzed 2026, the year after the development is fully built and occupied, and 2040, the current planning year horizon.

A. Background Growth

Review of the latest City of Ramsey Comprehensive Transportation Plan and Anoka County 2040 Transportation Plan indicate the traffic in the area is expected to increase. Two methods of estimating future conditions were employed in the comprehensive plan, a factor was applied to background conditions, and traffic from Transportation Analysis Zones (TAZs) was considered. The results show traffic will grow by approximately 2.0 percent per year between now and 2040. That said, the development of this site was considered and included in the TAZ forecast of future traffic on the roadways surrounding the site, accounting for more than 80 percent of the future estimates. To ensure a conservative estimate this study includes a growth factor of 1.0 percent per year added to the existing traffic. It is noted, the growth factor plus the traffic from proposed development exceeds the traffic forecast by Anoka County and the City of Ramsey estimates. Further, this rate is likely conservative as ITE and the Transportation Research Board suggest traffic patterns will permanently change due to the impact of COVID-19 with fewer home to work and work to home trips likely to occur in the future. Figures 5 and 6 illustrate the anticipated 2026 and 2040 No-Build peak hour traffic volumes.

B. Anticipated Improvements for No-Build Conditions

There are no programmed improvements identified for the roadways surrounding the site. For the purposes of this study it is assumed that the current roadway condition will remain as is.

C. Results of Analysis

The study area intersections identified in Section II were analyzed for the 2026 and 2040 No-Build scenarios. Complete discussion of the results of these analyses is provided in Section IV, where a comparison with corresponding design year Build alternatives are made.

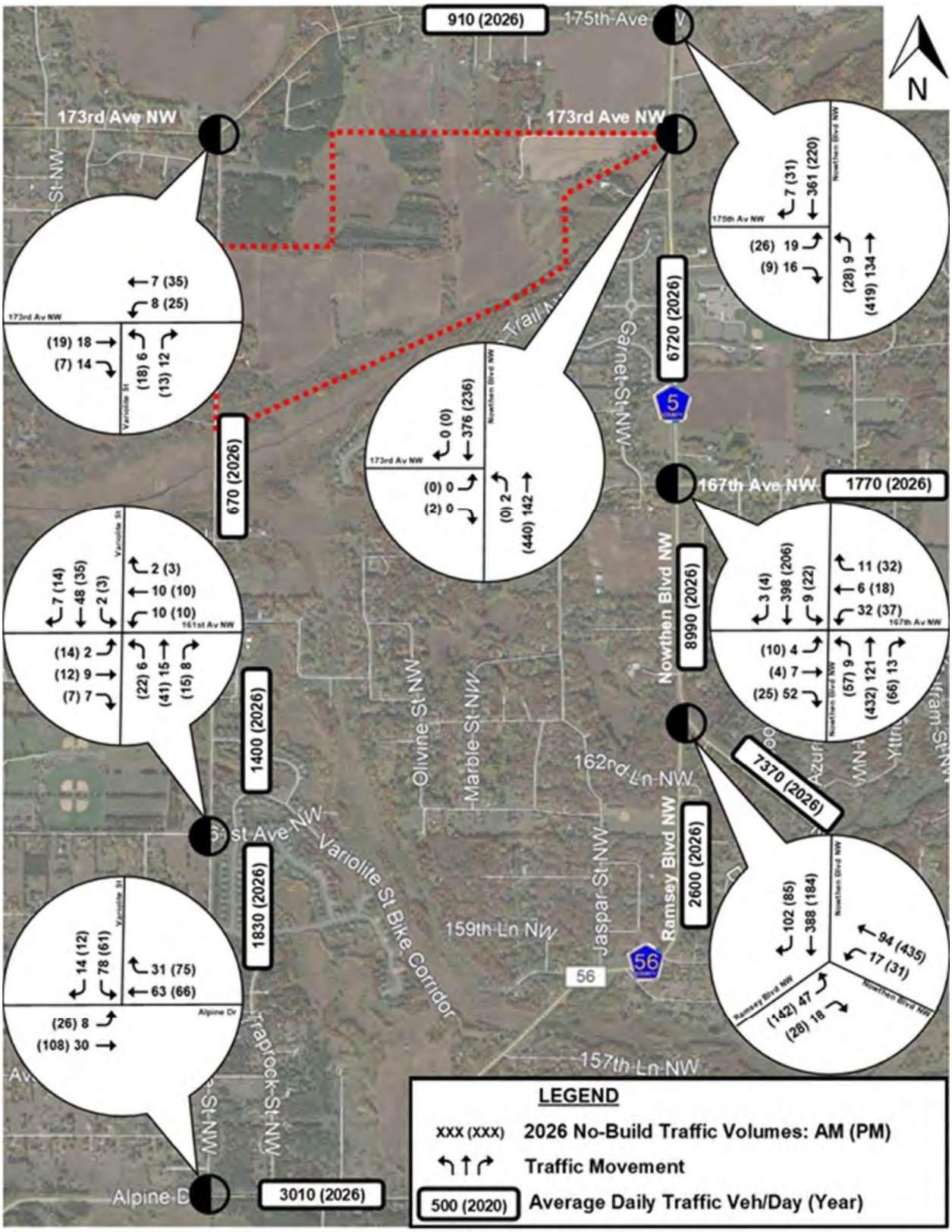


Figure 5 - 2026 No-Build Traffic Volumes

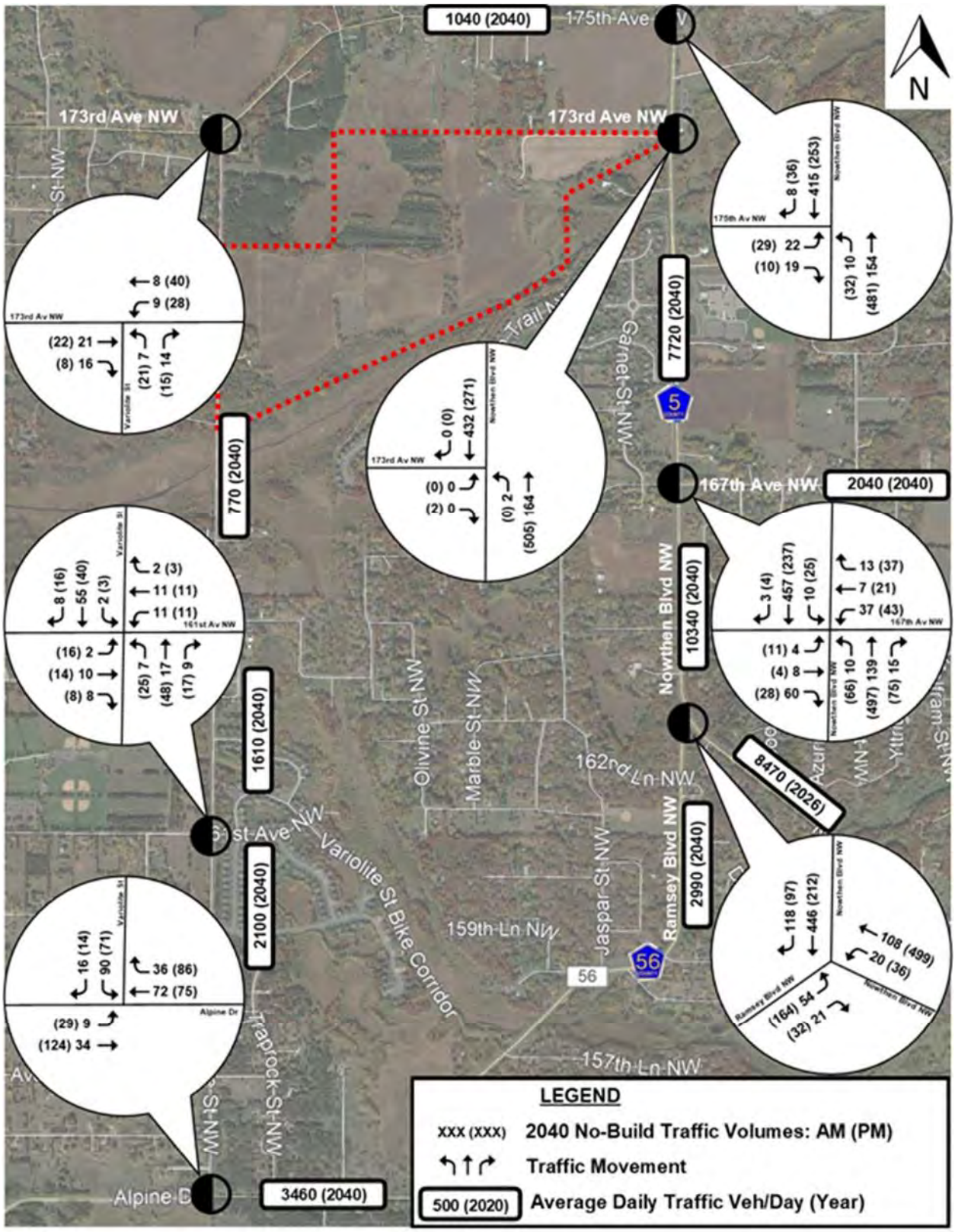


Figure 6 - 2040 No-Build Traffic Volumes

IV. BUILD ALTERNATIVE

A. Site-Generated Traffic

The number of vehicle trips generated by the 270 single family homes to be developed as part of the Sotarra - Trott Brook residential development were estimated for the weekday daily, and AM and PM traffic peak hours using the data and methodologies contained in the 10th Edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The proposed development will include single-family homes corresponding to ITE Land Use Code 210. Table 1 summarizes the trip generation estimates.

Table 1
Trip Generation

Land Use	Land Use Code	Size		Trips Generated				
				AM peak		PM Peak		Weekday ADT
				Enter	Exit	Enter	Exit	
Single Family Housing	210	270	Units	49	147	166	98	2593
Totals				**49**	**147**	**166**	**98**	**2593**
				196		**264**		

1. Per the data and methodologies in Trip Generation, 10th Edition, published by ITE.

B. Trip Distribution and Assignment

The distribution of site-generated traffic from and to the adjacent street system was based on existing traffic patterns. Figure 7, titled "Trip Distribution and Trip Assignment," depicts the distribution of the estimated site-generated traffic entering and exiting the study area roadway network, with 33 percent destined to/from the south on 8 percent on Variolite Street and Ramsey Boulevard, 15 percent destined to/from the north, 50 percent to/from the southeast via Nowthen Boulevard, and 2 percent to and from the west. Site-generated traffic was assigned to the network accordingly and is also illustrated on Figure 7.

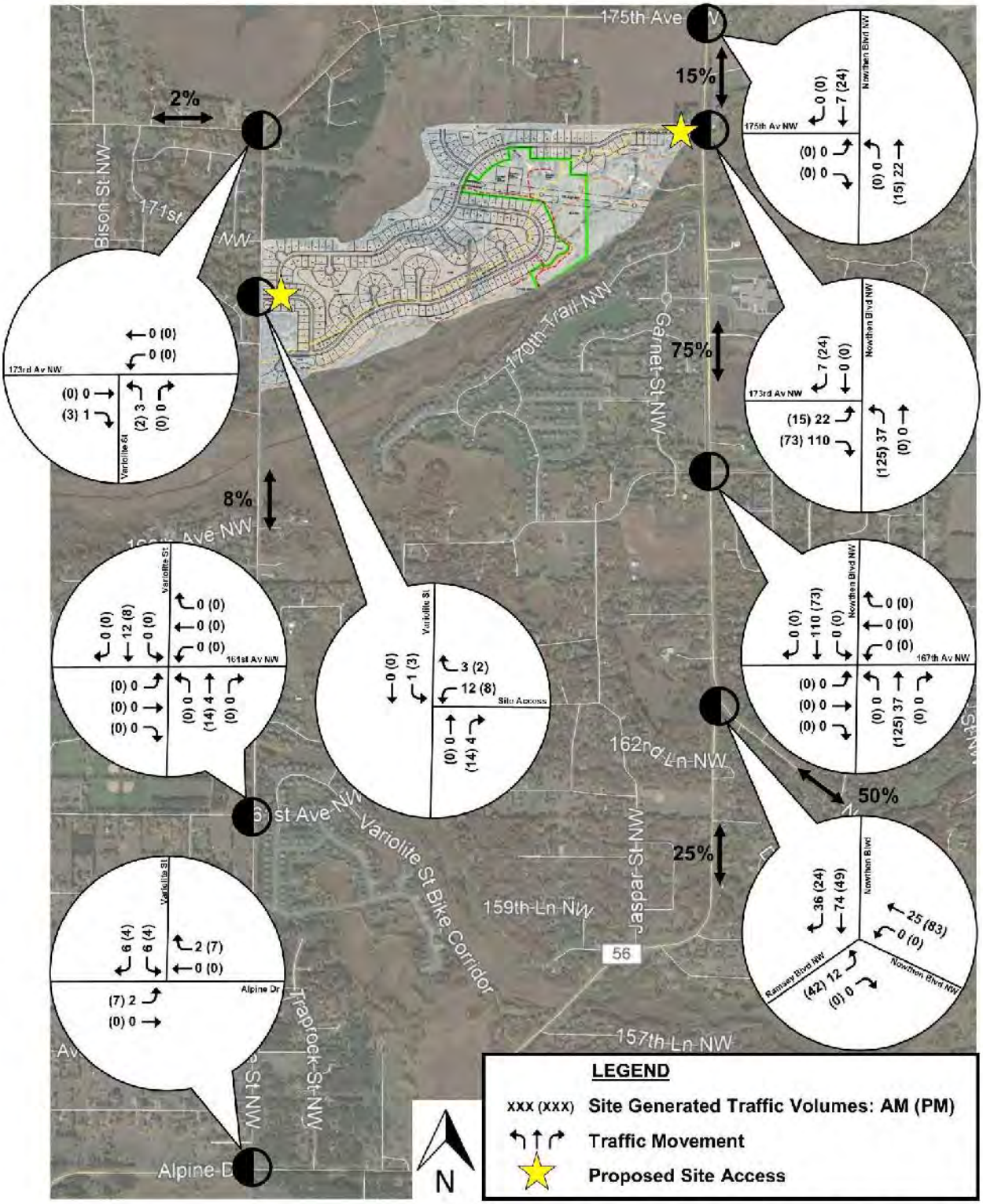


Figure 7 - Trip Assignment & Distribution

C. Build Traffic Volumes

When combined, the site-generated traffic volumes and No-Build scenario traffic volumes result in the Build scenario traffic volumes, shown on Figures 8 and 9 for the 2026 and 2040 design years, respectively.

D. Intersection Operational Analysis Description

The operating conditions of transportation facilities, such as roadways, traffic signals and stop-controlled intersections, are evaluated based on the relationship of the theoretical capacity of a facility to the actual traffic volume on that facility. Various factors affect capacity including travel speed, roadway geometry, grade, number of travel lanes, and intersection control. The current standards for evaluating capacity and operating conditions are contained in the 6th Edition of Highway Capacity Manual, published by the Transportation Research Board. The procedures describe operating conditions in terms of driver delay represented as a Level of Service (LOS). Operations are given letter designations with "A" representing the best operating conditions and "F" representing the worst. Generally, level of service "D" represents the threshold for acceptable overall intersection operating conditions during a peak hour. The Chart below summarizes the level of service and delay criteria for signalized and unsignalized intersections.

LOS Designation	Signalized Intersection Average Delay/Vehicle (Sec.)	Unsignalized Intersection Average Delay/Vehicle (Sec.)
A	≤ 10	≤ 10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

A final fundamental component of operational analyses is a study of vehicular queuing, or the line of vehicles waiting to pass through an intersection. An intersection can operate with an acceptable Level of Service, but if queues from the intersection extend back to block entrances to turn lanes or accesses to adjacent land uses, unsafe operating conditions could result. In this report, the Industry Design Standard 95th percentile queue length is used. The 95th Percentile Queue Length refers to that length of vehicle queue that has only a five-percent probability of occurring during an analysis hour.

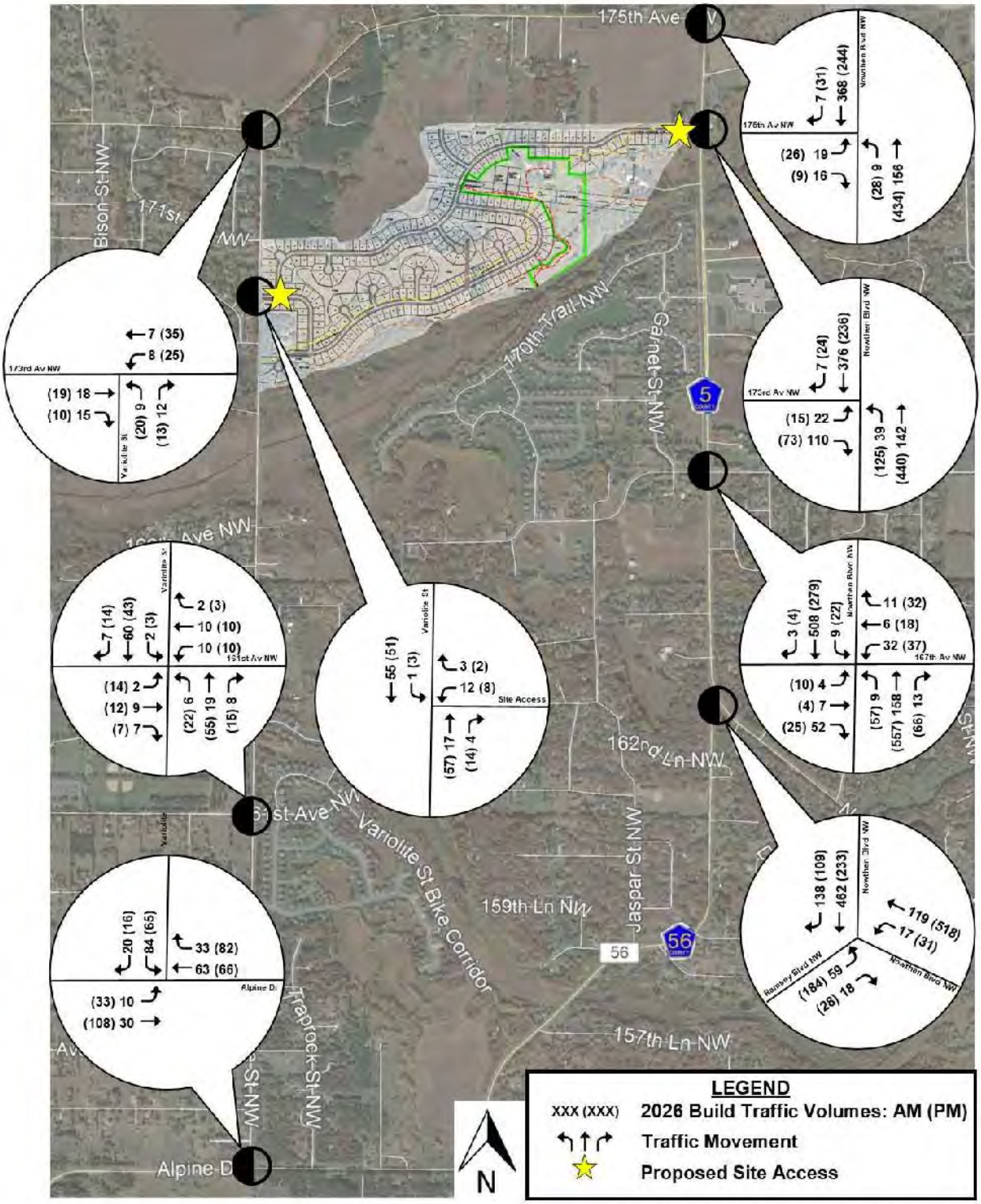


Figure 8– 2026 Build Traffic Volumes

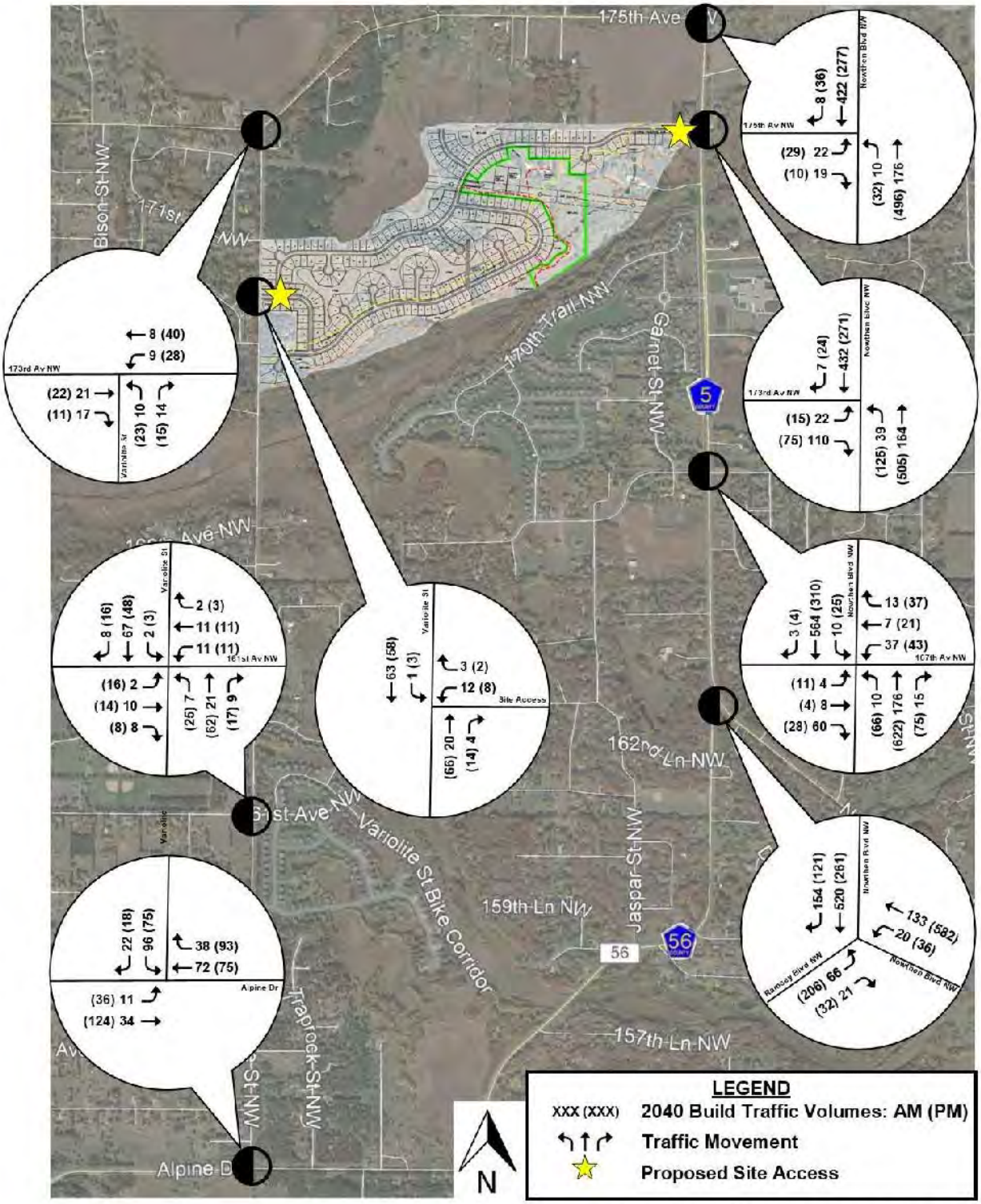


Figure 9– 2040 Build Traffic Volumes

E. Results of Analysis

This section contains the results of the intersection operational analyses based on Synchro/Simtraffic, 11th Edition, and provides recommendations, as necessary to mitigate the impacts. It is noted, the reported results are from the aggregate of 10 SimTraffic simulations which use a random number generator to seed the network with vehicles. These results reflect dynamic conditions and a more accurate than the results of the static analysis reported by Synchro, however, due to random number generator can sometimes show slightly better results on minor movements under higher traffic conditions when the intersections are operating at very good LOS. Table 2 summarize the results of the operational analyses for the 2026 No Build scenario (assumes 1.0 percent annual growth in traffic from existing conditions).

Table 2
2026 No-Build Operations

Intersection	Overall/Worst Movement LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.4)/a nbl (1.7)	a (1.2)/a nbl (6.1)	NB Q is 27 ft in AM; NB Q is 32 ft in PM
Variolite St NW & 161st Avenue NW	a (1.4)/a wbt (6.6)	a (1.7)/a wbt (5.7)	EB Q is 37 ft in AM; EB Q is 43 ft in PM
Variolite St NW & Alpine Dr NW	a (1.9)/a sbl (3.8)	a (1.5)/a sbl (3.9)	SB Q is 45 ft in AM; SB Q is 32 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.2)/a ebl (4.5)	a (2.3)/a ebl (5.6)	EBL Q is 43 ft in AM; EBL Q is 30 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (0.8)/a nbt (1.1)	a (2.4)/a nbt (3.5)	NBL Q is 8 ft in AM; EBR Q is 14 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.4)/b ebl (11.1)	a (3.8)/b wbl (12.7)	EB Q is 30 ft in AM; WB Q is 64 ft in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (3.9)/a ebl (8.1)	a (3.9)/b ebl (11.1)	EBL Q is 46 ft in AM; EBL Q is 71 ft in PM

1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 2 indicate all intersections and worst movements are expected to operate at acceptable LOS in 2026 without the proposed project. Further, the results indicate all intersections will experience short vehicle queues. No intersection modifications are suggested for the 2026 No-Build

condition. Table 3 summarizes the operational analyses results for the 2026 Build conditions. Note it is assumed the new intersection at Variolite Street NW and 170th Avenue NW will include a dedicated northbound right turn lane and a southbound left turn by-pass lane, and the 173rd Avenue NW approach to Nowthen Boulevard will include a dedicated right turn lane.

Table 3
2026 Build Operations

Intersection	Overall LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.7)/a nbl (2.7)	a (0.6)/a nbl (1.8)	NB Q is 31 ft in AM; NB Q is 33 ft in PM
Variolite St NW & Site Access (170th Ave NW)	a (0.6)/a wbl (3.8)	a (0.7)/ a wbl (4.0)	WB Q is 25 ft in AM; WB Q is 20 ft in PM
Variolite St NW & 161st Avenue NW	a (1.5)/a wbt (6.3)	a (1.5)/a ebt (7.0)	EB Q is 38 ft in AM; EB Q is 45 ft in PM
Variolite St NW & Alpine Dr NW	a (2.3)/a sbl (4.5)	a (1.6)/a sbl (4.3)	SB Q is 54 ft in AM; SB Q is 34 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.1)/a ebl (8.5)	a (2.5)/b ebl (11.2)	EBL Q is 26 ft in AM; EBL Q is 37 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (2.4)/a ebl (9.3)	a (3.5)/b ebl (13.4)	EBL Q is 68 ft in AM; EBL Q is 48 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.3)/a wb (9.8)	a (4.1)/c wb (21.1)	EB Q is 40 ft in AM; WB Q is 53 feet in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (4.1)/a ebl (9.9)	a (5.2)/c ebl (17.2)	EBL Q is 38 ft in AM; EBL Q is 103 ft in PM

1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection.
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 3 indicate all intersections and worst movements are expected to operate at acceptable LOS in 2026 with the proposed project. Further, the results indicate all intersections will experience short vehicle queues. (Again, when the operations of the intersection and critical movements are at LOS A, the random number generator can sometimes show slightly better delay or queuing results on minor movements even with higher traffic conditions.)

F. 2040 Operations

The long-range planning horizon year is 2040, as mentioned in the No-Build section. The results of the analysis of the 2040 No-Build traffic conditions, which continue to reflect a 1.0 percent annual growth rate,

assume the roadways surrounding the site have the current configuration. Table 4 summarizes the 2040 No-Build operations at the study area intersections.

Table 4
2040 No-Build Operations

Intersection	Overall/Worst Movement LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.7)/a nbl (2.8)	a (0.8)/a nbl (3.4)	NB Q is 28 ft in AM; NB Q is 40 ft in PM
Variolite St NW & 161st Avenue NW	a (1.8)/a eb (5.8)	a (2.2)/a wb (6.6)	EB Q is 41 ft in AM; EB Q is 45 ft in PM
Variolite St NW & Alpine Dr NW	a (2.0)/a sbl (3.9)	a (1.8)/a sbl (5.0)	SB Q is 45 ft in AM; SB Q is 43 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.2)/a ebl (4.8)	a (2.4)/a ebl (7.6)	EBL Q is 33 ft in AM; EBL Q is 28 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (0.8)/a nbt (0.9)	a (2.4)/a nbt (3.3)	NBL Q is 8 ft in AM; EBR Q is 9 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.4)/b ebl (12.2)	a (3.8)/b wbl (15.0)	EB Q is 32 ft in AM; WB Q is 62 ft in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (3.9)/b ebl (10.8)	a (4.7)/c ebl (15.4)	EBL Q is 49 ft in AM; EBL Q is 80 ft in PM

3.
1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 4 indicate all intersections and worst movements are expected to operate at acceptable LOS in 2040 without the proposed project. Further, the results indicate all intersections will experience short vehicle queues. (Again, when the operations of the intersection and critical movements are at LOS A, the random number generator can sometimes result in slightly better delay or queuing results on minor movements even with higher traffic conditions.) It is note, the left turning volume from Ramsey Blvd to Nowthen Blvd is great enough to consider a change in traffic control in 2040 at this intersection, however, the forecast operations and queues are acceptable. It is suggested this intersection be monitored as volumes in the area grow to determine if safety or traffic control changes are needed. Table 5 summarizes the results of the 2040 Build traffic operational analysis, assuming no improvements or mitigation.

Table 5
2040 Build Operations

Intersection	Overall LOS & Delay (sec)		Notes/95th Percentile Q
	AM Peak Hour	PM Peak Hour	
Variolite St NW & 173rd Ave NW/ 175th Ave NW	a (0.5)/a nbl (2.3)	a (0.4)/a nbl (2.3)	NB Q is 30 ft in AM; NB Q is 31 ft in PM
Variolite St NW & Site Access (170th Ave NW)	a (0.9)/a wbl (3.9)	a (0.8)/ a wbl (4.7)	WB Q is 30 ft in AM; WB Q is 21 ft in PM
Variolite St NW & 161st Avenue NW	a (2.1)/a eb (5.8)	a (1.8)/a wb (6.4)	EB Q is 43 ft in AM; EB Q is 46 ft in PM
Variolite St NW & Alpine Dr NW	a (2.2)/a sbl (4.2)	a (2.0)/a sbl (5.6)	SB Q is 46 ft in AM; SB Q is 44 ft in PM
Nowthen Blvd NW & 175th Avenue NE	a (1.3)/a ebl (6.2)	a (2.8)/b ebl (11.9)	EBL Q is 26 ft in AM; EBL Q is 45 ft in PM
Nowthen Blvd NW & 173rd Avenue NW	a (2.2)/a ebl (8.9)	a (3.8)/b ebl (13.6)	EBL Q is 56 ft in AM; EB Q is 44 ft in PM
Nowthen Blvd NW & 167th Avenue NW	a (3.8)/a wb (9.4)	a (4.9)/c wb (20.3)	EB Q is 40 ft in AM; WB Q is 70 ft in PM
Nowthen Blvd NW & Ramsey Blvd NW	a (5.0)/c ebl (18.1)	a (8.9)/e ebl (36.9)	EBL Q is 38 ft in AM; EBL Q is 187 feet in PM

3.
1. Overall Level of Service reported from SimTraffic delay, first letter represents intersection LOS, while second letter represents worst LOS of individual approach. Upper case letters indicate signalized intersection, and lower-case letters indicate unsignalized intersection.
2. 95th percentile queues are a result from an average of 10 SimTraffic simulations.

The results shown in Table 5 indicate all intersections are expected to operate at acceptable overall LOS in 2040 with the proposed project. Further, the results indicate all intersections will experience short to moderate vehicle queues, which are typical for peak hour conditions. (Again, when the operations of the intersection and critical movements are at LOS A, the random number generator can sometimes result in slightly better delay or queuing results on minor movements even with higher traffic conditions.) However, the eastbound approach to Nowthen Boulevard NW from Ramsey in the PM Peak hour will be at capacity, and changes to the traffic control should be considered. Preliminary review of traffic signal and roundabout warrants suggest this intersection will satisfy peak hour warrant in the 2040 planning horizon year. Operational analysis of the potential traffic control change options indicates all movements will operate at LOS B or better, with short queues. It is noted if traffic control changes occur modifications to the intersection geometry will be needed. Review of minor modifications such as converting the northbound by-pass lane to a dedicated left turn lane will improve safety and show a slight reduction in northbound left

turn queues but do not address the critical eastbound movement. Crash data has been provided by Anoka County and shows the intersection has a crash rate that is 0.56 per million entering vehicles which is greater than the statewide average of 0.26 for similar intersections. It is suggested that this intersection be monitored to determine if safety or traffic control changes may be needed. No other intersection modifications are suggested for the 2040 Build condition to improve operations.

V. SUMMARY AND SUGGESTIONS

The preceding analysis has evaluated the potential traffic impacts of the proposed development of the Sotarra - Trott Brook residential project, on the operations of the study area intersections. The site is located adjacent to the west side of Nowthen Boulevard NW and east side of Variolite Street NW just north of Trott Brook and south of 173rd Avenue NW in Ramsey, Minnesota.

Two design years were considered in this study, 2026 to correspond to the year after build-out and 2040 to remain consistent with the long range planning horizon. For both design years a No-Build and Build scenario, was analyzed and compared to assess the development's impact, and the area's future infrastructure needs. Development of the Sotarra - Trott Brook residential project on the site by 2026 is expected to result in approximately 2,593 new vehicle trips on the study area roadway network per average weekday. Peak hour trips generated by the development are estimated at 196 during the AM peak hour and 264 during the PM peak hour.

The site access will include the extension 173rd Avenue NW westward from Nowthen Boulevard NW into the site and the construction of a new intersection on Variolite Street NW at approximately 170th Avenue NW. It is assumed the new 170th Avenue NW intersection with Variolite Street NW will include a dedicated northbound right turn lane and a southbound left turn by-pass lane on Variolite Street NW.

Growth in background traffic at a rate of 1.0 percent per year was accounted for in the analysis. Results of the operational analyses in the 2026 and 2040 No-Build and 2026 and 2040 Build scenarios indicate all the intersections will operate at acceptable levels of service with typical Peak Hour short to moderate vehicle queues. It is recommended that the new intersection at 170th Avenue NW and Variolite Street include a northbound right turn lane and a southbound left turn by-pass lane, and it is recommended the 173rd Avenue NW approach to Nowthen Boulevard include a dedicated right turn lane. No other improvements to the

roadways or intersections within the study area are required. However, it is suggested the intersection of Ramsey Boulevard NW and Nowthen Boulevard NW be monitored for to determine if future safety and/or traffic control changes are warranted by 2040.

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

RESOLUTION #21-248

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL FOR NORTH BROOK MEADOWS

WHEREAS, Landform, on behalf of Platinum Land, LLC hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

> The southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding the south 329 feet of the east 400 feet thereof, excluding roads, subject to easement of record; and the southern 329 feet of the east 400 feet of the southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding roads, subject to easement of record, Anoka County, MN.
>
> (the 'Subject Properties);

WHEREAS, The Subject Properties are owned by Ronald and Judith Hunt and Platinum Land, LLC, respectively, both of whom have signed off on the Application for Preliminary Plat; and

WHEREAS, the City reviewed the Sketch Plan for the project on January 7, 2021; and

WHEREAS, the City received an Application for Preliminary Plat Approval for North Brook Meadows on July 28, 2021, which includes 77 detached single-family homes; and

WHEREAS, The Subject Properties are zoned R-1 MUSA-80 and guided for low density residential on City Utilities in the 2040 Comprehensive Plan, and the proposal aligns with the zoning and guidance; and

WHEREAS, the Planning Commission held a Public Hearing and recommended approval of the Preliminary Plat on August 26, 2021; and

WHEREAS, the City Council the request on September 28, 2021 and approved the Preliminary Plat with contingencies.

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

1. That the Ramsey City Council hereby grants preliminary plat approval of North Brook Meadows in accordance with relevant City Codes, contingent upon the following conditions:
    a. Compliance with City Staff Review Letter and ProjectDox comments, and final approval by City Engineer and City Planning Department.
    b. Addition of trail along Nowthen Blvd and 173rd Ave NW, and either a trail or funds for a trail on 175th Ave NW, and a sidewalk on one side of each public road.

c. Written agreement from the owner of the gas easement across the Subject Properties for all site work and plans.
d. Lower Rum River Watershed Management Organization (WMO) approval.
e. Approval of the Grading, Landscape, Lighting, Street, Trail, and Utility Plans.
f. The Developer entering into a Development Agreement with the City.
g. Review and Approval of Final Legal Form by City Attorney.
h. Trunk utilities being brought to the Subject Properties.
i. Finalization of the Infrastructure Study by the City of Ramsey and Bolton and Menk.
j. Cost share agreement and roadway upgrades to upgrade 173rd Ave NW to a full public road at public road standards, complete with a crosswalk if needed on 173rd Ave NW.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 28th day of September, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 2.**

Meeting Date: 09/14/2021

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Adopt Resolution #21-255 Adopting Interim Playground Replacement Policy and Plan

Purpose/Background:

The purpose of this case, is to consider Resolution #21-255 which would implement a Playground Replacement Policy and plan. This policy, if adopted, will guide the programmatic replacement of the city's approximate 17 existing playgrounds, which can then be forecast within the Capital Improvement Program. The goal is for the Playground Replacement Policy (PRP) to inform the 2022-2032 CIP with specific years, estimated costs, and a replacement plan for Ramsey's existing playgrounds and the associated park's rejuvenation—as was performed in 2020 for Ford Brook Park.

It may be noted that this work is an extension of the City's 2021-2022 Strategic Plan action item #16 which states: *"Establish a Funding Plan to Complete Parks Capital Replacement Improvements".*

Notification:

None required at this time—however, public notification and engagement is a key element of the implementation of the PRP.

Time Frame/Observations/Alternatives:

Observations

The Park & Recreation Commission discussed the proposed Playground Replacement Policy in June, July, and August 2021—with the attached policy an outcome of the Commission's work. This Final Draft, is deliberately entitled 'interim' as a working policy plan, in order to leave the door open to modify some of the details and processes of the plan, as the first playground replacement is actually undertaken using this planning tool. Utilizing the scoring framework within the policy plan, staff would note that the first playgrounds to be considered in the next years are; Rabbit, Alpine and Solstice Parks—and that two, very old and rudimentary play structures are recommended for removal without replacement.

Additional observations include that 'doing nothing' with respect to playground replacements has a cost too, in that after a couple decades of use, playstructures tend to have increased costs of repair and maintenance (depicted in Attachment #2), and replacement components become increasingly unavailable.

Alternatives

1) Take no action on this Strategic Plan item, nor the Playground Replacement Policy and plan at this time.
2) By motion or consensus, direct Staff and the Park & Recreation Commission to perform specific additional work on the draft Playground Replacement Policy.
2) Motion to adopt Resolution #21-255 approving a *Interim* Playground Replacement Policy.

Funding Source:

No funding is required for this policy consideration, however, the PRP and Resolution #21-255 recommend that the Lawful Gambling Fund be considered as part of the first playground's replacement as soon as 2022.

Recommendation:

The Park & Recreation Commission and Staff recommend adopting Resolution #21-255 which would implement a *Interim* Playground Replacement Policy and plan.

Outcome/Action:

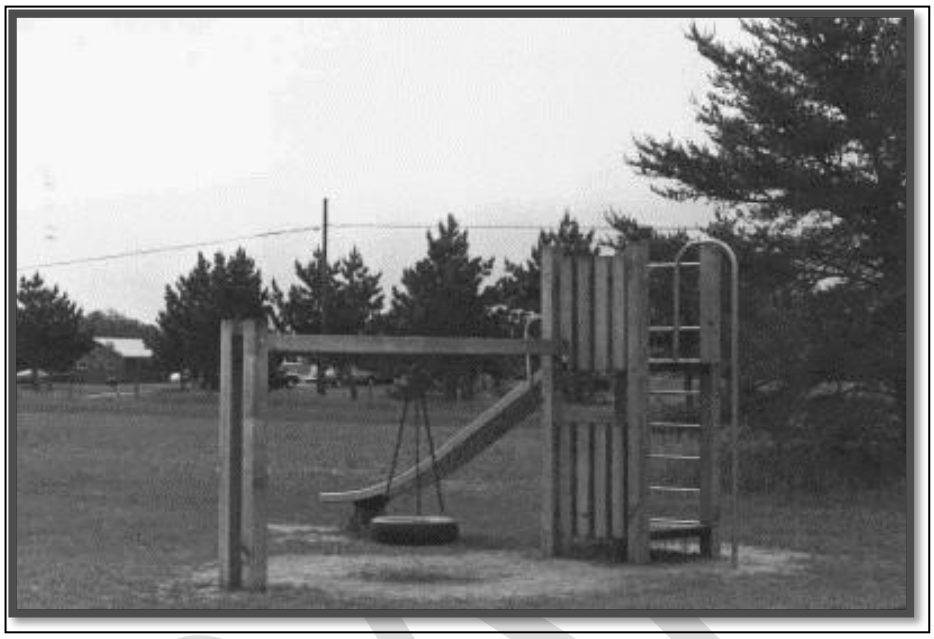
Motion to adopt Resolution #21-255 approving a *Interim* Playground Replacement Policy.

Attachments

Interim Playground Replacement Policy
example playground maint expenses
example component purchase and freight costs
Playground Locations
Resolution #21-255

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	09/08/2021 03:00 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:36 AM
Form Started By: MaryJo Warner		Started On: 08/20/2021 02:59 PM
Final Approval Date: 09/09/2021		



Central Park, Circa 1984



Central Park, Circa 2012

Interim Playground Replacement Policy

City of Ramsey, Minnesota

Adopted: x/x/2021

TABLE OF CONTENTS

Section 1: Introduction 3

Section 2: General Policy Statement 3

Section 3: Playground Evaluation Matrix 4

Section 4: Public Input and Demonstrated Need 5

Section 5: Alternatives to Play Structure Components 5

Section 6: Playground Surfacing 6

Section 7: Funding Sources 7

Section 8: Definitions 8

Section 9: Scoring of Playground Equipment 8

Section 10: Timeline of Playground Replacement 8

Section 11: Playground Descriptions 9

- Alpine Park 9
- Autumn Heights Park 10
- Central Park 11
- Elmcrest Park 12
- Emerald Pond Park 13
- Flintwood Terrace Park 15
- Ford Brook Park 16
- Fox Park 17
- North Commons Park 18
- Pearson Park 19
- Peltzer Park 20
- Rabbit Park 21
- Riverdale Park 22
- Rivers Bend Park 24
- Shawn Acres Park 25
- Solstice Park 26
- Titterud Park 27
- Woodland Green Park 28

Appendix 29

DRAFT

SECTION 1. INTRODUCTION.

Playgrounds provide children with a safe and exciting connection to the outdoors during a time when electronic devices increasingly occupy their attention. They are associated with immense physical benefits—upper- and lower-body strength, muscular and cardiovascular endurance, balance, agility, and hand-eye coordination; in the long-run, reduced risk for cardiovascular ailments (e.g. heart disease and stroke), obesity, type-2 diabetes, and certain cancers—as well as boosts to self-confidence and improvements in social skills. Many of children's fondest memories are formed at parks. Playgrounds help build relationships between parents, grandparents, neighbors, and between children and their peers. Additionally, they provide a community gathering place for young parents and their children who may otherwise experience isolation. It may not be an exaggeration to state that playgrounds metaphorically serve as the backbone of neighborhoods within the community, and as such are a valuable resource that must be properly maintained. Playground equipment and associated improvements unfortunately do not last forever, and so this policy serves as a guide to replacing the city of Ramsey's playgrounds so that they remain a safe and enjoyable place for the community to gather around.

SECTION 2. GENERAL POLICY STATEMENT.

The city of Ramsey has seventeen playgrounds that will need to be replaced in the future. Due to fiscal and administrative constraints, as well as the varying ages and conditions of the city's playgrounds, the replacements are to be carried out over the span of more than a decade. As of the writing of this policy, six of the city's playgrounds have reached the end of their twenty-year useful lifespan and over the next decade, nine more will have reached that point. Consequently, the next capital improvement program (CIP), covering years 2022 through 2031, as well as subsequent CIPs will need to account for the city's playground replacement needs. This policy will guide the city in determining which playgrounds to replace and program into a given year of the CIP.

SECTION 3. PLAYGROUND EVALUATION MATRIX.

The evaluation matrix considers six factors (and an additional screening factor) when prioritizing playgrounds for replacement and the playgrounds are scored based on their adherence to those categories. A playground can receive a maximum score of 90 points, and the higher a score a playground receives, the greater the need for replacement. Four of the seven factors, accounting for 60% of the points, assess the playground itself, while the remaining two factors, accounting for 40% of the points, consider the context of the playground. The remaining factor, while not accounting for any points, is considered before any of the other six factors, because it serves to screen out playgrounds that are not recommended for replacement. The following is a description of that screening factor:

Home Density Surrounding Playground—Yes/No to pass go:

Housing density may be considered a proxy for the regular frequency of usage of a particular playground. Because community parks are likely to be used significantly by outside visitors in addition to the surrounding neighborhood, home density does not factor into the scoring for community parks. Accordingly, playgrounds in community parks are automatically recommended for replacement scoring. Playgrounds in neighborhood parks however, must meet a threshold of 35 homes within 1,500' feet of walking distance to the park to be recommended for replacement consideration. In cases where a playground might be removed, alternative actions (described below) are to be considered. In the table below, playgrounds meeting this threshold are scored "Y" for those that have appropriate densities, and those not meeting the threshold are scored "N." Home density is determined based on how many homes (or townhome/apartment units) are within the 1,500 feet walking distance of a park's boundary along streets, sidewalks and trails.

DRAFT

The following are the four scoring factors that consider the playground itself. Combined they account for 60% of the points:

A. **Features Posing Safety Concerns.** A thorough inspection is to be performed on all elements of the playground structures, including but not limited to swings, slides, transfer decks, railings, and surfaces. If one feature is determined to pose a potential safety concern, the playground automatically receives fifteen points in this category, or one half of the total. If more than one feature is found to pose a concern, the playground receives the full thirty points.
B. **Visual Condition of the Playground Set.** The inspection will also determine the visual quality of the playground. The presence of faded or chipped paint, or rusted metal, are indicators of poor condition. Playgrounds in great condition receive zero points; playgrounds in fair condition receive five points; playgrounds in poor condition receive the full ten points.
C. **Age of the Playground Set.** If the playground is less than ten years old, it receives zero points. If it is between ten and twenty years old, it receives two points. If it is between twenty and thirty years old, it receives eight points. If it is greater than thirty years old, it receives the full ten points. The disparity between scores of playgrounds older than twenty years and those younger than twenty years is due to the assumed useful lifespan of a playground being twenty years.
D. **Compliance with ADA Standards.** ADA standards are defined below. Compliance is worth zero points whereas noncompliance is worth ten points.

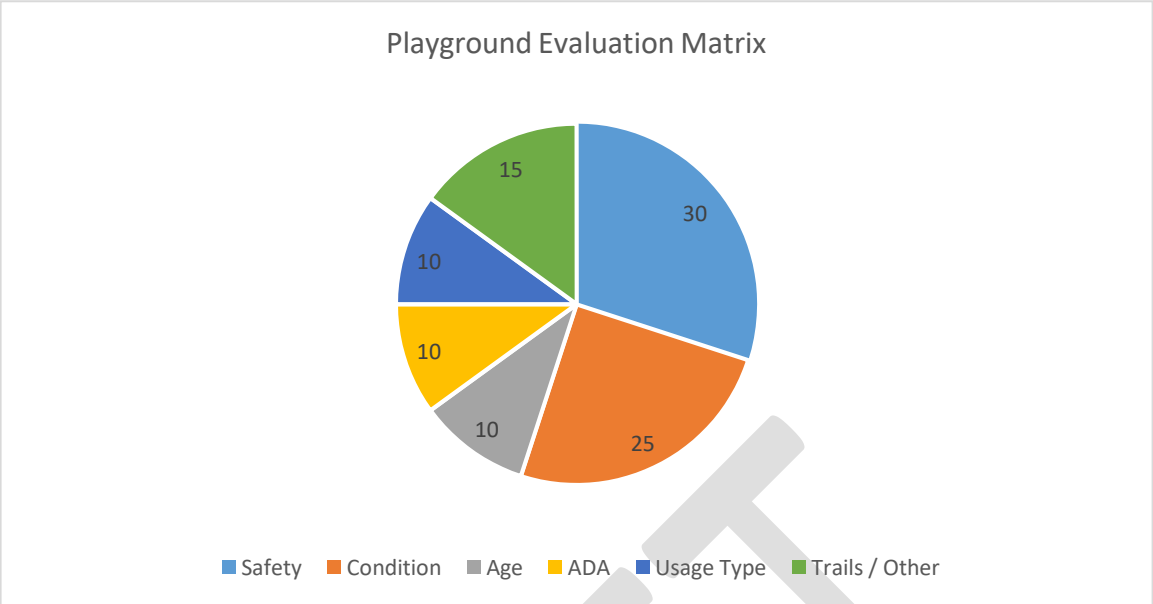
The matrix additionally considers two factors that encompass the context of the playground. Combined they account for 40% of the points:

E. **Community Park vs. Neighborhood Park.** This distinction refers to the usage of the park containing the playground in question. Neighborhood parks are smaller parks with fewer amenities that primarily serve the immediate neighborhood. They are mostly used by people who live within walking distance of the park. Community parks are larger parks that serve considerably larger constituencies and that feature a greater variety of amenities, particularly athletic fields. They are the sites of athletic tournaments and major gatherings. Playgrounds in community parks are likely to receive much greater usage and wear more quickly, needing replacement sooner than their neighborhood counterparts. Consequently, this category gives priority to playgrounds in community parks over those in neighborhood parks, with the former receiving twenty-five points compared to fifteen points.

F. **Accessibility via Trails and Other Considerations.** Many of Ramsey's older playgrounds are inaccessible via an ADA compliant path which makes them more difficult to access for persons with mobility limitations. Any potential playground replacement would include a paved surface to allow for easier access, thus playgrounds without such a surface are prioritized in this category and may receive the 15 points.

   This category also maintains room for other considerations as well, an example would be structures that need frequent repair components. Due to the overall lack of gradience in the scoring metrics, several playgrounds may receive the same score. This category may also be used to break ties.

DRAFT



SECTION 4. PUBLIC INPUT AND DEMONSTRATED NEED.

The evaluation matrix may not be the sole determinant of the order in which playgrounds are replaced. Input by the community with respect to neighborhood parks is crucial to ensure that residents are well served by their city. A playground scoring higher than another does not necessarily mean that it will be replaced first, particularly if public input demonstrates significant justification for another park's playground to be replaced sooner.

Another tool for assessing the need for playground replacement is actual neighborhood demographics. In some cases, school district data may be obtained that provide the numbers and ages of children within a logical distance of the park under consideration (likely the same 1,500' foot radius). This may reveal very young children that will be coming into that 6+ age where playgrounds are important features of their lives. In other instances it may be found that the population are older residents, and less likely to have children in the household regularly. In 2012, the City installed a game trail camera to monitor the numbers, frequency and real-time use of a playground. This was found to be an effective way to support retaining this particular play area.

SECTION 5. ALTERNATIVES TO PLAY STRUCTURE COMPONANTS.

In instances where the public may not support the elimination of a playground per se, but full or partial replacement is not feasible, other actions can be taken to preserve space for children to engage in outdoor recreation without entirely new play structure components. Alternative play spaces however are best considered with appropriate public input. Residents may embrace for example, 'nature based' play areas made with trees, branches, boulders etc. which *may* be less expensive to install and maintain than traditional playground equipment. Pearson Park has elements like these, which are proven to be popular.

DRAFT



Figures 1-2: Nature-based play features at Pearson Park: *(left to right)* figure-eight stair stepping logs; sand and artificial turf surfacing, scattered 'tree cookies'

Another option to traditional playgrounds is converting parkland, including the former playground area, into naturalized landscapes, providing a different type of valued outdoor amenity.

Tree forts are almost a rite of passage for children, like this one in the wooded area of Ford Brook Park, or one below at Pearson Park manufactured from imported branches.



Ford Brook Park Pearson Park

Natural woods allow for the creation of lean-to's and stick forts as well as hide-n-seek games or self-guided exploration of these shady enclaves. In other neighborhood parks, it may even be appropriate to simply leave areas open, and available to make bicycle tracks in the soil with shovels and hand tools—another rite of passage for many children.

At parks where the landscape is be to converted from playgrounds (or turf), there should be a plan for both the conversion, but also the appropriate care and management which can be simple and less costly than some maintenance intensive formal playgrounds. Regardless of the type of alternative landscape, these areas are not to be left for weeds and invasive plants to become established—which can result in a degradation of the park or adjoining private lands.

DRAFT

SECTION 6. PLAYGROUND SURFACING.

The city of Ramsey primarily uses two different types of surfaces for its playgrounds— engineered wood fiber (known colloquially as wood chips) and pea gravel (reused seal coating rock). Both surfaces are considered safe as long as kept at a depth of at least twelveinches, though pea gravel may have concerns due to its shape, making it desirable for young children to put in their mouth. Additionally, the surfaces —as well as rubber mulch—are desirable due to generally low upfront installation costs (with pea gravel being the cheapest), but require regular maintenance (raking and levelling to maintain a proper depth for cushioning falls but still remaining accessible) and need to be replaced roughly every five years. Funding for the reoccurring surface replacement could be from the Lawful Gambling Fund, instead of the General Fund as has been the case.





***Figures 3-4*: (*left to right*) engineered wood fiber (EWF); pea gravel**

SECTION 7. FUNDING SOURCES.

The *potential* funding sources for playgrounds and their replacement are many, including the Park Trust Fund, General Fund, the Capital Maintenance Fund, or even bonding—however, the most logical funding source may be the LawfulGambling Fund, which is proceeds the city receives from a tax on charitable gambling (pull tabs) in Ramsey. Pursuant to MN State Statute Chapter 349, the Lawful Gambling Fund monies may only be used for expenditures that primarily benefit youth in the community. The 2021 present fund balance is approximately $325,000.

SECTION 8. DEFINITIONS

- **Americans With Disabilities Act** or "ADA" refers to the civil rights legislation passed in 1990 that prohibits discrimination against individuals based on disability. Its provisions were updated in 2008 to include a larger number of people under the umbrella of 'disabled.' Pursuant to that law, the Department of Justice developed *Standards for Accessible Design* in 2010. Any playgrounds constructed or modified after March 15, 2012 are subject to the new standards. Examples of these standards include:
  a) Running slopes may have grades no steeper than 5% with cross slopes no steeper than 2%; slopes with grades larger than 5% must have handrails and landings
  b) An accessible route 60 inches wide with 80 inches of overhead clearance must be available
  c) Transfer platforms must be between 11 and 18 inches high with width and depth at least 24 inches and 14 inches, respectively; transfer steps may be no higher than 8 inches and should include handholds; a 30-inch by 48-inch space must be available adjacent to the transfer platform
  d) Elevated ramps connecting play structures must be no steeper than 8.25%, no longer than 12 feet, and at least 36 inches wide; they must contain handrails with spots for gripping between 20 and 28 inches off the ground; a 60-inch by 60-inch

DRAFT

landing area must be provided if the elevated ramp changes directions

e) Manipulative and interactive sensory and communicative components must have reach ranges of 18 to 44 inches for 5- to 12-year old children, and 20 to 36 inches for 2- to 5-year old children
f) At least 50 percent of elevated play components should be accessible; for play structures with more than 20 elevated play components, at least 25 percent should be accessible

- **Community Park** refers to a park with numerous amenities, such as athletic fields, meant to serve those from around the city as well as from neighboring communities. They are also considerably larger than neighborhood parks, (often 40 acres or more).
- **Neighborhood Park** refers to a park with fewer amenities, typically anchored by a small playground. They draw people mainly from the immediate neighborhood and accordingly, have smaller parking capacities. They are considerably smaller than community parks (generally 1 to 15 acres of developed area).



***Figures 5-19*: Playground Equipment: (*left to right, top to bottom*) transfer surface; spring rider; chain ladder; talk tube; spinner; track-ride; sandbox excavator toy; metal ladders; stepping pods; corkscrew climber; clatter bridge; belt bridge; globe spinner; climbing wall with rope; enclosed rope climber.**

SECTION 9. SCORING OF PARKS WITH PLAYGROUND EQUIPMENT

Playground	*Aging Score*	*Condition*	*Meets Density*	*Park Type*	*ADA*	*Trails /other Considerations*	*Safety Concerns*	*Total*
Rabbit	10	10	Y	15	10	5	30	*80*
Alpine	8	10	Y	25	10	0	0	*53*
Solstice	8	5	Y	15	0	0	15	*43*
Riverdale	8	5	Y	15	10	2	0	*40*
Central	8	5	Y	25	0	0	0	*38*
Peltzer	8	5	Y	15	0	5	0	*33*
Rivers' Bend	2	5	Y	25	0	0	0	*32*
Fox	8	5	Y	15	0	2	0	*30*
Emerald Pond	8	5	Y	15	0	1	0	*29*
Woodland Green	8	5	Y	15	0	0	0	*28*
Titterud	2	5	Y	15	0	5	0	*27*
Flintwood Terrace	2	5	Y	15	0	0	0	*22*
Ford Brook	0	5	Y	15	0	0	0	*20*
North Commons	0	0	Y	15	0	0	0	*15*
Pearson	0	0	Y	15	0	0	0	*15*
Autumn Heights	-	-	N	-	-	-	-	-
Shawn Acres	-	-	N	-	-	-	-	-

SECTION 10. PROPOSED TIMELINE OF PLAYGROUND REPLACEMENT

Playground	*Year*
Rabbit Park	*2022*
Alpine Park	*2023*
Solstice Park	*2024*
Riverdale Park	*2025*
Central Park	*2026*
Peltzer Park	*2027*
Rivers Bend Park	*2028*
Fox Park	*2029*
Emerald Pond Park	*2030*
Woodland Green Park	*2031*
Titterud Park	*2032*
Flintwood Terrace Park	*2033*
Elmcrest Park	*2034*
Ford Brook Park	*2035*
North Commons Park	*2036*
Pearson Park	*2037*

DRAFT

SECTION 11. PLAYGROUND DESCRIPTIONS

Alpine Park

Alpine is a larger community park located in central Ramsey along the south side of Alpine Drive, approximately 1 mile east of Ramsey Boulevard and 1/3 mile west of Sunfish Lake Boulevard. Park amenities include four baseball diamonds and batting cages, off-leash area, as well as a skate park. Its playground was completed in 2000. The playground uses engineered wood fiber for surfacing.

The playground consists of two components, a wooden swing set and a wooden composite play structure. The swing set has two sections, one section with a single plastic chair swing and the other section with two normal belt swings. The playground structure consists of one plastic slide with parallel ramps. A metal, vertically curved set of six parallel monkey bars is connected to the rest of the set via a low transfer surface. Opposite the monkey bars is a wooden ladder with two steps that connect to the rest of the structure.

There are five means of entry—the aforementioned transfer surface and ladder, a wooden staircase, a chain link ladder (with four parallel chains) with metal footings, a chain link ladder on the interior of the structure which three rubber tires serving as steps, and a wooden climbing wall (sloped roughly 60 degrees with the ground) with six wooden steps and a rope for balance. The bottom of the climbing wall is worn, likely due to use as an additional step. The protective covering on the rope is worn and the metal inside of the rope is exposed in places. The rope has also been stretched considerably.

The entire surface of the structure is wooden with the exception of a bridge, which has a rubber mat for a surface. The bridge is sloped slightly (less than 15 degrees) from one end to the other, however there are four peaks on the rubber surface with thin wooden planks on top. The rubber surface is somewhat worn and there are cross slopes in some places that are unrelated to the design. The chains for both ladders are in fairly good condition. The wood throughout the structure ranges from okay to poor condition visually. The wood on the supports for the tallest portion of the structure (i.e. the area withthe wooden climbing wall) is in the poorest condition with several of the planks making up horizontal and diagonal supports being splintered. The playground also has talk tubes (metal megaphone toys through which children may communicate with one another through opposite ends), which are both in good working condition.



***Figure 20*: Alpine Park Playground**

DRAFT





***Figures 21-23*: *(from left to right)* Splintered wood on horizontal and diagonal supports; Splintered wood on support for swing set; Worn rope covering on climbing wall**

Autumn Heights Park

Autumn Heights is a neighborhood park located in northwestern Ramsey at the intersection ofRabbit Street and Nutria Street, just east of Armstrong Boulevard and south of 173rd Avenue. Its playground was assembled by staff in 1985. Wooden timbers (6" x 6") bound the play area, with the play area not accessible via an ADA access path. The playground uses pea gravel for surfacing.

The playground consists of a single wooden play structure with a tire swing and a metal pull-up bar. The tire itself is in good condition, but the chain it is attached to is rusted and shows wear. The top surface of the play structure consists of five parallel wooden planks, all of which are loose (with the exception of the second-to-rightmost plank). There are two means of entry, neither of which are ADA-compliant. One is a ladder with two metal bars serving as steps. The other is a curved surface with narrow gaps for footholds, comprised of eight wooden planks, all of which are fully attached. The flat surface between this surface and the top surface (which is three inches above this surface) is comprised of six wooden planks (none of which are fully secured) perpendicular to those on the top surface and parallel to those on the curved surface. There is a single straight stainless steel slide, which is in fair condition, (however it is South facing, which is not desirable). *The terms of this Interim Playground Replacement Policy point to the playground components' removal, without replacement.*



***Figure 24*: Autumn Heights Park Playground**

DRAFT

Loral I Armstrong Delaney Central Park

Central Park is a 45-acre community park located at the intersection of Armstrong Boulevard and 161st Avenue. Park amenities include football fields, seven softball/baseball diamonds, two lacrosse/football/soccer fields, four tennis courts, and four horseshoe pits. Its current playground was constructed in 1998 as a community-built project. The playground uses pea gravel for surfacing.

The structure is largely wooden, but there are multiple plastic and metal components as well, such as two plastic slides—one enclosed and one open with three parallel tracks—and a plastic tunnel. The wood is in fair condition, but is exhibiting some wear and tear. There are two track-rides, one straight with a single track and one curved with five parallel tracks. The grip for the first track-ride is metal, with chipped paint, and the grips for the latter are plastic and are in good condition, albeit with slightly faded paint.

Linking the two track-rides is a series of four wooden transfer platforms. The topmost platform is accessible via a metal chain-link ladder as well as two parallel metal bars for climbing. Linking the track-rides and transfer platform between them with the rest of the playground structure is a series of seventeen arched plastic platforms. Additional means of entry include a rope climbing wall, metal ladder, a wooden climbing wall with a rope, a step with handrails for accessing a transfer platform, a corkscrew climber, and a wooden ramp.

Additional playground features include two playground excavator toys, two spinners, and a balance beam. Overall, the playground is in fair condition, but the wooden components are worth monitoring.







***Figure 25*: Central Park Playground wide shot; *Figures 26-27*: (*left to right*) seventeen curved platforms; several means of entry, including a metal ladder, a wooden climbing wall with a rope, a corkscrew climber, and a step with handrails**

Elmcrest Park

Elmcrest is a large community park located in east-central Ramsey, west of State Highway 47 / Saint Francis Boulevard and south of 167th Avenue along Quicksilver Street. Park amenities include twelve soccer fields. Its playground was erected in 2015, the year after the adjacent park building was completed. The playground uses engineered wood fiber for surfacing.

The farm-themed playground features a main playground structure, a swing set with two bucket swings, a play barn, two spinners (one globe spinner), two chicken sculptures and one bee sculpture for climbing. The main play structure contains an obstacle course with a rope ladder, four angled platforms securedinto the ground by a chain, a curved metal bar with four ropes crossing one another for balancing, aset of inclined monkey bars comprised of three rings forming six handholds, and five stepping pods. Additionally, the playground has three zigzagging slides and five means of entry– one transfer surface, two platforms forming a quasi-staircase, a ladder consisting of three platforms, an enclosedchain-link ladder with five metal semicircular footholds, and a climbing wall with slots cut out for footholds. All components of the playground are in excellent condition.



***Figures 28-31*: (*clockwise from the top left*) main play structure; chicken sculpture, bee and flower sculpture, swing set with bucket swings, and play barn**

Emerald Pond Park

Emerald Pond is an approximate 14-acre neighborhood park in southeastern Ramsey, located east of CSAH 57 / Sunfish Lake Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of Alpine Drive. Park amenities include a single baseball diamond and a soccer field, a pergola with fountain, as well as a basketball hoop in the parking lot. Its playground was built in 1997. The playground uses pea gravel for surfacing.

Emerald's playground consists of three components—a seesaw spring rider, a swing set, and a large composite play structure. The seesaw's surface is well-worn from use, with paint chipped and metal beginning to rustin some places, but it is still functional. The swing set is mostly in good condition, albeit with someof the chains exhibiting rust. The swing set consists of three bays, two with two belt swings each, and the third with two bucket swings.

The play structure consists of eight means of entry—a curved metal ladder with eight semi-rectangular rungs; a pair of transfer platforms next to a clatter bridge; another transfer platform on the opposite side of the clatter bridge; a chain-link ladder with three rungs for footholds and two curved metal bars for handholds; a corkscrew climber; two sets of wide metal ladders with two footholds each and two semicircular bars (opposite one another) each; and a narrow staircase with three steps and two curved metal bars for handholds.

Additionally, it features five slides—one short straight slide with two parallel tracks, one straight slide with a single hump in the middle, one short curved slide rotating 90 degrees, one curved slide rotating 360 degrees, and one enclosed zig-zagging slide. The enclosed slide has drainage issues, with water occasionally pooling at the bottom, but this does not pose a safety issue. All of the slides are in good condition otherwise. The other plastic components—two tunnels, two interactive sensory components with 3 x 3 rotatable blocks with letters on them, most of the guardrails, and a roof—are in good condition.

Adjacent to the clatter bridge is a set of flat monkey bars with a curved path. Two of the metal shafts in adjacent sections of the monkey bar structure are not completely flush, which is not a safety issue in and of itself, but should be repaired outside of a full playground replacement. On the opposite side of the playground structure, there are two sets of monkey bars as well as a track-ride, linked together by a triangular transfer platform. One of the sets has flat bars while the other has six rings suspended by short chains, the latter linking the former as well as the track-ride with the rest of the play structure.



***Figure 32*: Emerald Pond Park Playground (looking northeast)**

DRAFT



***Figure 33*: Emerald Pond Park Playground (looking west)**



***Figure 34*: Section of monkey bars with minor misalignment**



***Figure 35*: Seesaw spring-rider**

Flintwood Terrace Park
Flintwood Terrace is a neighborhood park in southeastern Ramsey, located west of MN 47 / Saint Francis Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of CSAH 5 / Nowthen Boulevard. Its playground was completed in 2004. The playground uses pea gravel for surfacing.

The playground consists of three components—a swing set, a small play set, and a large play set. The swing set has three bays—two with two belt swings each, and one with two bucket swings. The small play set has two slides—one straight with two parallel tracks and one curved 90 degrees—as well as a staircase and two opposing handrails for entering the structure.

There are five different ways one can enter the main structure—a staircase, a metal ladder with five alternating semicircular rungs forming ten footholds, a curved metal ladder with four semi-rectangular rungs, a chain-link ladder with six rungs, and a corkscrew climber. The main play set has five slides—a straight slide, a straight slide with a hump, a straight slide with two parallel tracks, a curved slide rotating 90 degrees and a curved slide rotating 360 degrees. Linking the different elements of the structure are two bridges—a clatter bridge and a belt bridge—and a plastic tunnel. Additionally, there is a track-ride and two sets of monkey bars. One set of monkey bars has seven upwardly curving bars, while the other has seven rings suspended by chains. Overall, the playground is in great condition.





***Figures 36-37*: Flintwood Terrace Park Playground (*looking east and west, respectively*)**

Ford Brook Park
Ford Brook is a neighborhood park in northeastern Ramsey located north of CSAH 27 / 179th Lane, east of MN 47 / Saint Francis Boulevard, and one mile west of the entrance to Rum River Central Regional Park along CSAH 7 / 7th Street. Its playground was constructed on site in 2020, as a 'gently used' replacement sourced from the county park to the east, with monies from the Lawful Gambling Fund. The playground uses engineered wood fiber for surfacing.

The playground consists of two distinct play structures, a balance beam, as well as a swing set with two separate bays—one with two belt swings, the other with a bucket swing and a chair swing. The first playset contains two curved plastic tunnels—one with two sections fastened together and the other with six sections; three slides—each straight with two parallel tracks, but one with a hump and a dip on respective track; and three means of entry—a stair case with metal bars for handholds, a chain-link ladder, and a corkscrew climber.

The other playset has three main means of entry—a staircase and two metal ladders—and two slides—one straight, the other enclosed and rotating 360 degrees. It also features an obstacle course consisting of three platforms connected to metal poles, a track-ride, a pull-up bar, and a log roll.





***Figures 38-39*: Ford Brook Park Playground, facing southeast and southwest, respectively**

Fox Park

Fox Park is a small neighborhood park in northeastern Ramsey, with a single tennis court and adjoining wetland boardwalk. It is located along Potassium Street,east of MN 47 / Saint Francis Boulevard, north of 167th Avenue and south of Green Valley Road. Its playground is 1994 in vintage. The playground uses pea gravel for surfacing.

The playground is composed of two components, a swing set and the main playground structure. The swing set is divided into two sections, one with two tot swings and one with two normal sbelt wings.

The main playground has three means of entry—one transfer surface, one chain link ladder with metal steps, and one corkscrew climber—and three slides—one straight slide with two parallel tracks, one straight slide with a hump, and one curved slide that turns 180 degrees. Different components of the structure are connected by one plastic tunnel and one upwardly curving belt bridge. Lastly there is a set of monkey bars with seven bars that curl upwards, as well as a track-ride. All playground components are in good condition.



***Figure 40*: Fox Park Playground**

DRAFT

North Commons

North Commons is a neighborhood park in southern Ramsey, at the northern border of The COR (the city's downtown), located north of CSAH 116 / Bunker Lake Boulevard and between CSAH 83 / Armstrong Boulevard and CSAH 56 / Ramsey Boulevard. Its playground was built in 2012. The playground uses engineered wood fiber for surfacing. Overall, the playground is in excellent condition.

The playground consists of four components—the main playset with an attached climbing wall and monkey bars, a metal swing set, and two spinners (one globe spinner). The swing set has two bays, one for bucket swings and one for belt swing, with each bay containing two swings each. The main play set has three slides—one short and straight near the bottom, two long and winding near the top of the structure. One of the longer slides zig zags while the other turns 360 degrees. There are six points of entry—one transfer surface; one chain-link ladder; one ladder with circular footholds rotated 90 degrees from one another; three stepping platforms; a ladder with two flat platforms directly on top of one another; and the monkey bars.

The monkey bars consist of five triangular bars. The climbing wall is plastic with nine holds on the front side and seven holds on the back side and a hole near the bottom of the wall (on the right side when viewed from the front) that can serve as a hand hold or foot hold. The top portion of the structure is accessible via two separate ladders made from walls with two slots cut out for foot holds. The bottommost of these ladders may have accessibility concerns—although one can use the guardrails as handholds, there is not a lot of room to maneuver through the opening.



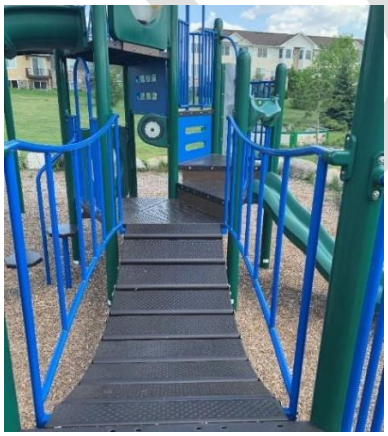






***Figure 41*: North Commons Park Playground wide shot; *Figures 42-44*: (*left to right*) bridge connecting to upper portion of the playground structure, ladder in the background, climber with five orthogonal rings; monkey bars and climbing wall**

Pearson Park
Pearson Park is the city's smallest neighborhood park in southwestern Ramsey at less than an acre, located along Rabbit Street, north of U.S. 10 and Bunker Lake Boulevard, and south of Alpine Drive. Its playground was built in 2018.

The Pearson Park playground is a nature-based play area. Most of its components are made from minimally-processed naturally occurring materials. The structural supports holding up the main play area are made from Tamarack logs, and the guardrails are logs cut into thin sheets. Another play feature, locatedon a hill to the north of the main playground structure, consists of short 'stepper' logs arranged in a figure-eight shape. Adjacent to the figure-eight feature is a ring of seven rocks with flat surfaces known as the Story-circle. Being Ramsey's first nature-based playground, it is unique within the city in a numberof ways. It utilizes both sand and artificial turf for surfacing, and also has three maple trees planted within the sand the play area for shade. Moreover, it has cut pieces of logs scattered throughout the play surface. All of the logs are from tamarack trees sourced from northwest of Duluth, Minnesota.

The playground includes a $35,000 long stainless steel slide (enclosed near the top, but open near the bottom) that bends slightly near the middle. The main point of entry is a wooden bridge accessible via a concrete sidewalk. The other three means of entry are a thin wooden climbing wall (background of *Figure 15*) and two rope climbing structures. The larger one lines the southeast corner of the playground structure, while the smaller rope structure is located in the center. An octagonal opening in the wooden deck of the playground structure allows one to enter via the smaller rope structure. The smaller rope structure is enclosed and also has large curved footholds for ease of use. All playgroundcomponents are in near-new condition.




***Figures 45-46*: *(left)* Pearson Park Playground *(not pictured: bridge)*; *(right)* Bridge**

Peltzer Park

Peltzer is a neighborhood park located in southern Ramsey, east of CSAH 56 / Ramsey Boulevard and north of CSAH 116 / Bunker Lake Boulevard. Its playground was built in 1995 andhas an ADA accessible by trail. The playground uses pea gravel for surfacing. The playground consists of three main components—the main play structure, a swing set, and a spring rider.

The spring rider is in fair condition, though its paint is faded and some of the metal is in the initial stages of rust formation. The swing set consists of two bays with two swings each; one bay contains belt swings and the other contains bucket swings. The swings are all in good condition.

The play set contains four slides—two straight slides on the east side of the structure (one of which has a hump and the other of which has two tracks) and two slides on the west side (one enclosed and one curved 360 degrees). There are seven points of entry—one transfer surface and staircase on the southern end of the playground; one transfer surface at the end of a track-ride; five stepping platforms; one chain-link ladder with a curved metal handrail; one curved ladder with four semi-rectangular footholds; one straight ladder with five footholds; one corkscrew climber. There are also two plastic tunnels—one with a single 90-degree turn and one with two 90-degree turns.

Overall, the playground is in fair condition. The paint on the plastic components has faded and the wood on the decks and supports is slightly worn but the playground is structurally in working condition.



***Figure 47-48*: Peltzer Park Playground (*facing North and Southeast, respectively*)**

Rabbit Park

Rabbit is an approximate 5-acre neighborhood park located in northwestern Ramsey along Rabbit Street, roughly 2/3 of a mile east of CSAH 83 / Armstrong Boulevard and 1/5 mile north of 173rd Avenue. The park meets density requirements for replacement consideration, but is not as visited as most parks in the system. Its playground was placed in 1997, however some of the equipment had been previously used elsewhere and is now more than 30 years old. The playground uses pea gravel for surfacing.

The playground consists of four components: a wooden-pole swing set with two belt swings, two separate play structures, and a metal slide atop an artificial mound. On one play structure, there are two slides—one curved and one straight—one transfer surface and one stationary metal ladder for entry, a roof over the top of the play structure, and an interactive sensory component.

The other play structure has two slides (one enclosed), three means of entry—one transfer surface, one chain-link ladder, and one-metal ladder—and a track-ride. The transfer surface steps are narrow and steep, and appear to not be ADA compliant. The chains for both swings are also worn and/or surface rusted. The playground is not accessible via an ADA trail.



***Figure 49*: Rabbit Park Playground**

DRAFT

Riverdale Park

Riverdale is a neighborhood park located in southern Ramsey along Riverdale Drive (just southof U.S. 10) between CSAH 56 / Ramsey Boulevard and CSAH 57 / Sunfish Lake Boulevard. Its playground was built in 1991, and one of the few in Ramsey that was funded by Tax Increment Financing (when that was permitted). The playground uses pea gravel for surfacing. An interesting aspect of this park, is it's location along the National Mississippi River Trail, and it's connection to the nearby Regional Park

The playground consists of three main components—two distinct play structures and one swing set—as well as four other components—a concrete camel sculpture, an excavator toy, and two spring-riders (one in the shape of a horse, the other in the shape of a bulldozer. The four components are in fair condition (however the concrete sculpture does have small cracks). The swing set has two bays with two swings each (two bucket swings and two belt swings in separate bays). The two talk tubes linking the two main play structures are deteriorating.

The smaller play structure consists of two points of entry—a transfer surface and a staircase, both with handrails—and two slides—one with two parallel tracks and one with a hump. One of the transfer surfaces is connected to a trail via a series of mats laid on top of the pebbles that comprise the playground surface. The top of the structure contains a house-like feature with two walls (each with a window), a bench, and a table. There is also a steering wheel and an interactive sensory component where children can customize animals by rotating nine blocks in a 3 x 3 grid, attached to three parallel bars. A similar sensory component is located at the bottom of the structure.

The larger play structure has a corkscrew climber and two slides—one straight with a single hump and one curved 360 degrees. Additionally, there is a set of monkey bars with eleven straight bars and a track-ride. Both are in good condition, though there is a small area on the grip for the track-ride with chipped paint. The transfer surfaces are in good condition but there are some accessibility concerns. The play set is not accessible via a flat surface and the transfer platforms are spaced vertically from one another by 18 to 24 inches. The six transfer surfaces are triangular and arranged together in a hexagonal shape with the last three being level with one another, forming a trapezoid. This top platform is alternatively accessible via a ladder formed by three slots cut into a wall, which is supplemented by two handholds. Even with the handholds, there are still accessibility concerns.



***Figure 50*: Riverdale Park Playground**

DRAFT



***Figures 51-52*: Transfer Surfaces on the Larger Playground at Riverdale Park (*note that the picture on the left is part of a vertical panorama and is compressed vertically and angularly distorted*)**

DRAFT

Rivers' Bend Park

Rivers' Bend is a 60-acre community park along the Rum River located in southeastern Ramsey, east of MN 47 / Saint FrancisBoulevard and straddling CSAH 116 / Bunker Lake Boulevard, though the playground is to the north. Park amenities include four tennis courts, one softball diamond, one soccer field, and a basketball hoop in the parking lot. Its playground was last replaced in 2001. The playground uses engineered wood fiber for surfacing, which occurred recently in 2020. The playground has seven components—the main play structure, a swingset, a set of four stepping pods (one in the middle and three surrounding the middle 180 degrees from one another), a dolphin-shaped spring rider, two "houses," and a tic-tac-toe board.

The two play houses are mirror-images of one another, each consisting of two plastic walls held togetherby three wooden posts. The walls facing each other both have a small window with a 3 x 3 pattern as well as a bench below the window. The other two corners of each of the houses are open. The houses are both in good condition. The swing set has two bays, one with two bucket swings and onewith two belt swings. The entire structure is in good condition. The paint on the dolphin spring-rideris chipped and the concrete base is worn, but it is otherwise in good condition.

The main play structure is a mix of plastic (slides, tunnels, roofs, and sensory components), metal (transfer platforms, some guardrails and supports), and wood (most platforms and supports).Visually the playground is in great condition, besides some faded paint and mud on the side of someof the plastic components. The main play structure has six entrances—two transfer surfaces, one chain-link ladder, one metal ladder with four alternating semicircular rings forming eight footholds,one metal ladder with four flat rungs, and one corkscrew climber. The main play structure also consists of five slides—one straight enclosed slide, one curved enclosed slide rotating 360-degrees,one straight slide with two parallel tracks, one straight slide with a hump, and another curved slide rotating 360-degrees. Additionally, there is a set of monkey bars with seven round rings. Tying the structure together are a clatter bridge, a belt bridge, and two tunnels each with two 90-degree turns.

The play structure also has four interactive sensory components—a board with letters on it, an abacus, a tic-tac-toe board (similar to the one outside of the main play structure), and a toy similar to the tic-tac-toe boards but with numbers painted on them.



***Figure 53*: Rivers' Bend Playground**

DRAFT

Shawn Acres Park

Shawn Acres is a neighborhood park located in a low-density area in northern Ramsey along Chameleon Street, 1/5 mile north of 173rd Avenue, and west of Thorn Lake. Its playground was placed there before 1980, and it is believed that it was used components at that time. The playground consists of three separate small elements: a rusted metal-pole swing set with three swings, a stand-alone metal slide, and a parallel set of metal bars akin to monkey bars without rungs. The paint on each of three components is peeling. Two of the three swings are inaccessible to younger children and those with mobility limitations without the help of an adult. The slide is also inaccessible to those with mobility impairments. The playground is not ADA compliant, nor does it have resilient surfacing, and has limited or low 'play value'. *The terms of this Interim Playground Replacement Policy point to the playground components removal, without replacement.*



***Figure 54*: Shawn Acres Park Playground**

DRAFT

Solstice Park

Solstice is a neighborhood park located in southeastern Ramsey at the end of Erkium Street, 1/5 mile east of CSAH 5 / Nowthen Boulevard and ¼ west of MN 47 / Saint Francis Boulevard viaSunwood Drive. The park has a grass infield softball field, and misting station adjacent to the play structures. Its playground was built in 1995, following input on the design by the new neighbors. Originally red in color, some of the components have faded to pink, showing their 26 years of service. The playground uses pea gravel for surfacing, within the boulder containment system.

The playground is composed of four components—a composite play structure with monkey bars and track-ride attached to the end, a swing set (containing three bays with two swings each), a climbing structure in the shape of a Stegosaurus dinosaur, and a sandbox excavator toy.

There are two curved slides, the shorter one turning 90 degrees and the longer one turning 360 degrees. There is a third straight slide. All of the slides are in good condition, however there are scratch marks in several places.

There are three main points of entry for the main composite playground structure—one transfer surface / staircase, one metal ladder curving upwards then horizontally, and one chain link ladder. Additionally, a corkscrew climber can be used for entry. Transfer platforms serving the monkey bars can also serve as a means of entry. There is a tunnel linking different parts of the structure that is in fair condition.

The sandbox excavator like many, due to their popularity, is in poor condition with paint chipped and metal rusted in several places. The swing set has three sections, divided by supports with two legs each, with two swings per section. One of the sections has two tot, bucket swings. All of the swings are in good condition. The monkey bars, comprised of nine triangular metal rings, are in good condition, as is the track-ride, though there is chipped paint in one place. There are two miscellaneous interactive sensory components, a tic-tic-toe board and a steering wheel, both of which are in good condition. Finally, there is a pull-up bar and talk tubes, both of which are in fair condition.

The dinosaur-shaped climbing structure has a spine of parallel metal bars with 17 rectangular ‘ribs’on the underside for climbing, linking the two bars. On the top there are 12 pentagonal scales on alternating sides of the spine for climbing. The structure is held up by four of the Stegosaur’s legs. All components of this structure are in good condition.



***Figure 55*: Solstice Park Playground**

DRAFT

Titterud Park

Titterud is a neighborhood park in central Ramsey along CSAH 56 / Ramsey Boulevard, just south of the intersection of CSAH 5 / Nowthen Boulevard. There is a single softball field at the park, and the playground was replaced in 2005, and located entirely within the pastoral Bur Oak stand. The playground uses engineered wood fiber for surfacing, with two separate boulder borders. One unique element is the porous ADA concrete sidewalk connecting the parking lot, which allows precipitation and air to reach the tree's rooting zone beneath.

There are three areas for playing—one with the main play set, one with a swing set and two pieces of equipment for bouncing, and an empty sandbox (with pea gravel for surfacing). The bouncing equipment is in good condition. One consists of a spiral pole with a singular platform from bouncing and the other is in the shape of a ring, allowing for two children to take turns jumping and launching the other upward.

The swing set is made of wooden posts and a metal crossbar, and has two belt swings.
The main structure is largely wooden, but with metal guardrails and a single plastic slide with three parallel tracks and a plastic tunnel. The main means of entry is a transfer platform and staircase. Another entrance is via a gray plastic rock climbing wall attached to a series of twelve green arched climbing platforms arranged in circular patterns. Adjacent to this is a rope climbing ladder with four parallel ropes at the top for handholds. On the opposite end of the playground structure is another means of entry—a ladder consisting of seven rungs and another ladder connected at a 135-degree angle with four rungs. The fifth and sixth means of entry are a narrow ladder with a rope for balancing, and a corkscrew climber. One of the boards on the transfer surface was recently replaced, with the structure in overall in good condition.



***Figure 56*: Titterud Park Main Play Area**



***Figure 57*: Titterud Park Secondary Play Area**

Woodland Green Park
Woodland Green is a neighborhood park in eastern Ramsey located east of MN 47 / Saint Francis Boulevard and north of Alpine Drive. Amenities include a single soccer field, and a hexagonal shelter in proximity to the playground, which was replaced in 1998. The playground uses engineered wood fiber for surfacing, with a timber border.

The playground features four components—the main structure with an attached jungle gym, a swing set, and two spring riders (both of which are in good condition). The swing set, consisting of two bays with two belt swings and two bucket swings in the respective bays, is in fair condition, though the crossbar is beginning to rust.

The main play structure has two curved slides, one with parallel tracks and curving roughly 45 degrees and another slide (longer than the first) zigzagging, but curving roughly 45 degrees as well. There are six means of entry, the main one being a transfer surface and staircase. There are three metal rope-like ladders—one enclosed with a metal ring on top, one with two parallel metal bars on the sides, and one with a single climbing track. A fifth means of entry is a green plastic climbing structure adjacent to the longer slide. A sixth possible method of entry is the jungle gym attached to the main structure. It also consists of a rope climbing wall, a set of monkey bars made up of five rings each attached to the end of a chain, a pull-up bar, and a set of monkey bars with three tilted, rotating, circular handholds. The second set of monkey bars is slanted. The jungle gym and main playground structure are both in good condition.



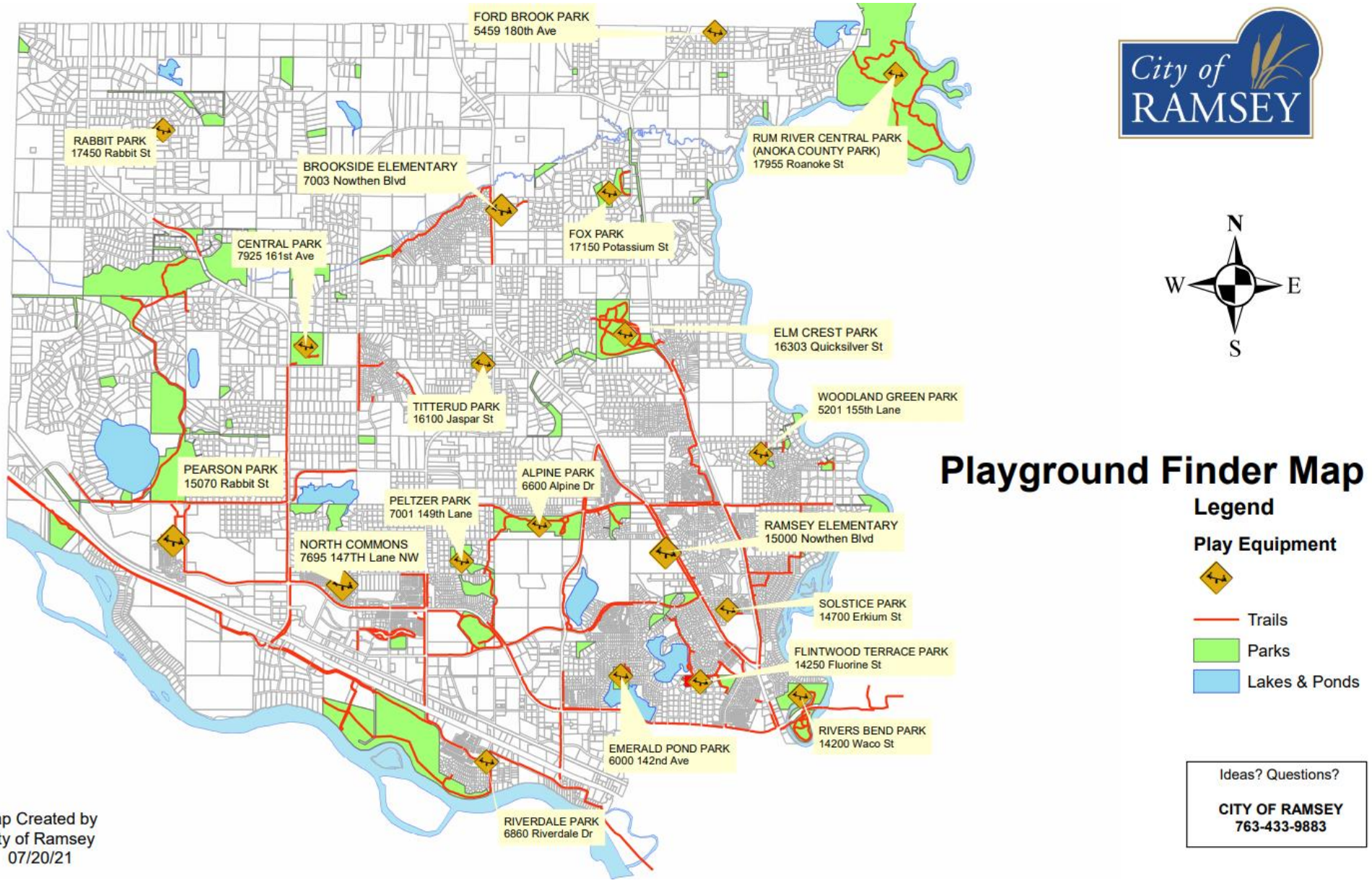


***Figures 58-59*: Woodland Green Park Playground (looking east and west,respectively)**

APPENDIX



Example of Public Engagement re 2020 Playground replacement


FORD BROOK PARK
5459 180th Ave
RABBIT PARK
17450 Rabbit St
BROOKSIDE ELEMENTARY
7003 Nowthen Blvd
RUM RIVER CENTRAL PARK
(ANOKA COUNTY PARK)
17955 Roanoke St
CENTRAL PARK
7925 161st Ave
FOX PARK
17150 Potassium St
ELM CREST PARK
16303 Quicksilver St
TITTERUD PARK
16100 Jaspar St
WOODLAND GREEN PARK
5201 155th Lane
PEARSON PARK
15070 Rabbit St
ALPINE PARK
6600 Alpine Dr
PELTZER PARK
7001 149th Lane
RAMSEY ELEMENTARY
15000 Nowthen Blvd
NORTH COMMONS
7695 147TH Lane NW
SOLSTICE PARK
14700 Erkium St
FLINTWOOD TERRACE PARK
14250 Fluorine St
RIVERS BEND PARK
14200 Waco St
EMERALD POND PARK
6000 142nd Ave
RIVERDALE PARK
6860 Riverdale Dr
Map Created by
City of Ramsey
07/20/21
City of RAMSEY
N
W
E
S
Playground Finder Map
Legend
Play Equipment
Trails
Parks
Lakes & Ponds
Ideas? Questions?
CITY OF RAMSEY
763-433-9883

Solstice Park's Play Structure — safety inspections, maintenance labor and repair expenses

Safety inspections, minor labor/repairs in first 15-20 years of playgrounds, approximately $784 annually.

After useful life period, $784 + $2,860 in labor costs annually (approximated).

The above does not include playground 'weeding' or vandalism expenses, nor resilient surfacing replacements.

$400 (x2)



$1,500



$480



$1,560



No longer Available



1995 '96 '97 '98 '99 2000 '01 '02 '03 '04 '05 '06 '07 '08 '09 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

|----------Assumed Useful Life ----------|

Solstice Park's Play Structure — safety inspections, maintenance labor and repair expenses

Safety inspections, minor labor/repairs in first 15-20 years of playgrounds, approximately $784 annually.

After useful life period, $784 + $2,860 in labor costs annually (approximated).

The above does not include playground 'weeding' or vandalism expenses, nor resilient surfacing replacements.

$400 (x2)



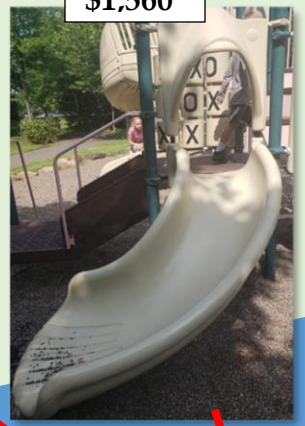
$1,500



$480



$1,560



No longer Available



1995 '96 '97 '98 '99 2000 '01 '02 '03 '04 '05 '06 '07 '08 '09 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

|----------Assumed Useful Life ----------|

MIDWEST PLAYSCAPES
8632 Eagle Creek Circle, Savage, MN 55378
www.MIDWESTPLAYSCAPES.com

direct: 952.895.8888
fax:952.895.8889
toll free: 800.747.1452

playscapes@earthlink.net

Quotation

Project: City of Ramsey
Contact: Andy
Ship To:
Ramsey, MN 55303
Email: ablood@ci.ramsey.mn.us
Shipping Contact Name:

Phone: 763-464-7099
Fax:
Bill To:

Date: 6/27/2019

Qty	Design/Item #	Description		Total
1	ZZCH3129	90 degree Glide Slide	$	1,242.00
		Plastic Color: Beige Post Color:_____ Railings Color:_____		

		Subtotal	$ 1,242.00
		Freight	$ 316.00
Tax Exempt #_____	* Please provide certificate	Sales Tax	$ -
		Local Sales Tax	$ -
		Total	$ 1,558.00

NOTE: Customer would be responsible for unloading, freight inventory and installation.

NOTE: New Footings will need to be done.

NOTE: Any Insurance requirements above $1,000,000 General Liability will be subject to a surcharge

NOTE: UNLESS OTHERWISE NOTED, prices shown are material only. They **DO NOT** include: assembly, installation, border, safety surfacing, drain tile, geotextile fabric, removal of existing equipment, site preparation, excavation or site restoration, unloading of equipment, disposal of packaging material, storage of equipment, additional insurance and bonding would be extra, unless otherwise stated above. If playground equipment or materials are stored off site, customer is responsible for transporting equipment to job site.

Prices firm for 30 days, subject to review thereafter. Our terms are net 30. A finance charge of 1.5% will be imposed on the outstanding balance unpaid for more than 30 days after the shipment of materials. Equipment shall be invoiced seperately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.Once customer has signed quotation, your order cannot be changed or canceled.Please allow 3to4 weeks for delivery after receipt of order. Standard manufacturing design, specification, and construction apply unless noted otherwise. Customer is responsible for the identification and marking of all underground utilities (public or private) to include drain tile and sprinkler systems. Area must be accessible to Bobcat and other equipment necessary for installation or additional fees will be charged. Freight quote is based on customer unloading equipment and checking in all equipment for any missing parts. If product is refused by customer upon delivery for any reason (unless damaged), without prior authorization from Midwest Playscapes, Inc., the customer agrees to pay 20% restocking fee plus freight charges.
Price does not include prevailing wages, unless otherwise noted. If we can be of Other Assistance, please feel free to contact us.

Signed: _____
Bruce Pudwill

Accepted _____
Date: _____
Printed Name: _____

PLAYWORLD®
The world needs play.®

Installation Instructions

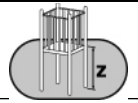
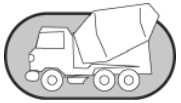
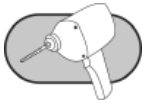
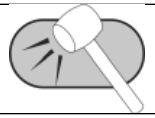
Challengers® Model CH3129
90° Glide Slide

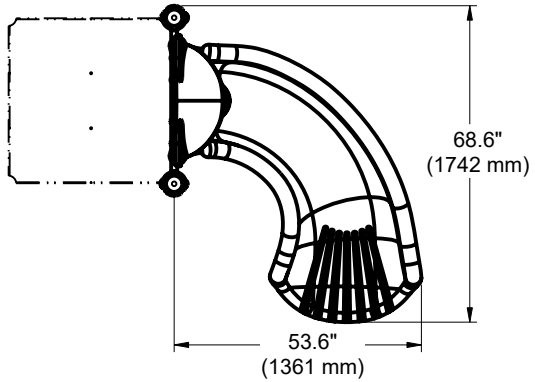


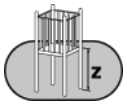
Assembly View *(representative model)*

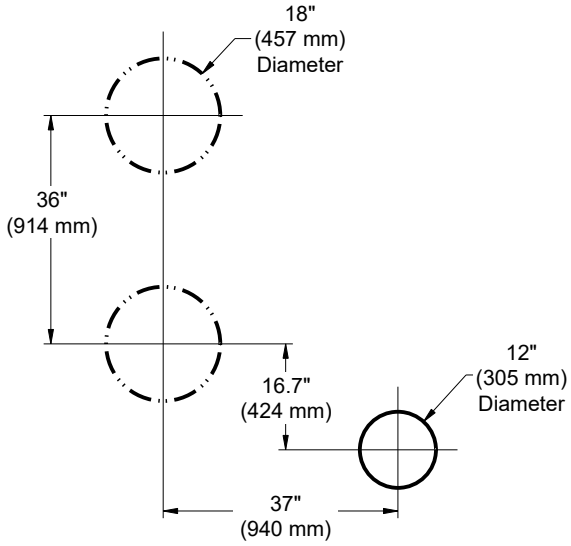
Installation Preparation

Recommended Crew: ..... Two (2) adults
Installation Time: ..... 1.5 man-hours
Concrete Required: ..... 0.03 cubic yard (0,02 cubic meters)
Use Zone: ..... Refer to Master Drawing
User Group Age (years): ..... ASTM/CSA: 2-12, EN: 2-14

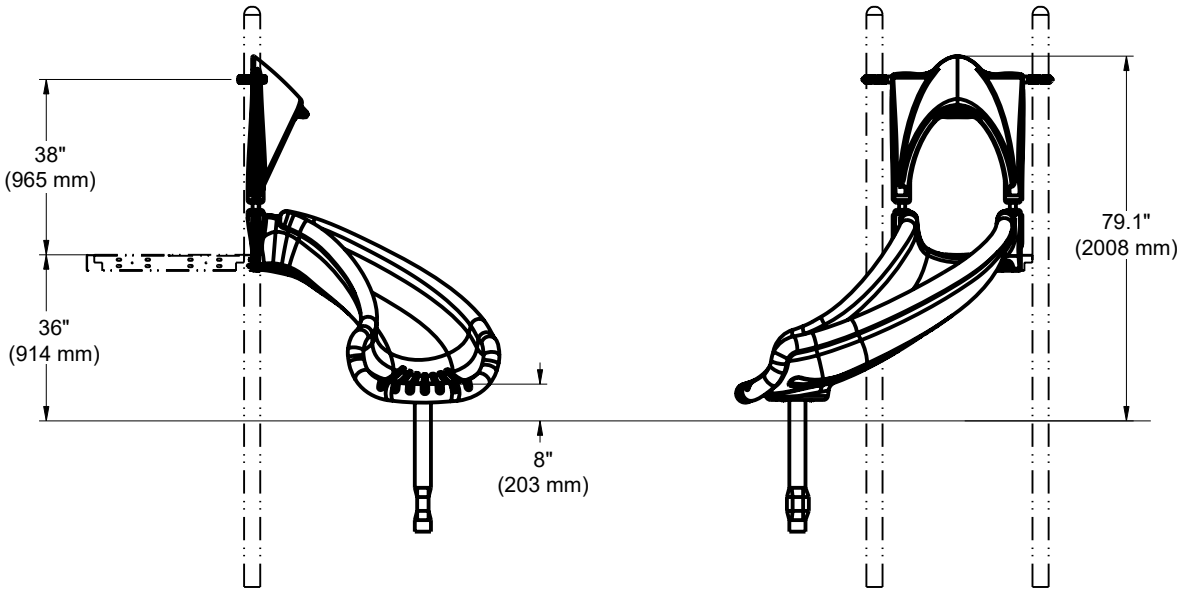
ICON KEY			
	Fully Tighten Hardware		Critical Fall Height
	Do **Not** Fully Tighten Hardware		Pour Concrete
	Drill		Dig Footing Holes
	Hammer		





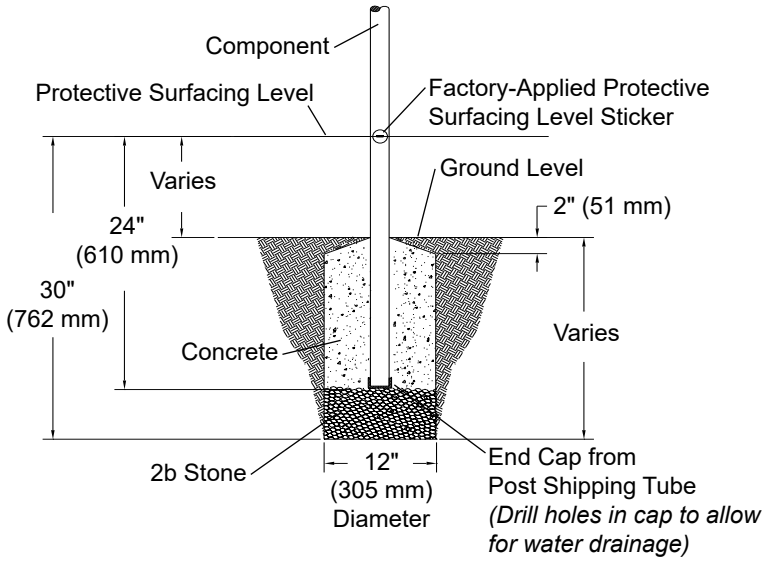


Footing Diagram



Elevation View

Installation Instructions



Component Footing Detail (ASTM/CSA)

FOOTING NOTES

• Component footing depth equals 30 in. (762 mm) less the depth of the protective surfacing material. The post is designed to have 12" (305 mm) in concrete.

Example: If 12 in. (305 mm) of wood mulch is used for surfacing, the footing depth would be 18 in. (457 mm).

• Most support posts and component support legs will have either a factory-applied sticker with line, or factory-applied mark designating protective surfacing level on a clear and level installation site.

• If play structure is installed on uneven terrain, maintain support post mark at protective surfacing level at lowest grade. Adjust other footings accordingly. Support posts and all attaching decks and play components must be plumb and level.

• Do not encase bottom of support post in concrete. Place post directly on packed stone.

• The footings shown on Playworld Systems' documentation are recommendations based on historical performance in average soil conditions. Footing dimensions may be modified by the owner based on actual soil conditions.
For example:

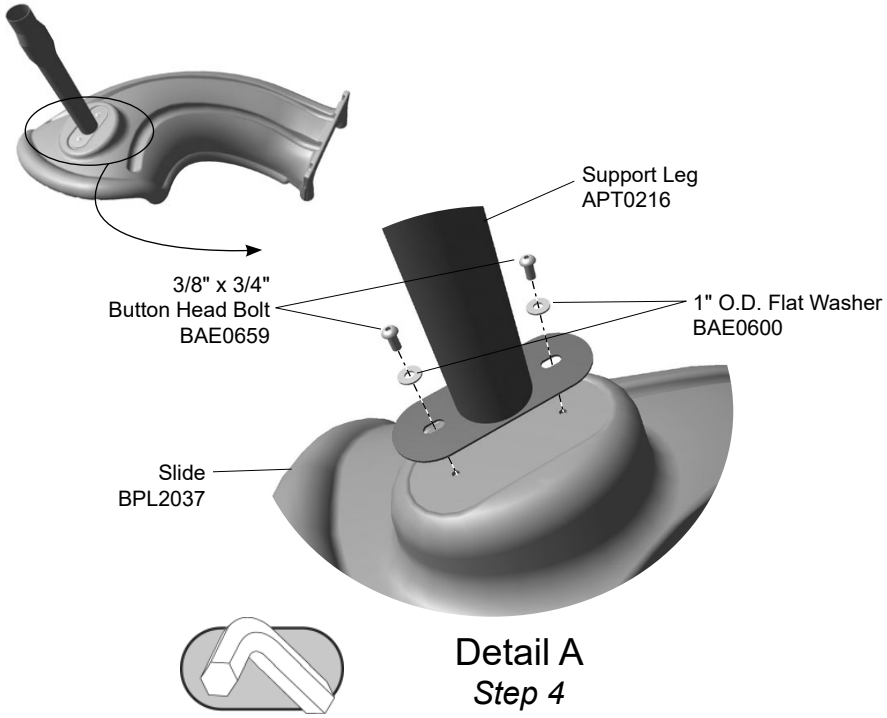
- If local soil is loose or unstable, a larger footing may be required.
- If local soil is considered stable, such as bedrock, clay or hard packed earth, a smaller footing may be used. Before changing footing dimensions, we strongly recommend that the footings be reviewed and approved by a registered engineer.

• Base of footing must be below frost line.

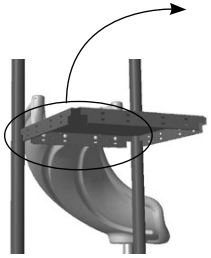
• Assemble the entire structure before pouring concrete unless specifically instructed to do so in the individual component installation instructions.

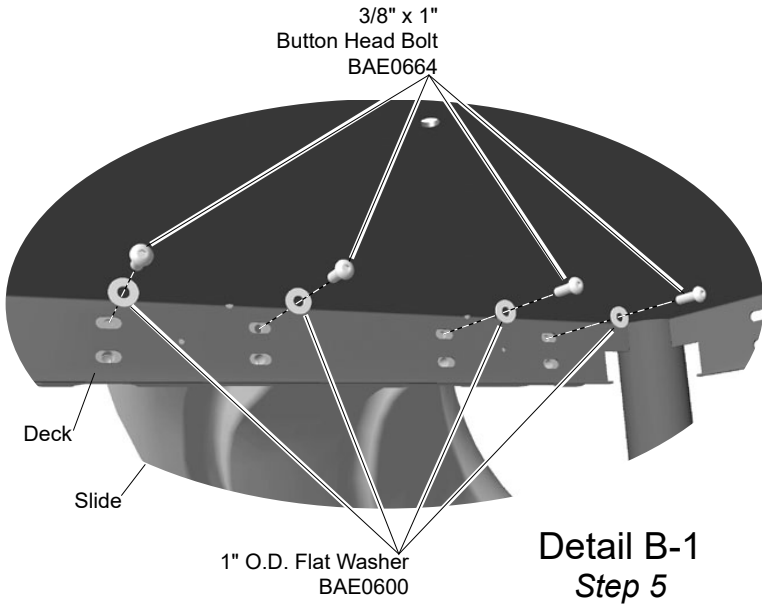
Installation Instructions

Follow the details in alphabetical order. For clarification, each detail references the step description. The step descriptions start on page 7.



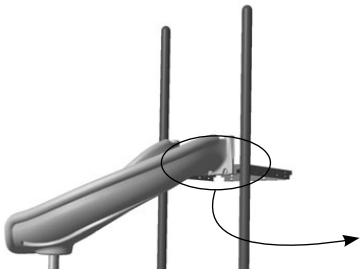
Detail A
Step 4

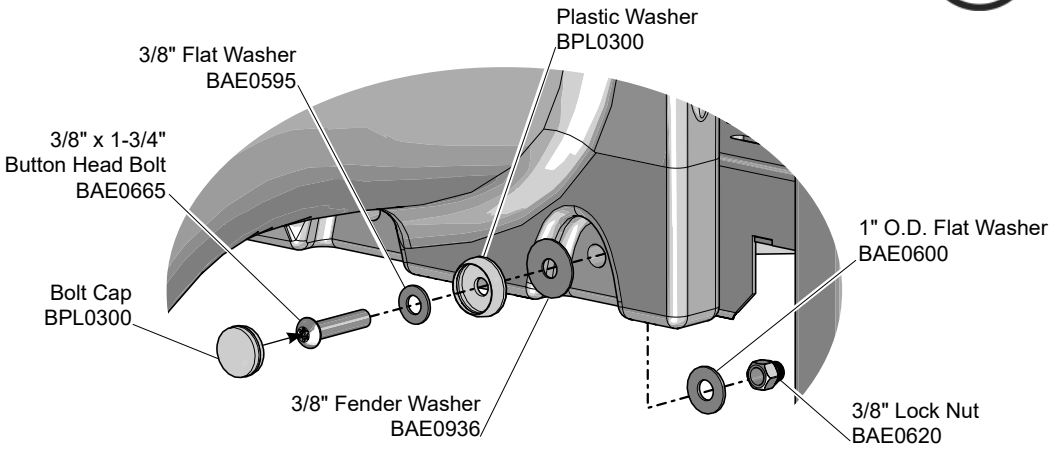




Detail B-1
Step 5



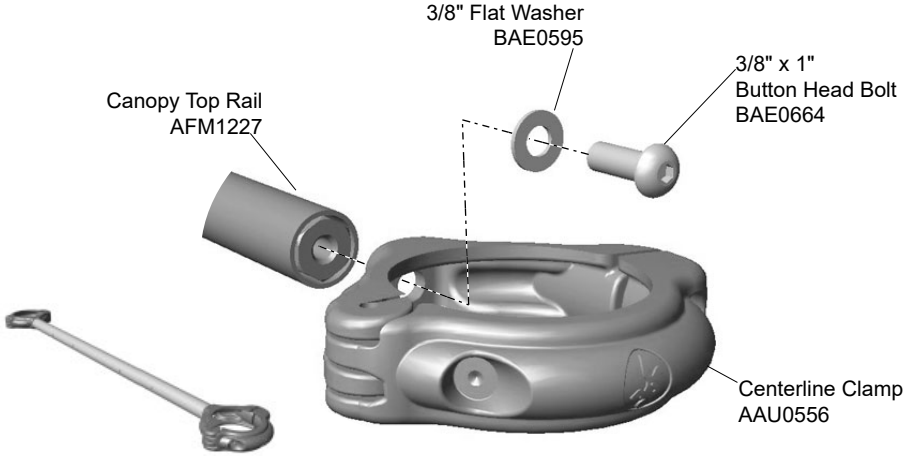




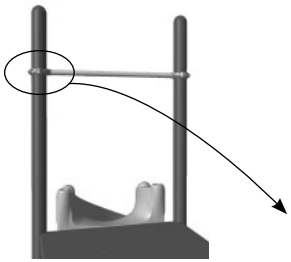
Detail B-2
Step 6

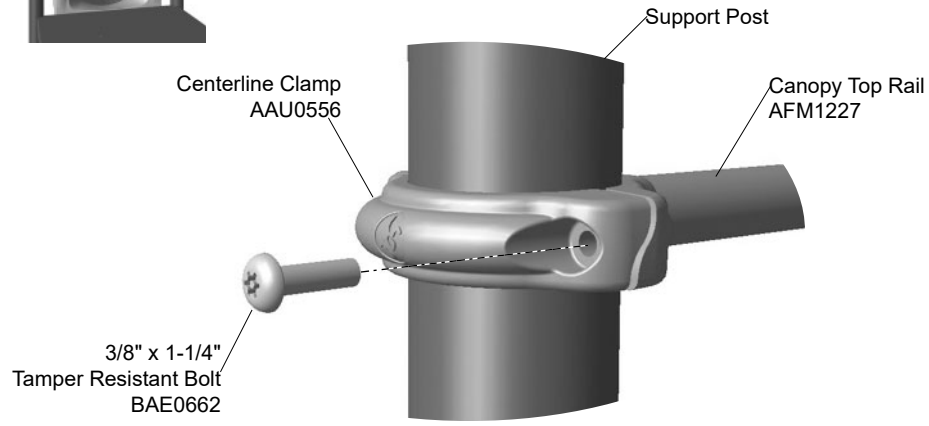
Note: Do not install bolt caps over the plastic washers until structure is complete and footed.

Installation Instructions

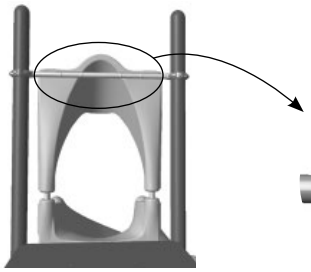


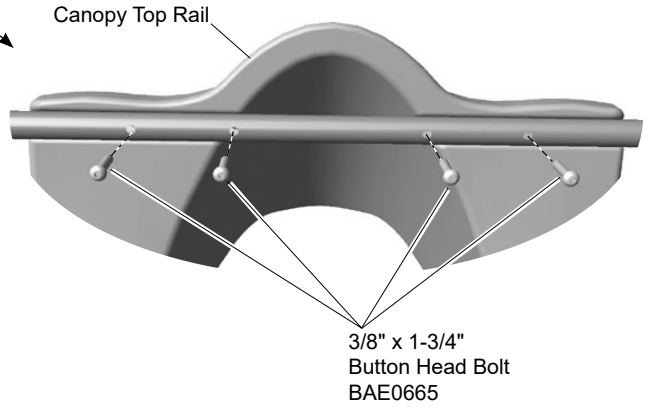
Detail C
Step 7



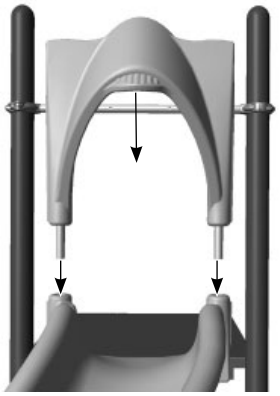


Detail D
Step 8

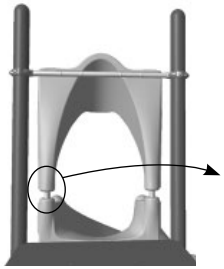


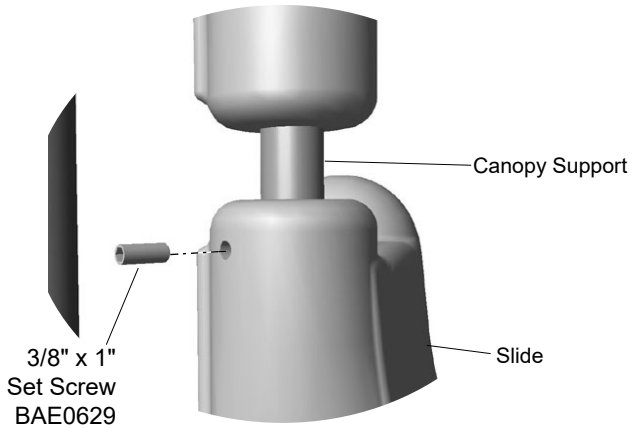


Detail E-2
Step 9

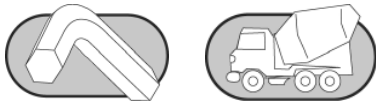


Detail E-1
Step 9

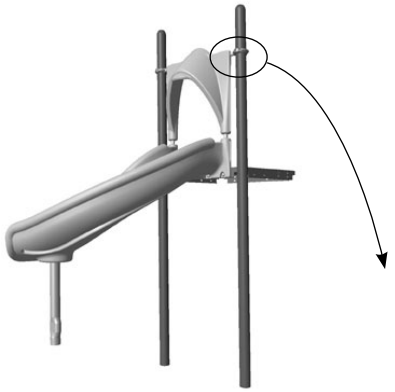


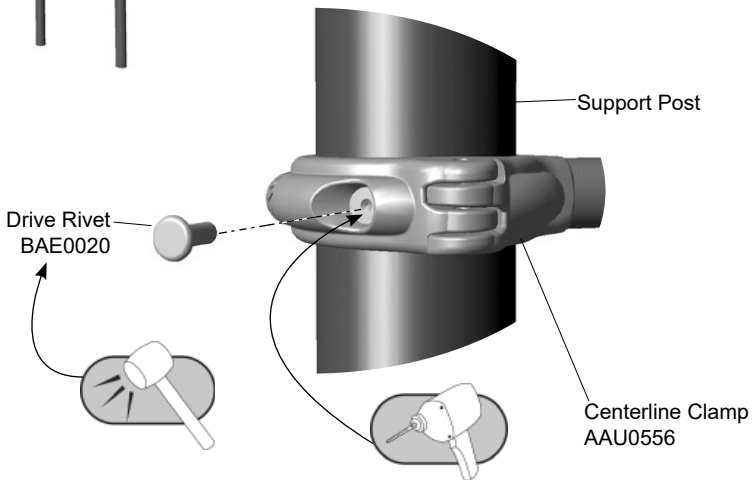


Detail F
Step 10

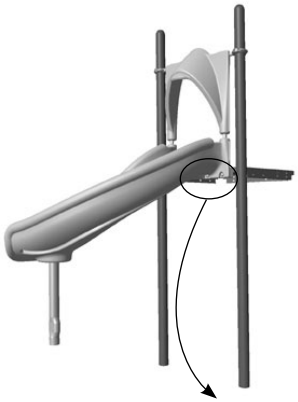


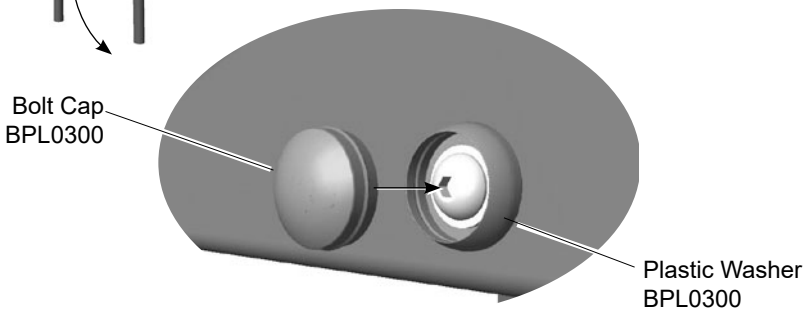
Step 11





Detail G
Step 12





Detail H
Step 13
(refer to Detail B-2 also)

Installation Instructions

__**Notes Before You Begin:** Do not over tighten bolts during assembly, only snug tighten them until assembly is complete. Do not install bolt caps until the structure is completely assembled and properly footed.

Carefully read and understand these installation instructions before you begin.

__**Step 1:** Before attempting to assemble your equipment, please review all installation information carefully. Should you experience any difficulty during the installation process, please call us at the phone number shown on the last page of these instructions.

__**Step 2:** Separate and identify all components and hardware.

__**Step 3:** Lay out the footings as shown on the structure master footing diagram. Excavate the holes as shown in the **Component Footing Details** on page 3 of this installation document.

Attach the exit support post to the slide.

__**Step 4:** Attach the exit support post to slide. See **Detail A**. Select the slide, the exit support post and the appropriate hardware. Place the exit support post into the indentation under the slide. Attach as shown. Fully tighten the connections.

Attach the slide to the deck.

__**Step 5:** Attach the slide to the deck. See **Detail B-1**. Select the slide and the appropriate hardware. Position the slide against the deck and align holes in the slide with those in the deck. Use an alignment tool through the lower outside holes to hold it in place. Make the *upper* attachments from underneath the deck. Attach as shown. *The middle of the slide bedway should be flush to, and level with the deck.* Leave connections loose for alignment adjustments.

__**Step 6:** Make the *lower* attachments to the slide and deck. See **Detail B-2**. Select the appropriate hardware. Make the lower attachments as shown. Leave the connections loose. Do not attach bolt caps until the structure is completely assembled and properly footed.

__**Step 7:** Connect the clamps to the canopy top rail. See **Detail C.** Select (2) two centerline clamps, the top rail and the appropriate hardware. Place a clamp against each end of the top rail and attach as shown. Turn the clamps so that the hinges are on the same side and fully tighten the connections.

__**Step 8:** Attach the top rail to the posts. See **Detail D.** Select the top rail and appropriate hardware. Position the top rail between the posts and close the clamps around the posts. Thread a bolt into each clamp as shown. Move the top rail to approximately 38" (965 mm) above the deck and leave the connections loose.

Secure the canopy to the slide.

__**Step 9:** Position and attach the canopy. See **Details E-1 and E-2**. Select the slide canopy and the appropriate hardware. Place the canopy above the slide and slide the canopy supports into the sockets in the slide until fully seated. The top rail should fit into the indentation in the back of the canopy. Attach the top rail to the canopy as shown. If there is a clamp conflict the top rail can be moved up to 40" (1016 mm).

__**Step 10:** Secure the lower canopy supports to the slide. See **Detail F**. Select (2) two 3/8" x 1" set screws. Thread each screw into the slide until the screw is tight against the canopy supports.
Note: It may be necessary to use a 3/8" -16 tap to clean excess plastic to allow the screw to contact the canopy support.

Final Details.

__**Step 11:** Plumb and level the entire slide. Tighten **all** fasteners keeping all the joints flush and even. Fully tighten all fasteners according to tightening torque specifications. Block and brace for concrete. Pour concrete after all equipment has been assembled. Allow 72 hours for concrete to completely cure. Adjust the exit height of the slide so it will not hold water. See **Elevation View**.
The slide height can be adjusted to avoid retaining water but can be no greater than 11 in. (279 mm) from the protective surfacing.

Torque specifications :

Nuts and Bolts: Snug tighten and tighten an additional one-half turn.
Set Screws: Snug tighten and tighten an additional turn.

__**Step 12:** Install drive rivets. See **Detail G.** After the equipment assembly is complete, install a drive rivet in each clamp to permanently secure it to the support post. Using a 1/4" drill bit, drill through the clamp and support post. Insert the drive rivet into drilled hole until the head of the rivet is against the surface of the clamp. Using a hammer, pound the pin of the rivet until it is flush with the surface of the rivet head.
Note: This step should be executed after structure has been assembled and properly footed.

__Step 13: Select the plastic bolt caps and press into the plastic washers. See **Details B-2 and H**. The bolt caps install more easily when they are warm.

__Step 14: the hood string entanglement warning label to the equipment at eye level.

CH3129 - 90° GLIDE SLIDE

PART NO.	DESCRIPTION	QTY.
AAU0556	CLAMP - 3-1/2" CENTERLINE DIE CAST	2
AFM1227	FAB. METAL - 1.315" O.D. x 30.50"	1
APT0216	POST - 3-1/2" O.D. x 28-3/4" EXIT SUPPORT	1
BAE0020	RIVET - 1/4" x 11/16" DRIVE	2
BAE0595	WASHER - 3/8" SAE FLAT	6
BAE0600	WASHER - 1" O.D. FLAT	10
BAE0620	NUT - 3/8"-16 LOCK w/NYLON CAP	4
BAE0629	SCREW - 3/8"-16 x 1" SOCKET SET SS	2
BAE0659	BOLT - 3/8"-16 x 3/4" BUTTON HEAD - SS	2
BAE0662	BOLT - 3/8"-16 x 1-1/4" TMPR RESIST w/TORX DRIVE	2
BAE0664	BOLT - 3/8"-16 x 1" BUTTON HEAD - SS	6
BAE0665	BOLT - 3/8"-16 x 1-3/4" BUTTON HEAD - SS	8
BAE0936	WASHER - 3/8" I.D. x 1-1/4" O.D. FENDER	4
BPL0300	CAP - 3/8" BOLT	4
BPL2030	CANOPY - SINGLE GLIDE SLIDE	1
BPL2037	SLIDE - 36" 90° GLIDE	1
ALB0030	LABEL-HOOD STRING ENTNGLMNT WRNG LABEL	1

PLAYWORLD
The world needs play.
For Customer Service, Call
800-233-8404 or
570-522-9800 OUTSIDE U.S.
1000 Buffalo Road • Lewisburg, PA 17837
www.playworldsystems.com



St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082 US
16514301247
hannah@stcroixrec.com

Estimate

ESTIMATE # 4630
DATE 09/18/2020

ADDRESS
City of Ramsey
Email:
accountspayable@ci.ramsey.mn.us

SHIP TO
City of Ramsey
Attn: Andy Blood
14100 Jasper St NW
Ramsey, MN 55303

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
BCI 590-0064 LITTLE DIGGER. Color: Blue	1	732.00	732.00T
Freight Shipping UPS - No call ahead available. If the City prefers an LTL delivery with ABF, freight will be $315	1	205.00	205.00T

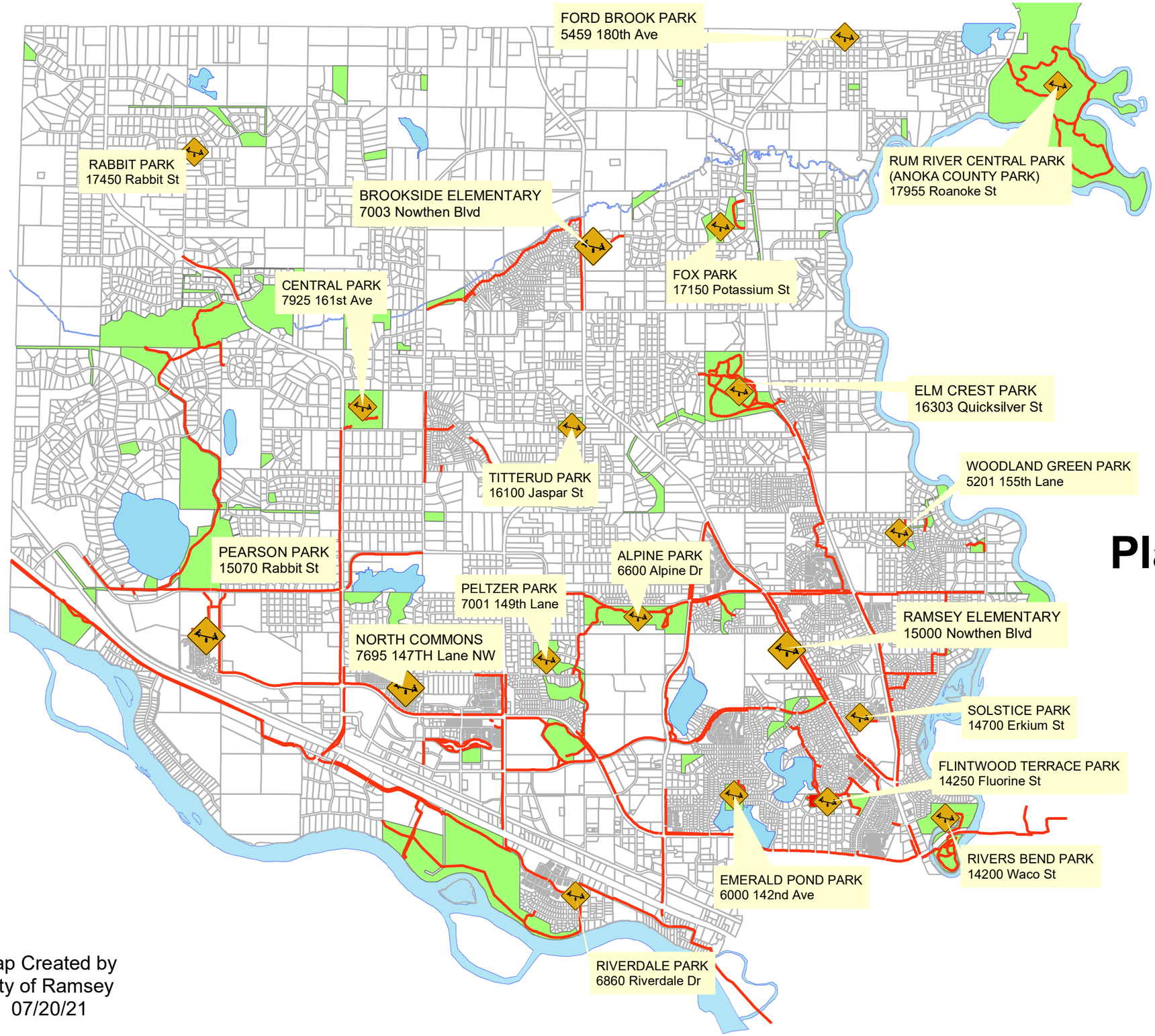
QUOTES ARE EFFECTIVE FOR 30 DAYS.
SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE OR ADD.
PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED.
FAILURE TO PAY IN A TIMELY MANNER MAY INCUR INTEREST.

ST CROIX RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER, DESCRIPTION, QUANTITY AND COLOR DIRECTLY WITH ARCHITECT OR END USER.

SUBTOTAL	937.00
TAX (0%)	0.00
TOTAL	**$937.00**

Accepted By

Accepted Date



City of RAMSEY

N
W E
S

Playground Finder Map

Legend

Play Equipment

Trails

Parks

Lakes & Ponds

Ideas? Questions?

CITY OF RAMSEY
763-433-9883

Map Created by
City of Ramsey
07/20/21

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

RESOLUTION #21-255

RESOLUTION APPROVING INTERIM PLAYGROUND REPLACEMENT POLICY

WHEREAS, Ramsey City Council and the Park and Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, Neighborhood playgrounds are essential areas for play, creative and cognitive expression, as well as the positive physical development of children**;** and

WHEREAS, the City has significant investments in play equipment components, and each playstructure ultimately will need to be replaced**;** and

WHEREAS, renovation and reinvestment in existing parks represents a commitment and service to residents throughout the City, and supports favorable property values and sustaining neighborhoods; and

WHEREAS, the City annually receives proceeds from Lawful Gambling conducted in the community, and these monies are to be invested in benefitting the youth of Ramsey; and

WHEREAS, the Park and Recreation Commission developed a Playground Replacement Policy, and recommends its implementation to begin a systematic and logical replacement of playgrounds and the associated park's rejuvenation—each of which will have been in service for more than two-decades.

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

1) That, adopting the Interim Playground Replacement Policy sets into motion the programmatic replacement of the City's playgrounds, as well as the evaluation of this process, and that each project, with the associated park renovation will come before the Park and Recreation Commission for an effective recommendation to City Council; and

2) That, pursuant to MN State Statute Chapter 349, Lawful Gambling Fund monies may only be used for expenditures that benefit youth in the community, and that accordingly, this funding source be considered for playground replacements as part of the annual General Fund budget, and Capital Improvement Program procedures.

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 14th day of September, 2021.

Mayor

ATTEST:

City Clerk

CC Regular Session **7. 3.**

Meeting Date: 09/14/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt #21-265 Approving Final Plat and Development Agreement for Northfork Meadows, Case of Lennar (20-135)

Purpose/Background:

The purpose of this case is to review a request from Lennar (the "Applicant") for final plat and development agreement for Northfork Meadows on the property generally east of Puma St and south of Alpine Dr (the "Subject Property"). The Subject Property is approximately 33 acres and has a split zoning with R-1 Residential (MUSA - Detached Single Family Homes) (80 foot wide lots) along the eastern and southern boundary, with the remainder of the property zoned R-1 Residential (MUSA - Detached Villas) (65 foot wide lots).The City Council approved the preliminary plat for this project in February 2021 contingent upon the developer finalizing the final plat and entering into a development agreement with the City. These are standard contingencies of approval and the last step in a project prior to allowing full construction onsite.

Below is a summary of the project:

- Site Acreage: Approximately 33 acres
- Proposed Number of Lots: 88 lots (41 80-foot wide lots, 47 65-foot wide lots)
- Current Zoning: R-1 Residential (MUSA - Detached Single Family Homes) 80-foot wide lots (eastern and southern boundary), and R-2 Residential (MUSA - Detached Villa) 65-foot wide lots (remainder)
- Proposed Density: 3.35 units per acre

Notification:

No notification is required for final plat. Notification was required and provided with the preliminary plat.

Time Frame/Observations/Alternatives:

Alternatives

Alternative 1: Approve the final plat and development agreement as proposed. The final plat generally meets all of the City requirements, and the attached resolution includes standard contingencies of approval. The Applicant is also using the City's standard development agreement template. Since the project meets all requirements and standards, the City Council should approve.

Alternative 2: Approve with additional contingencies. Staff could be supportive of this if the City Council felt there were items not included in the attached documents.

Funding Source:

The Applicant, Lennar, is responsible for all costs associated with project review.

Recommendation:

Staff recommends adoption of Resolution #21-265.

Outcome/Action:

Motion to adopt Resolution #21-265.

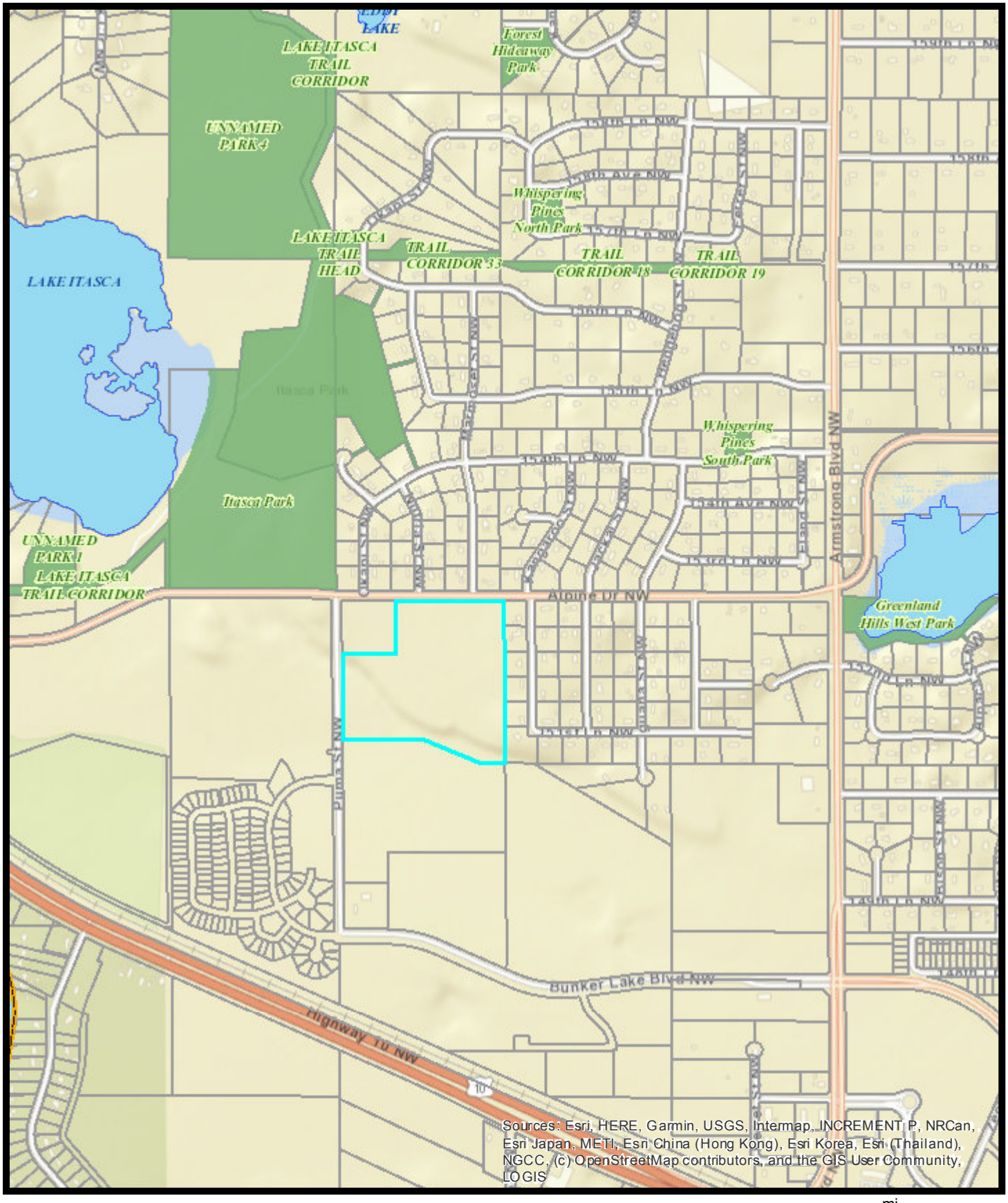
Attachments

Site Location Map
Development Agreement
Final Plat
ACTION Resolution #21-265

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 02:02 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 02:23 PM
Form Started By: Chloe McGuire Brigl		Started On: 09/08/2021 12:56 PM
Final Approval Date: 09/09/2021		

Site Location Map



CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR NORTHFORK MEADOWS

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 Lennar, a Corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as Northfork Meadows (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 ISG, Inc., dated _____ _____, 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 reproducible 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 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($_____.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] for the density transitioning/berming, and $_____ for the required plantings per lot, 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:
Lennar
Attn: Paul Tabone
16305 36th Ave No, Suite 600
Plymouth, MN 55446

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:

US Home Corporation, dba Lennar

By:_____, Paul Tabone
Its: Land Entitlement Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Paul Tabone, Land Entitlement Manager of Lennar, a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 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

Outlot A, Alpha Development, and Outlot B, Alpha Development 2nd Addition, Anoka County, Minnesota

Or upon recording:

Lots 1 – 16 (inclusive), Block 1; Lots 1 – 27 (inclusive), Block 2; Lots 1 – 45 (inclusive), Block 3; and Outlot A and B, Northfork Meadows, Anoka County, MN.

(the 'Subject Property');

EXHIBIT B

Fees Payable to the City

Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or	88	per unit	*$3,500*	$308,000	
Trail Development	88	per unit	*$1,000*	$88,000	
Subtotal Park and Trail Development				***$396,000***	
Water and Sewer Fees					
Water Trunk (Connection)	88	per unit	*$1,852*	$162,976	
Sanitary Sewer Trunk (Connection)	88	per unit	*$1,274*	$112,112	
Subtotal Water and Sewer Fees				***$275,088***	
Stormwater Management Fees					
Stormwater Management	88	per unit	*$502*	$44,176	
Subtotal Stormwater Management				***$44,176***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$715,264**	
Sureties and Inspection Fees					
Performance Surety (returned when complete)	1,500,000	cost of improvement	*125%*	$1,875,000	Cash or Letter of Credit
Engineering Inspection Fee	Estimated 1,500,000	cost of improvement	*5%*	$75,000	Cash Escrow

NORTHFORK MEADOWS

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota to wit:

Outlot A, ALPHA DEVELOPMENT, Anoka County, Minnesota

AND

Outlot B, ALPHA DEVELOPMENT 2ND ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as NORTHFORK MEADOWS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat for drainage and utility purposes only.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: U.S. Home Corporation

_____ its _____

State of _____

County of _____

This instrument was acknowledged before me on _____, 20____ by _____ its _____, of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

_____
(signature)

_____
(print)

Notary Public _____ County, Minnesota

My Commission expires _____

SURVEYOR'S CERTIFICATE

I Mark A. Schwanz 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____.

_____
Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20_____ by Mark A. Schwanz.

_____
(signature)

_____
(print)

Notary Public, _____ County, Minnesota

My Commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of **NORTHFORK MEADOWS**, was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 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: _____ By:_____
Mayor Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By:_____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

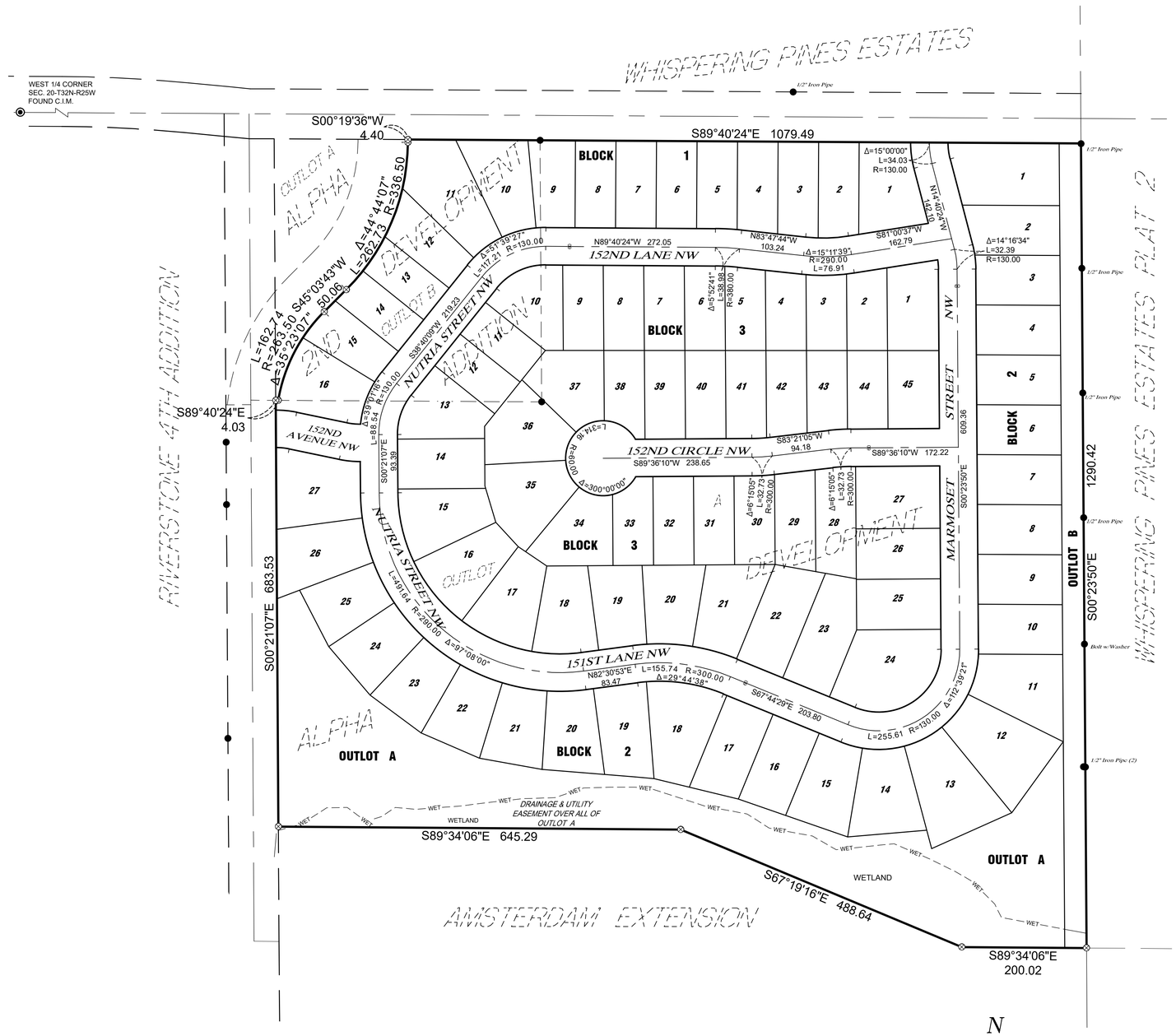
By:_____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

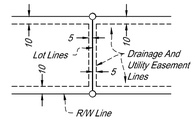
I hereby certify that this plat of **NORTHFORK MEADOWS** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By:_____, Deputy



Drainage And Utility Easements Are Shown Thus:



Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right of way lines and rear lot lines, unless otherwise indicated on the plat.

LEGEND

- ● Found Monument 3/4" Rebar w/RLS 40361 (unless otherwise noted)
- ⊗ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set before time of recording.
- ○ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set within one year of recording.
- WET Wetland Line

N

0 100 200
SCALE IN FEET

ISG

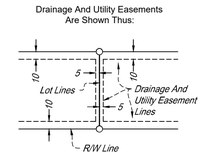
NORTHFORK MEADOWS

C.R. DOC. NO. _____

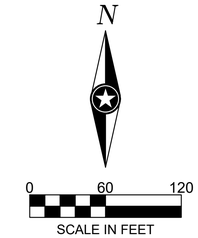
LEGEND

- ● Found Monument 3/4" Rebar w/RLS 40361 (unless otherwise noted)
- ⊗ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set before time of recording.
- ○ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set within one year of recording.
- — WET — Wetland Line

Drainage And Utility Easements Are Shown Thus:



Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right of way lines and rear lot lines, unless otherwise indicated on the plat.



ISG

SHEET 2 OF2 SHEETS

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

RESOLUTION #21-265

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR NORTHFORK MEADOWS

WHEREAS, US Home Corporation dba Lennar, hereafter referred to as "Developer," properly applied for Final Plat approval of the following described property located in the City of Ramsey generally described as Northfork Meadows and legally described as:

Outlot A, Alpha Development, and Outlot B, Alpha Development 2nd Addition, Anoka County, Minnesota

Or

Lots 1 – 16 (inclusive), Block 1; Lots 1 – 27 (inclusive), Block 2; Lots 1 – 45 (inclusive), Block 3; and Outlot A and B, Northfork Meadows, Anoka County, MN.

(the 'Subject Property');

WHEREAS, the Subject Property is zoned R-1 Residential (MUSA - Detached Single Family Homes) and R-1 Residential (MUSA - Detached Villa); and

WHEREAS, the Applicant has proposed 41 lots at 80 foot wide and 47 lots at 65 feet wide, for a total of 88 lots; and

WHEREAS, the proposal aligns with the City's Comprehensive Plan; and

WHEREAS, the City Council approved the preliminary plat on February 9, 2021 contingent upon the final plat and development agreement; and

WHEREAS, the City Council approved the final plat and development agreement on September 14, 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 of Northfork Meadows accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with City Staff ProjectDox comments, including Final Approval by City Engineer and City Planning Department.
    b. The Developer entering into a Development Agreement with the City, contingent upon approval by the City Engineer and City Attorney.
    c. Review and Approval of Final Legal Form by City Attorney.
    d. Modification of plans to include a trail or sidewalk along both Puma Street and Alpine Drive adjacent to the Subject Property, contingent upon Parks Department approval.

e. The Developer holding a pre-construction meeting with relevant parties.
f. Agreement on ownership of Outlot B.
g. Staff approval of the final berming and density transitioning plans.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this _____ day of _____, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 4.**

Meeting Date: 09/14/2021

By: Chris Anderson, Community Development

Information

Title:

Consider Petition for a Cartway to Access Thorn Lake Property (PID #04-32-25-31-0001); Case of Thomas and Pattiann Kurak

Purpose/Background:

On August 18, 2021 the City received an official petition from Thomas and Pattiann Kurak seeking a cartway access to a landlocked, forty (40) acre parcel they own. The property is located north of 175th Avenue, east of Chameleon Street, and south of 178th Lane (the "Subject Property"). The purpose of this case is to present the official petition for cartway access to the Subject Property, outline the options, and attempt to address any questions the City Council may have. Within 30 days of this meeting date, the City Council will need to issue an order describing the designated location of said cartway and call for a public hearing to be scheduled.

Under Minnesota statute, if a property owner has no legal access to a public road leading to their property, cartway statute states the municipality's governing body must grant access from a public road. That access — which is called a cartway — must be at least 33 feet wide and no more than half-mile long. (Language from brainerddispatch.com)

Notification:

Notification is not required to receive the petition for cartway. However, notice to potentially impacted property owners, as well as the Department of Natural Resources (the Subject Property contains a public water), will be required in advance of the next meeting that this topic will be discussed.

Time Frame/Observations/Alternatives:

Minnesota State Statute 435.37 (Easement for Cartway) outlines the process for processing a petition for a cartway. Should the City grant the cartway, it shall be not less than thirty-three (33) feet in width. The steps are as follows:

1. The petitioner shall file a petition for a cartway with the City Clerk (completed).
2. The petition is presented to the City Council (current step) 'accept' the petition (the purpose of this case).
3. The Council shall, within 30 days of receiving the petition, issue an order describing where the cartway will go and set a hearing date.
4. The City Council conducts a public hearing and determines whether to grant the petition.

There are several factors that are important to note regarding a cartway petition. First, the petitioner, not the City, is responsible for providing the notice to affected landowners and said notice must be personally served by the petitioner. Secondly, since the Subject Property contains a public water, the petitioner shall also serve said notice, by certified mail, to the Minnesota Department of Natural Resources (due to the public water, the notice shall be served to the DNR at least 60 days in advance of the public hearing). The petitioner is responsible for all damages, which includes compensation to the owner of the land upon which the cartway is established together with the cost of professional services, such as delineating wetlands, surveying, appraisals, hearing costs, recording costs, etc., before the cartway can be 'opened'. Finally, the City must use the route requested by the petitioner unless the City determines both that an alternative route will be less disruptive and damaging to neighbors and that an alternative route is in the public's best interest.

Potential Cartway Routes

In general, there are challenges to accessing the Subject Property, regardless of what route is ultimately chosen. The entirety of the Subject Property is wetland and there is wetland on all abutting lands as well. Furthermore, the entirety of the Subject Property is within the General Floodplain District, which also extends beyond the boundaries into abutting lands. Construction of any sort of cartway, which again, would be the petitioner's responsibility, would be expensive due to construction within wetland and wetland mitigation.

The petitioner has requested a route from the proposed new public street in the plat known as Williams Woods (the "Plat") to access the northeast quadrant of the Subject Property. Since approval of the Williams Woods Preliminary Plat was not contingent upon inclusion of an access to the Subject Property, this cannot be made a condition of approval of that Final Plat. Thus, the petitioner's requested route, which would be through upland and wetland area, would appear to have greater negative impacts than two other alternative routes.

There are two public parks that could also be considered as alternative routes to the Subject Property. One is Caroline Acres Park, off of 178th Lane. This option likely presents the greatest amount of impact to wetland area (the majority of the park is wetland, plus the privately owned parcel south of the park is all wetland) and also represents a longer route than the other options. While it is an undeveloped park, there is only forty (40) feet of frontage along 178th Lane. If a thirty-three (33) foot cartway was opened, it would greatly impact future access and/or options for this parkland.

Shawn Acres Park is to the southwest of the Subject Property. This is also an undeveloped park with wetland (approximately the eastern 50% of it is wetland). However, this route appears to present the least impact to private property (only about 100-150 feet of private property, all of which is wetland, would be impacted, compared to about 500 feet coming from Caroline Acres Park or about 1,000 feet if through the Plat). While through public parkland, it also appears that this route may result in the least amount of impact to natural resources, which would be in the public's best interests.

Th petitioner confirmed they fully understand state statutes concerning cartways, including their financial obligations and other responsibilities. The petitioner also informed Staff that they requested access to the northeast corner of their property because this area has the greatest elevation differential between the ground and groundwater making it the most likely location for improvements. The petitioner also informed Staff that they do not have a strong preference for a cartway route and acknowledged that a cartway through Shawn Acres Park to the southwest corner of their property would serve their needs.

The petitioner has been requested to attend the Council meeting to respond to questions as needed.

Costs
As previously noted, any and all costs for the cartway would be the responsibility of the petitioner. Damages the petitioner would be responsible for may include compensation to the impacted property owner, appraisal(s), surveying, wetland delineation, wetland mitigation, cartway construction, hearing costs, and recording costs.

Funding Source:

At this stage, this is being handled as part of Staff's regular duties.

Recommendation:

Staff has no formal recommendation. However, it appears that an alternative route, that being through Shawn Acres Park, may be less disruptive/impactful to privately owned lands and result in less impact to natural resources.

Outcome/Action:

No formal action is required at this time. This is an opportunity for the City Council to consider the petition, ask questions, and/or request additional information.

Attachments

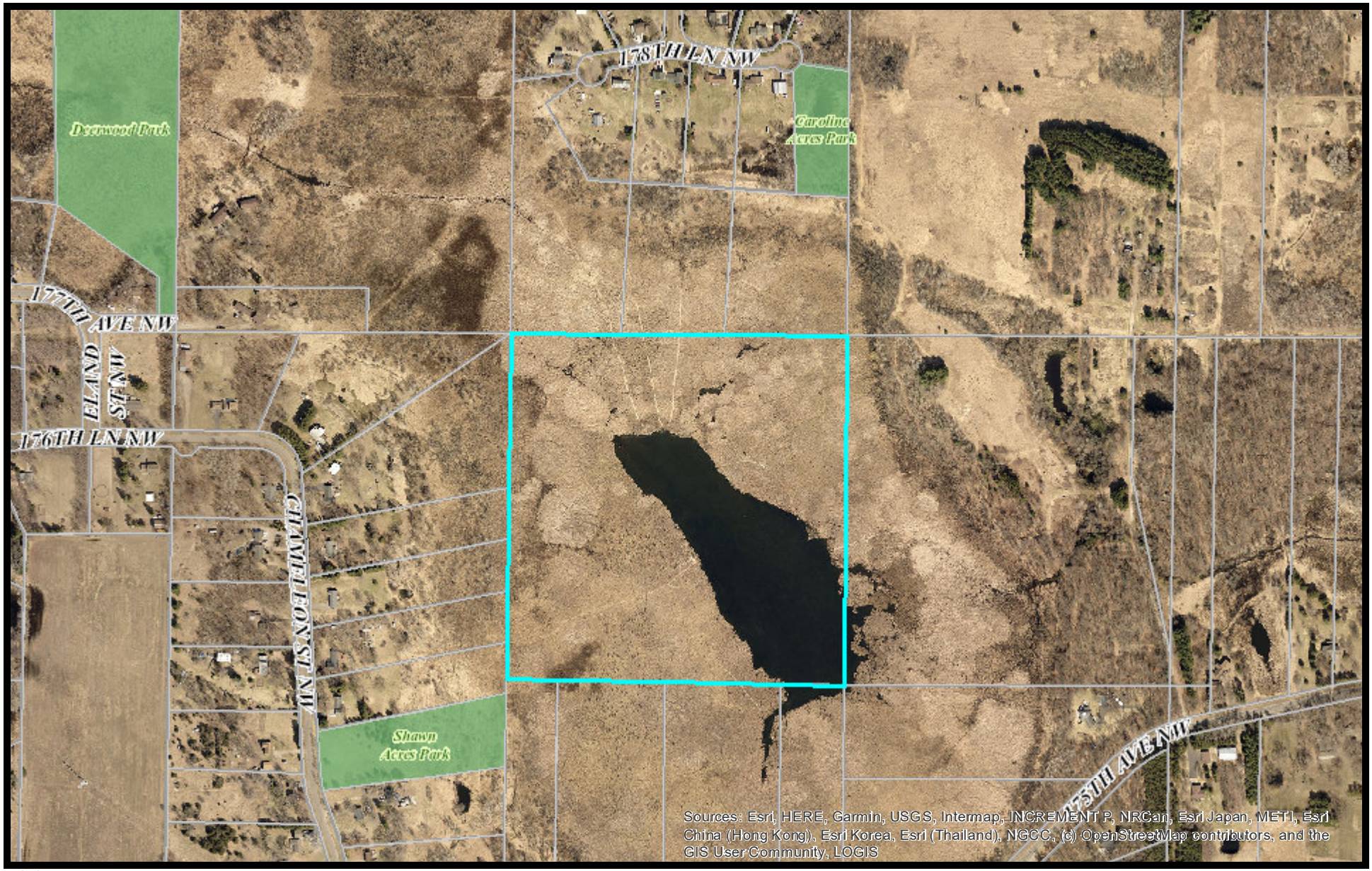
Site Location Map
Official Petition for Cartway
Wetlands Exhibit
Floodplain Exhibit
MN Statute 435.37 (Easement for Cartway)

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 02:34 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 03:16 PM
Form Started By: Chris Anderson		Started On: 09/02/2021 01:46 PM
Final Approval Date: 09/09/2021		

Site Location Map

Cartway Request



9/7/2021 4:21:40 PM

0 0.0375 0.075 0.15 0.225 0.3 mi

Chris Anderson

From: PATTI KURAK <twcorp@comcast.net>
Sent: Monday, August 16, 2021 11:40 AM
To: Chris Anderson; Chloe McGuire Brigl
Cc: Mark Kuzma; Chris Riley; Chelsee Howell; Ryan Heineman; Matt Woestehoff; Dan Specht; Debra Musgrove
Subject: Cart way to land locked parcel and Thorne Lake

REGARDING: Thomas and Pattiann Kurak petition for Cart way easement to access landlocked 40 acre parcel in north Ramsey, MN. PARCEL # 04-32--25-31-0001 per Minnesota State Statutes # 435-37.

Contact at Ramsey MN Chris Anderson.

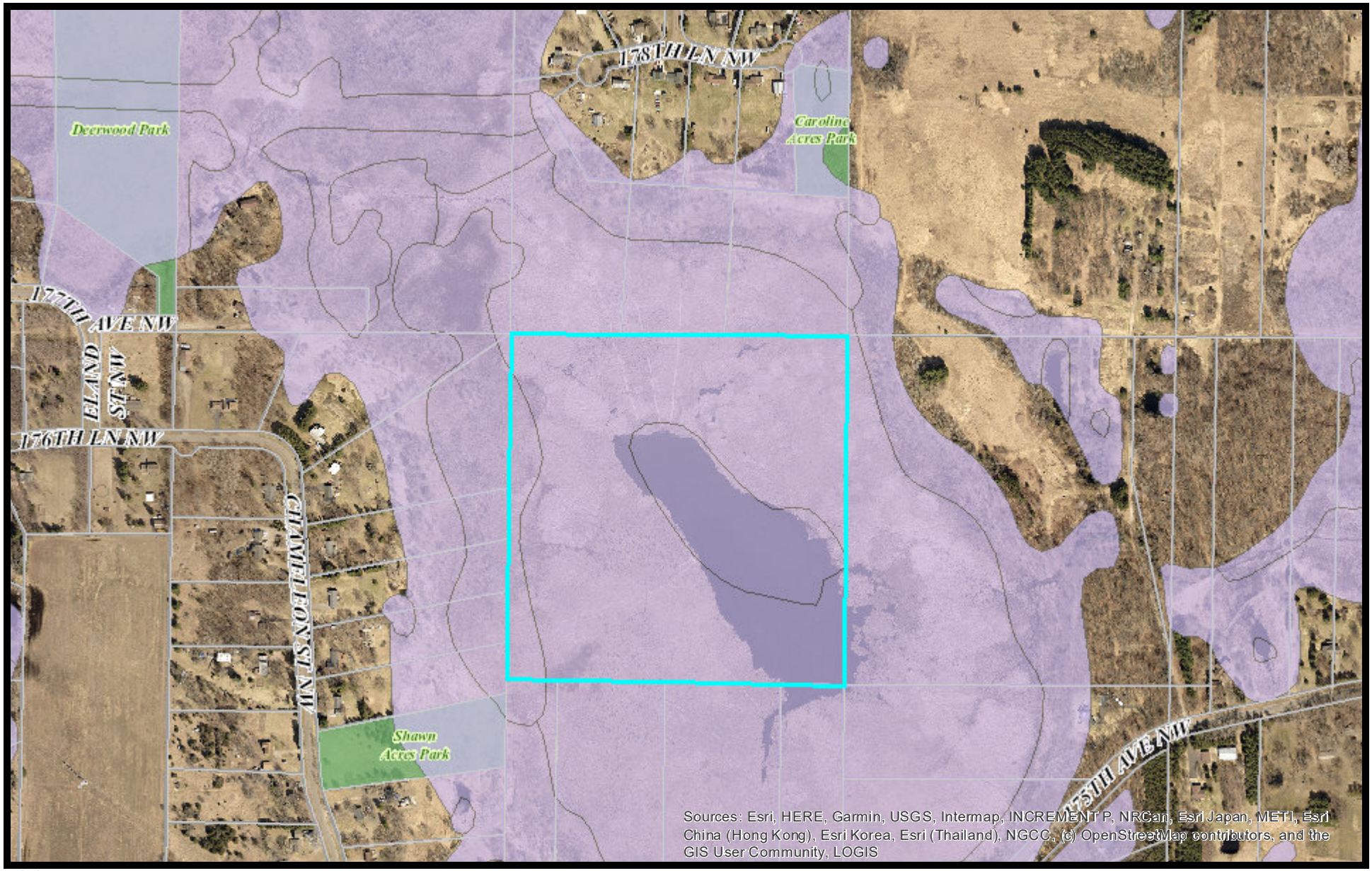
Mr. Anderson this is my petition to gain access to my landlocked parcel.

The access I think would be best going into the northeast quadrant of my 40 acres. I have reviewed the proposed plat of Williams Woods and I think an easement from their city in Williams Woods to my northeast quadrant would be best.

Thomas Kurak
15001 Sunfish Lake Blvd NW, Ramsey, MN.
763-242-7953

Wetland Exhibit

Cartway Request

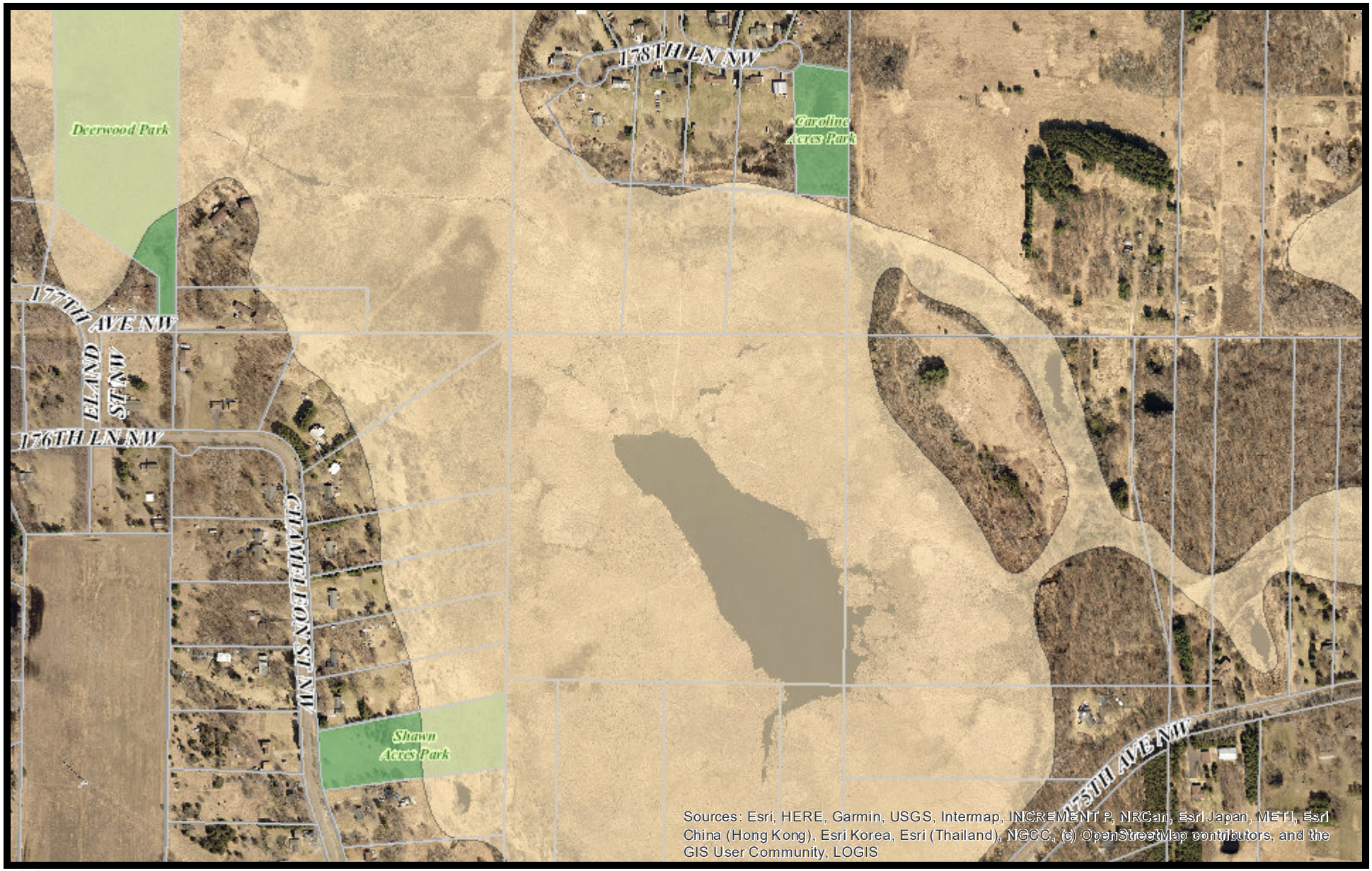


9/7/2021 4:25:29 PM

0 0.0375 0.075 0.15 0.225 0.3 mi

Floodplain Exhibit

Cartway Request



9/7/2021 4:27:09 PM

0 0.0375 0.075 0.15 0.225 0.3 mi

435.37 EASEMENT FOR CARTWAY.

Subdivision 1. **Mandatory establishment; conditions.** (a) Upon petition presented to the city council by the owner of a tract of land containing at least five acres, who has no access thereto except over a navigable waterway or over the lands of others, or whose access thereto is less than two rods in width, the city council by resolution shall establish a cartway at least two rods wide connecting the petitioner's land with a public road.

(b) The city council may select an alternative route other than that petitioned for if the alternative is deemed by the city council to be less disruptive and damaging to the affected landowners and in the public's best interest.

(c) The amount of damages must be paid by the petitioner to the city before the cartway is opened. For the purposes of this subdivision, damages means the compensation, if any, awarded to the owner of the land upon which the cartway is established together with the cost of professional and other services, hearing costs, administrative costs, recording costs, and other costs and expenses that the city may incur in connection with the proceedings for the establishment of the cartway. The city council may by resolution require the petitioner to post a bond or other security acceptable to the city council for the total estimated damages before the city council takes action on the petition.

(d) The city may not expend street or bridge funds on the cartway unless the city council, by resolution, determines that an expenditure is in the public interest. If no resolution is adopted to that effect, the grading or other construction work and the maintenance of the cartway is the responsibility of the petitioner.

(e) After the cartway has been constructed, the city council may by resolution designate the cartway as a private driveway with the written consent of the affected landowner, in which case from the effective date of the resolution no town road and bridge funds may be expended for maintenance of the driveway.

Subd. 2. **Maintenance costs.** When a cartway is not maintained by the city, one or more of the private property owners who own land adjacent to a cartway, or one or more of the private property owners who has no access to the owner's land except by way of the cartway, may maintain the cartway. The cost of maintenance must be equitably divided among all of the private property owners who own land adjacent to the cartway and all of the private property owners who have no access to their land except by way of the cartway. The following factors may be taken into consideration when determining an equitable share of maintenance expenses: the frequency of use, the type and weight of the vehicles or equipment, and the distance traveled on the cartway to the individual's property. The city council may determine the maintenance costs to be apportioned to each private property owner if the private property owners cannot agree on the division of the costs. The city council's decision may be appealed within 30 days to the district court of the county in which the cartway is located. Private property owners who pay the cost of maintenance have a civil cause of action against any of the private property owners who refuse to pay their share of the maintenance cost.

Subd. 3. **City defined.** For purposes of this section, "city" includes statutory and home rule charter cities.

Subd. 4. **Procedure.** For the purposes of this section, the proceedings of the city council shall be in accordance with the procedures set forth in section 164.07, except that references in section 164.07 to "town," "town clerk," "town board," or "town costs" shall be construed to mean references to "city," "city clerk," "city council," or "city costs," respectively, or equivalent terms, as required by the context.

History: *2006 c 236 art 1 s 3; 2009 c 30 art 3 s 3*

CC Regular Session **7. 5.**

Meeting Date: 09/14/2021

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #21-260 Granting Approval of Final Plat and Development Agreement for Williams Woods (Project No. 20-138); Case of Bill Boyum

Purpose/Background:

The purpose of this case is to consider approval of the Final Plat and Development Agreement for a nine (9) lot subdivision known as Williams Woods. The plat includes six (6) total parcels all affiliated with 7363 175th Avenue NW (the "Subject Property"). The City Council approved the Preliminary Plat on June 22, 2021 and the Final Plat is generally consistent with the approved Preliminary Plat. The Planning Commission has approved a variance to cul-de-sac length for the project as well as a variance to wetland setbacks for several lots (Lots 3-5).

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 Public Hearing held by the Planning Commission on June 3, 2021 (for Preliminary Plat; there is no Public Hearing requirement for Final Plat consideration). The Public Hearing notice was also posted in the City's Official Newspaper, the Anoka County UnionHerald. No additional notification was provided, or is required, for this meeting.

Observations/Alternatives:

The plat will create nine (9) new single family residential lots accessed by a public cul-de-sac off of 175th Avenue. Lots will range in size from approximately 3.5 acres up to about 22 acres. All lots comply with the bulk standards of the R-1 Residential (Rural Developing) District.

As the City Council may recall, the owner of an adjacent, landlocked parcel, had requested a 60-foot wide access be provided from the new public street to his land. However, the approval of the Preliminary Plat was not contingent upon inclusion of the requested access. Subsequently, that property owner has submitted a formal petition for the City to grant a cartway to access his land. MN State Statutes outline the procedure for processing such a petition. The City Attorney has confirmed that since the access was not a contingency of approval of the Preliminary Plat, it cannot be a requirement of the Final Plat. A separate case is on the agenda this evening to specifically address the cartway petition.

Alternatives

Alternative 1: Approve the Final Plat and Development Agreement for Williams Woods. The Final Plat is generally consistent with the approved Preliminary Plat. The project is consistent with the zoning designation (R-1 Residential Rural Developing), with the Future Land Use Map designation (Rural Developing), and appears to minimize impacts to natural resources on site. Staff supports this alternative.

Alternative 2: Do not approve the Final Plat. As noted, the Final Plat is generally consistent with the Preliminary Plat, which City Council previously approved earlier this summer. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

The Planning Commission recommended approval of the project and the City Council previously approved the Preliminary Plat for Williams Woods. This is the final step in the platting process.

Action:

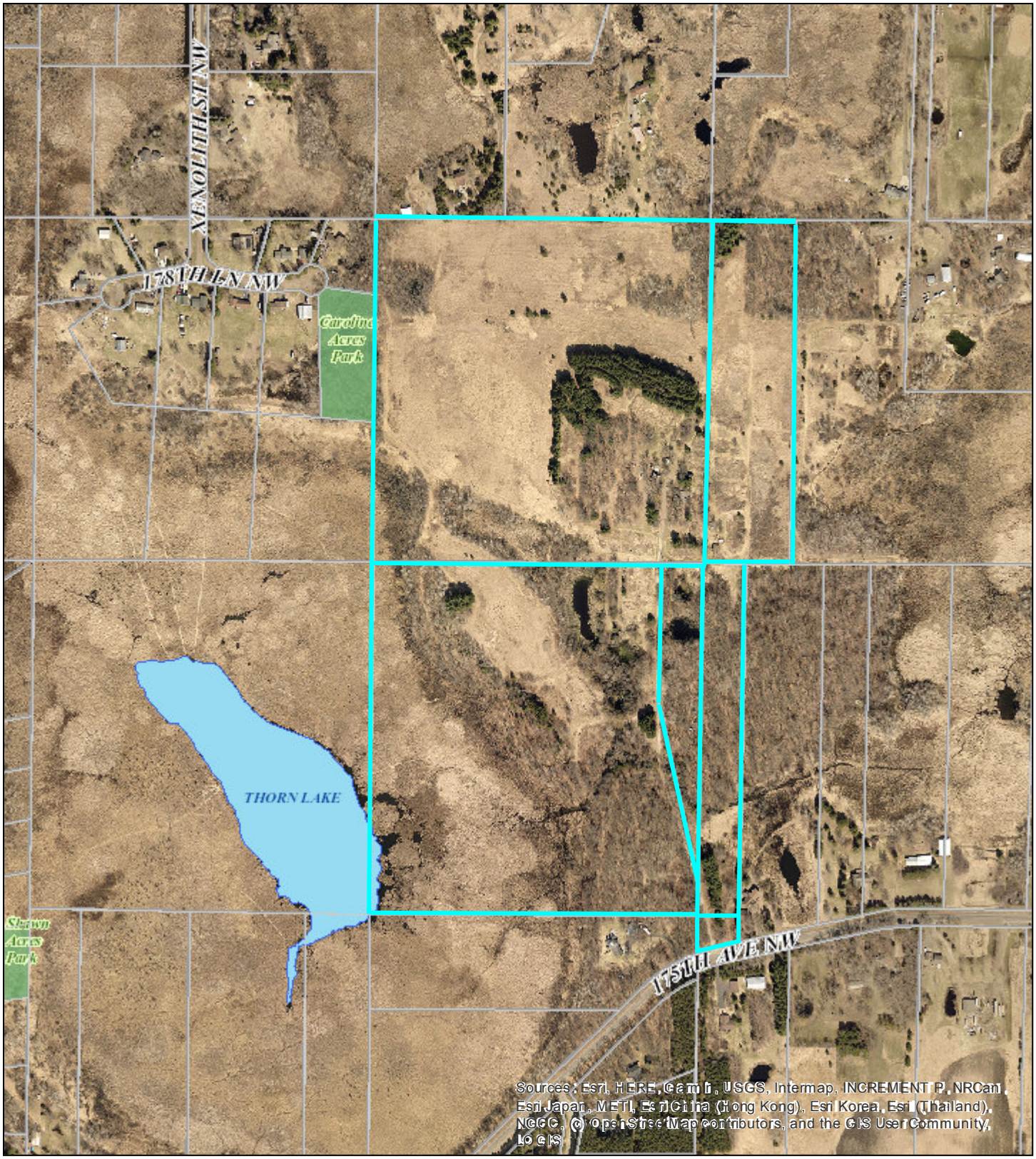
Motion to adopt Resolution #21-260 approving the Final Plat and Development Agreement for Williams Woods.

Attachments

Site Location Map
Final Plat
Site Plan
June 3, 2021 Planning Commission Case for Preliminary Plat
June 22, 2021 City Council Case for Preliminary Plat
Development Agreement
Resolution #21-260: Final Plat and Development Agreement
Required Changes to Plat Sheet

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 02:05 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 02:20 PM
Form Started By: Chris Anderson		Started On: 09/02/2021 01:42 PM
Final Approval Date: 09/09/2021		



City of RAMSEY

Williams Woods Preliminary Plat

Legend

- Site
- Parcels

N

November 20th, 2020

0 0.175 0.35 mi

WILLIAMS WOODS

City of Ramsey
County of Anoka
Sec. 4, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Nexxt Level Homes, LLC, a Minnesota limited liability company, owner of the following described property:

The West One-half of the Northeast One-quarter of the Southeast One-quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the East 15 acres of the West One-half of the Northeast One-quarter of the Southeast One-quarter.

AND

That part of the Northwest One-quarter of the Southeast One-quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of the Northwest One-quarter of the Southeast One-quarter, thence West along the North line of the Northwest One-quarter of the Southeast One-quarter 162.5 feet; thence South and parallel with the East line of the Northwest One-quarter of the Southeast One-quarter 536 feet; thence Southeasterly to a point on the East line of the Northwest One-quarter of the Southeast One-quarter, which said point is 120 feet North of the Southeast corner as measured along the East line of the Northwest One-quarter of the Southeast One-quarter; thence North along the East line of the Northwest One-quarter to the point of beginning.

AND

The Northwest One-quarter of Southeast One-quarter of Section 4, Township 32, Range 25 excepting therefrom the following legally described property: Commencing at the Northeast corner of the Northwest One-quarter of Southeast One-quarter, thence West along the North line of the Northwest One-quarter of Southeast One-quarter 162.5 feet; thence South and parallel with the East line of Northwest One-quarter of Southeast One-quarter 536 feet; thence Southeasterly to a point on the East line of Northwest One-quarter of Southeast One-quarter, which said point is 120 feet North of the Southeast corner as measured along the East line of Northwest One-Quarter of Southeast One-quarter; thence North along East line of Northwest One-quarter of Southeast One-quarter to the point of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The Southwest Quarter of the Northeast Quarter of Section 4, Township 32, Range 25, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The West 330 feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 32, Range 25, as measured along the North line thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter lying West of the East 15 acres of the West half thereof, and that lies North of the County Road now laid out and travelled in an Easterly and Westerly direction across said land, all in Section 4, Township 32, Range 25, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILLIAMS WOODS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said DC Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Nexxt Level Homes, LLC

_____, President

_____, (Print name)

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, President of Nexxt Level Homes, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
(Signature) (Print notary's name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Larry J. Huhn 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____.

_____

Larry J. Huhn, Licensed Land Surveyor
Minnesota License No. 24332

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Larry J. Huhn.

_____ _____
(Signature) (Print notary's name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WILLIAMS WOODS was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____
David M Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

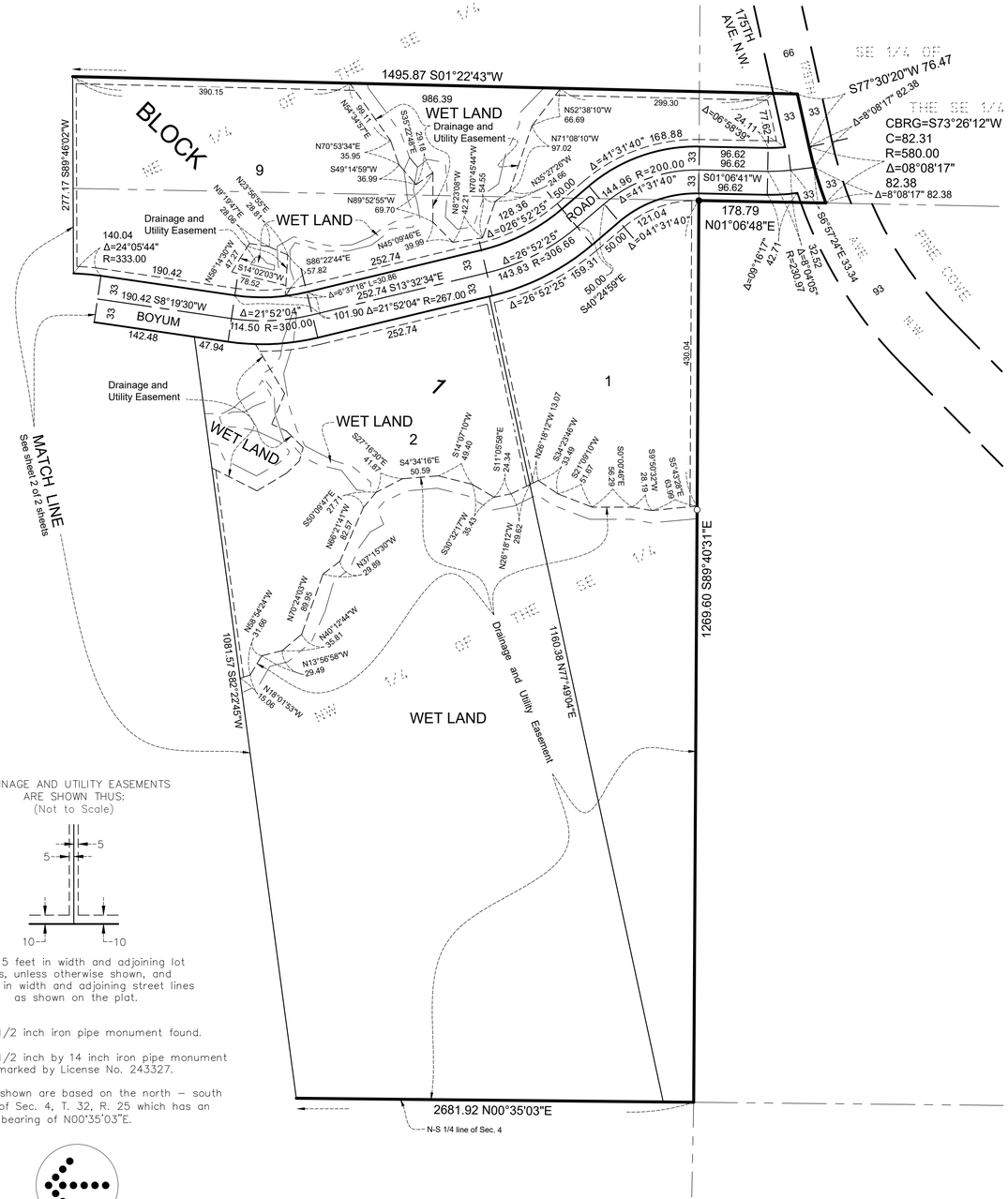
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____ By _____, Deputy
Property Tax Administrator

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of WILLIAMS WOODS 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 _____.

_____ By _____, Deputy
County Recorder/Registrar of Titles



LANDFORM
From Site to Finish

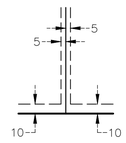
WILLIAMS WOODS

City of Ramsey
County of Anoka
Sec. 4, T. 32, R. 25

Line Table		
Line #	Length	Direction
L1	86.15	N00°35'03"E
L2	65.00	S29°55'34"E
L3	65.00	N31°05'40"E
L4	31.63	N86°00'27"E
L5	23.01	S27°09'19"E
L6	40.20	S63°45'35"E
L7	19.83	N70°39'42"W
L8	32.46	N16°38'28"W
L9	57.82	S76°21'58"W
L10	60.34	N49°33'50"E
L11	27.31	S12°18'05"E
L12	22.08	S48°41'09"W

Line Table		
Line #	Length	Direction
L13	72.48	S31°28'39"W
L14	39.75	S51°23'37"E
L15	70.70	N85°48'11"E
L16	41.01	N45°28'15"E
L17	55.89	N10°16'41"E
L18	49.44	N81°46'29"W
L19	54.82	S80°08'52"W
L20	12.48	N20°20'33"W
L21	30.36	N60°28'37"E
L22	37.33	N42°27'41"E
L23	17.08	N15°12'30"W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

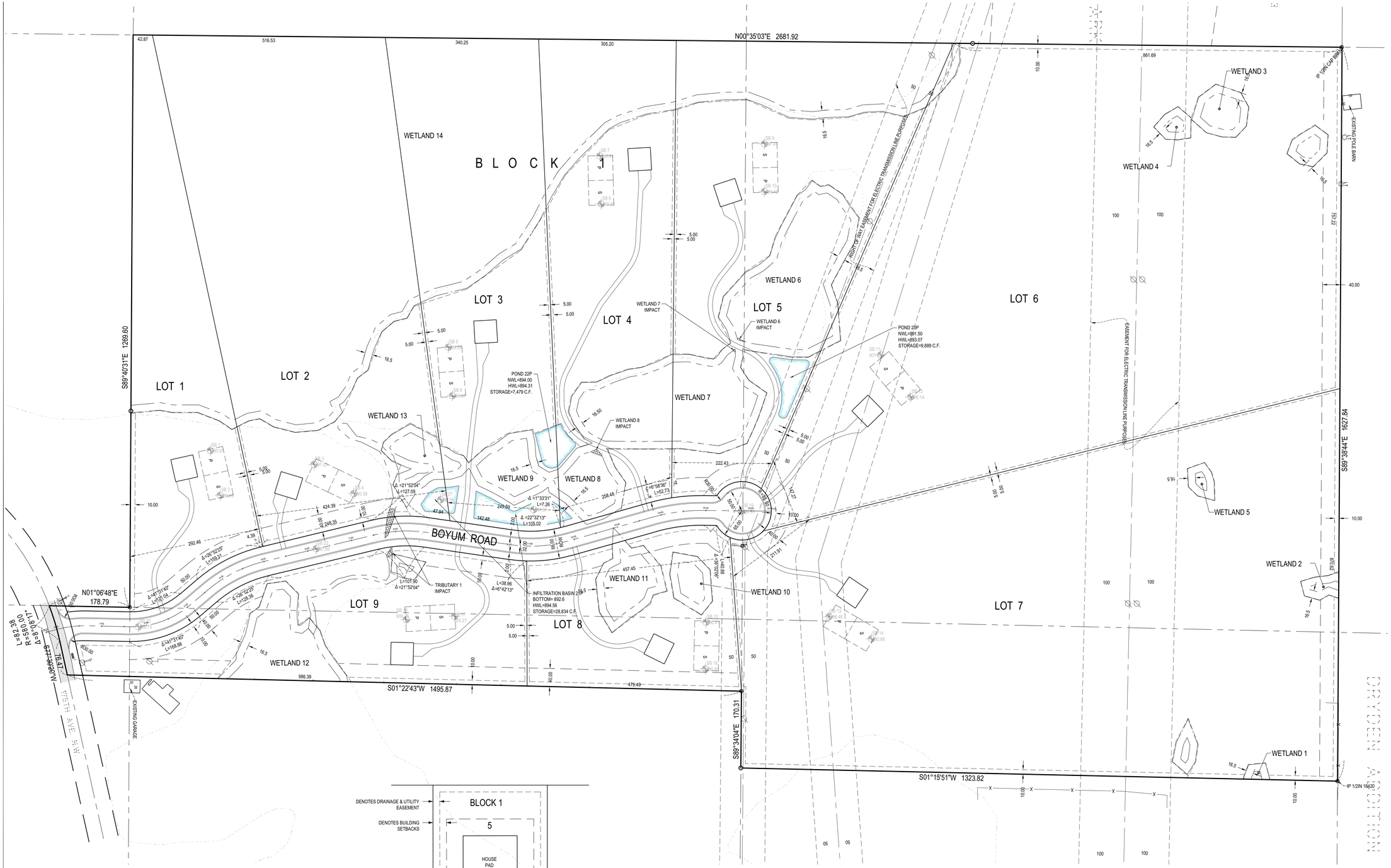
● Denotes 1/2 inch iron pipe monument found.

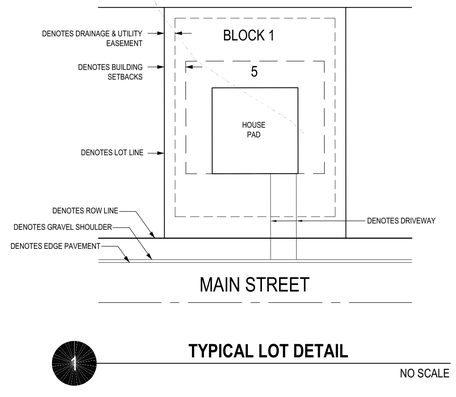
○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 13057.

Bearings shown are based on the north – south 1/4 line of Sec. 4, T. 32, R. 25 which has an assumed bearing of N00°35'03"E.

NORTH
1 INCH = 100 FEET
0 100 200
SCALE IN FEET

LANDFORM
From Site to Finish





TYPICAL LOT DETAIL

NO SCALE

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
4. Demensions shown are to edge of bituminous and exterior face of building unless noted otherwise.

ZONING AND SETBACK SUMMARY

Existing Zoning - Rural Developing (Outside MUSA)

Building Setback Information is as follows:
Front - 40 ft.
Rear - 40 ft.
Side (Interior) - 10 ft.
Side (Street) - 40 ft.
Minimum Lot Area - 2.5 Acres
Minimum Lot Width - 200 ft., or 100 ft. on cul-de-sac
Minimum Lot Depth - Residential lots shall have a lot depth of not less than 100 ft. for a continuous width of 60 ft., exclusive of any wetland, wetland setback area, floodway or steep space.

AREA SUMMARY

Total Site Area: 4,113,235 SF. = 94.42 AC.

Wetland Area: 970,205 S.F. = 22.27 AC.

Tributary Area: 9,030 S.F. = .21 AC.

Upland Area: 3,134,000 SF. = 71.94 Ac.

Total Single Family Lots = 9

Net Density = 0.13 Units/Acre

WETLAND IMPACT

Wetland 6 Impact: 37 s.f.
Wetland 7 Impact: 16 s.f.
Wetland 8 Impact: 150 s.f.

Tributary 1 Impact: 859 s.f.

Denotes Area of Wetland Impact

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

NORTH

0 100 200

DEVELOPER

BILL BOYUM
1755 ROUND LAKE BOULEVARD
ANDOVER, MINNESOTA 55304
TEL 612-221-3075

MUNICIPALITY

City of RAMSEY

PROJECT

WILLIAMS WOODS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
06 MAY 2021	PRELIMINARY PLAT SUBMITTAL	CNC
17 JUN 2021	WATERSHED SUBMITTAL	CNC
01 JULY 2021	FINAL PLAT SUBMITTAL	CNC
27 AUG 2021	FINAL PLAT RESUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Herlund
License No: 19570 Date: 07/01/2021

Signature shown is a digital representation of original, Wet signed copy of this plan on file at Landform Professional Services, LLC and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

FINAL PLAT RESUBMITTAL
08.27.2021

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C201ZZZ543.dwg

PROJECT NO. ZZZ20543

SITE PLAN

C2.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

© LANDFORM 2021

Regular Planning Commission **6. 1.**

Meeting Date: 06/03/2021

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Preliminary Plat and Variance for Williams Woods (Project No. 20-138); Case of Bill Boyum

Purpose/Background:

The City has received an application from Bill Boyum (the "Applicant") for a Preliminary Plat and Variance for a nine (9) lot subdivision involving six (6) total parcels all affiliated with 7363 175th Avenue NW (the "Subject Property"). The Planning Commission previously reviewed concept plans for the Subject Property in December, 2020 (this included a 9-lot configuration and a 19-lot configuration), and a formal Sketch Plan in April, 2021. Furthermore, the City Council reviewed the concept plans in January, 2021 with general support for the nine (9) lot concept.

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.

Observations/Alternatives:

General Background Information

The Subject Property is approximately ninety-four (94) acres in size. Aside from a roughly 160 foot stretch along 175th Ave, the Subject Property does not border any public roads. Thorn Lake and associated wetlands sit to the west, as does a public park (Caroline Acres Park) and a residential neighborhood with lot sizes ranging between about one (1) acre to two and a half (2.5) acres. North and east of the Subject Property are larger lot, residential properties (ranging from about 10 to 20 acres in size). The Preliminary Plat proposes a total of nine (9) lots, ranging in size from approximately 3.5 acres to just over 22 acres.

There have been multiple public meetings regarding proposed development of the Subject Property, as well as a public open house (dating back to 2018). Generally speaking, participants in those public meetings stated a desire for fewer lots of larger size rather than more lots. The current proposal appears to have taken those comments into consideration.

Zoning and Land Use

The Subject Property is zoned R-1 Residential (Rural Developing) as are all surrounding properties. This zoning designation requires lots to have a minimum lot size of 2.5 acres, a minimum lot width of 200 feet (100 feet if on a cul-de-sac bulb), and to be serviced with private utilities (septic system and well). The 2040 Comprehensive Plan guides the Subject Property and all surrounding parcels as Rural Developing, which a maximum density of one (1) unit per 2.5 acres. As proposed, the Preliminary Plat complies with both the bulk standards of the zoning district as well as the Comprehensive Plan.

Natural Resources Inventory and Tree Preservation

The City's Natural Resources Inventory (NRI) identifies multiple moderate quality natural areas within the Subject Property, including both Oak Forest and Dry Prairie. Due to the limited number of proposed lots, the project has the potential to minimize impacts to these natural areas. While there will be some disturbance, it appears that grading will be limited mostly to the public road and house pad locations. Due to the oaks present on the Subject Property, any clearing activities will need to occur outside of April 15 to July 15 due to concerns with potential introduction

of oak wilt to the area.

Due to the size of the Subject Property and the limited areas of site disturbance, the Applicant had proposed limiting the tree inventory to just those designated areas of potential impact. This approach seemed reasonable and was approved with the understanding that the project must still comply with the tree preservation standards in City Code (retaining at least thirty percent [30%] of the significant tree diameter at breast height [DBH] inches on site).

Based on the submitted Tree Inventory and Preservation Plan, approximately 64% of the existing significant tree Diameter at Breast Height (DBH) inches will be preserved. Again, this only includes the trees that were inventoried (only those that were in areas of proposed disturbance), there are many more trees on the Subject Property overall, meaning that an even greater percentage of tree inches are actually being preserved.

Wetlands and Floodplain
There are both wetlands and floodplain on the Subject Property. Approximately thirty (30) acres of the Subject Property contain either wetland and/or floodplain. The floodplain is designated as General Floodplain, meaning that there has not been detailed modeling done to determine Floodway and Flood Fringe boundaries. However, as long as there are no proposed buildings within the floodplain boundary, which there are not, additional modeling is not required. Staff is working with the MN DNR Floodplain staff to verify that the proposed driveways and public road are permissible (they do cross the floodplain boundary). The developer will likely need to provide documentation that neither would create a rise of more than 0.5 feet. Additionally, the developer will also need to provide documentation that no driveway, nor the public road, will be more than two (2) feet below the Regulatory Flood Protection Elevation.

A wetland delineation has been completed. The Preliminary Plat does include the required sixteen and a half foot (16.5') wetland setback; however, it appears that the drainage and utility easements need to be adjusted to encumber these areas. There will be some minimal impacts to wetlands on some lots (Lots 3-5), simply due to needing the driveways to access buildable locations on each of the lots, as well as the public road. Wetland mitigation will be necessary and will be reviewed and addressed by the Lower Rum River Watershed Management Organization (LRRWMO).

Landscaping
Each of the nine (9) lots have existing trees that will be located between the proposed house pads and the public street. Additionally, based on the amount of trees being preserved across the Subject Property, no additional plantings would be required.

Streets and Access
The project proposes a single public road off of 175th Avenue to provide access to the nine (9) lots. Originally, the proposed road width was twenty-eight (28) feet. However, based on feedback from Staff, Planning Commission, and City Council, the plans were revised to provide a thirty-two (32) foot wide paved road section. The road terminates in a cul-de-sac with a length of approximately 1,600 feet, a paved diameter of 100 feet, and a right-of-way diameter of 130 feet (the dimensions of the cul-de-sac bulb itself comply with City Code). City Code limits cul-de-sac length to no more than 600 feet. Thus, as proposed, a variance for the length is required.

City Code notes that the intent with development is to connect new roads to existing street stubs or, in the instance where land is undeveloped, to provide street stubs to facilitate future development. There are no existing stub roads that connect to the Subject Property. Abutting the northwest corner of the Subject Property is Caroline Acres Park, which is accessed from 178th Lane (a cul-de-sac). However, this is a dedicated park and while there is a process to undo that dedication, it time consuming and complex. Furthermore, during the Sketch Plan review, multiple property owners from that neighborhood opposed not only making that road connection but also eliminating the park. In addition, the northern portion of the park area is mostly wetland and the park only has forty (40) feet of frontage along the cul-de-sac. Thus, making this road connection would require at least partial acquisition of one of the two adjacent residential properties (to accommodate a right of way width of sixty-six [66] feet) and result in additional wetland impacts.

It could be possible to provide a corridor (in the form of an outlot deeded to the City, a permanent road easement, or

dedicated right of way) to the east, between Lots 8 & 9 and/or over the southern portion of the Lot 7. While this may provide a potential opportunity for future development to the east, due to existing wetlands, it still seems unlikely that a connection to another public road could occur. This is not included in the currently proposal.

There is a forty (40) acre parcel west of the Subject Property that is presently landlocked. That property owner has requested a sixty (60) foot wide corridor be reserved and extended to this parcel to eliminate the landlocked status. The southwestern portion of the Subject Property has a lot of wetland area, making any sort of future road connection to the west very challenging. It appears that the forty (40) acre parcel is entirely wetland and would not be considered as buildable land. The Preliminary Plat does not include the requested corridor.

Public Safety staff (Police, Fire, and Public Works) have reviewed the request. With the road width increased to thirty-two (32) feet, Public Works has indicated support for the proposed layout. Fire Staff has stated that their preference would be for a connection to an existing public street or a reduced cul-de-sac length; however, they have noted that with the increased road width (to 32 feet), this would be functional and workable. Police Staff do not support the project as proposed due to a single point of access and the length of the cul-de-sac.

Variance Request
As noted, the project proposes a cul-de-sac length of approximately 1,600 feet, which requires a variance. A three (3) factor test to determine practical difficulties must be considered when contemplating a variance:

1. **Reasonableness** - The project does appear reasonable as it is proposing nine (9) total lots over ninety-four (94) acres of land. There is only limited access to an existing public road (about 160 feet), which eliminates the opportunity to create a second access point without impacting wetland, putting a road through a dedicated park, and at least a partial acquisition of one of the adjacent, existing residential parcels.
2. **Uniqueness** - There are unique conditions applicable to the Subject Property. There is limited existing road frontage to access the Subject Property. The project is attempting to minimize impacts to existing natural site conditions (wetlands, flood plain, tree cover). Adding additional roadway to create a 'loop' would increase impacts to wetlands and tree cover while still not creating a second access point. Connecting to 178th Lane is not feasible as outlined above in #1.
3. **Essential Character** - The proposed subdivision would not alter the essential character of the neighborhood. In fact, the project includes far fewer lots than would be allowed by City Code. The current configuration has the least impact to existing site conditions and includes lot sizes more compatible with surrounding properties.

Alternatives

Variance
Alternative 1: Motion to adopt Resolution #21-155 granting a variance to cul-de-sac length. While the length of the proposed cul-de-sac more than doubles what City Code allows, the project is only proposing nine (9) lots when, based on the acreage, more than thirty (30) would be possible. This layout minimizes impacts to wetlands and tree cover, avoids impacting an existing park, and eliminates the need to potentially acquire a portion of another existing, residential lot to make a connection to 178th Lane NW.

Alternative 2: Motion to deny the variance. It appears that this project does meet the 'practical difficulties' statutory standards. Based on existing conditions on the Subject Property and surrounding areas, it does appear that the proposal is reasonable, that there are unique conditions, and that it would not alter the essential character of the locality. If the Planning Commission does not support the variance, Findings of Fact should be developed to document the denial. Furthermore, this would require modifications to the preliminary plat, which would then need to be reconsidered by the Planning Commission.

Preliminary Plat

Alternative 1 (*Assuming the variance is approved*): Motion to recommend City Council adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods. Approval of Preliminary Plat grants entitlement to the project as long as the Final Plat substantially matches the Preliminary Plat. The with the exception of the cul-de-sac length, the proposed project complies with all bulk standards for the R-1 Residential (Rural Developing) District.

Alternative 2 (*Assuming the variance is approved*): Motion to recommend City Council adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods with the following modifications: Provide a 66 foot wide corridor to the 40-acre parcel to the west to ensure potential future access and/or provide a 66 foot wide corridor to the abutting property to the east, both with the requisite area for a cul-de-sac bulb. While Staff does not necessarily oppose this action, due to wetlands and existing residential homes, neither would likely result in a second access point to this neighborhood.

Alternative 3 (*Assuming the variance is denied*): Motion to recommend City Council deny the Preliminary Plat. If the variance is not approved, the Preliminary Plat, as proposed, could not be approved either. This would require modifying the Preliminary Plat with a compliant cul-de-sac, which would then required another Public Hearing and review by the Planning Commission. The proposed subdivision appears to address comments that the public have made (dating back to 2018 and as recently as April, 2021) regarding number of lots and minimizing impacts to natural resources.

Funding Source:

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

Recommendation:

Based on discussion/Planning Commission Action on Variance. Previous Council Direction recommends approval of both the Variance and the Preliminary Plat.

Please note that Staff's Recommendation includes revising the proposed Street Name to match the Public Safety Grid for Anoka County.

Action:

Motion to adopt Resolution #21-155 granting a Variance to cul-de-sac length.

-and-

Motion to recommend City Council adopt Resolution #21-156 approving the Preliminary Plat for Williams Woods.

Attachments

Site Location Map
Civil Engineering Plan Set
Landscape Plan Set
Department Review Status as of May 28, 2021
Changemarks as of May 28, 2021
Planning Commission Meeting Minutes Dated December 3, 2020
City Council Meeting Minutes Dated January 12, 2021
Adopted Resolution #21-018 Supporting 9-Lot Subdivision
Planning Commission Meeting Minutes Dated April 8, 2021
Comment from Adjacent Property Owner Requesting 60 Reservation of 60 Foot Corridor
Comments from Police Chief Dated April 8, 2021
Resolution #21-155: Variance
Resolution #21-156: Preliminary Plat

Form Review

Inbox	Reviewed By	Date

Tim Gladhill	Tim Gladhill	05/28/2021 08:42 AM
Chris Anderson (Originator)	Chris Anderson	05/28/2021 09:05 AM
Tim Gladhill	Tim Gladhill	05/28/2021 09:08 AM

Form Started By: Chris Anderson Started On: 05/21/2021 10:33 AM

Final Approval Date: 05/28/2021

CC Regular Session **7. 2.**

Meeting Date: 06/22/2021

By: Chris Anderson, Community Development

Information

Title:

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

Purpose/Background:

The City has received an application from Bill Boyum (the "Applicant") for a Preliminary Plat and Variance for a nine (9) lot subdivision involving six (6) total parcels all affiliated with 7363 175th Avenue NW (the "Subject Property"). The Planning Commission previously reviewed concept plans for the Subject Property in December, 2020 (this included a 9-lot configuration and a 19-lot configuration), and a formal Sketch Plan in April, 2021. Furthermore, the City Council reviewed the concept plans in January, 2021 with general support for the nine (9) lot concept. On June 3, 2021, by a 4-2 vote, the Planning Commission granted a Variance for cul-de-sac length and recommended approval of the Preliminary Plat.

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request. No additional notification was provided for tonight's meeting.

Observations/Alternatives:

General Background Information

The Subject Property is approximately ninety-four (94) acres in size. Aside from a roughly 160 foot stretch along 175th Ave, the Subject Property does not border any public roads. Thorn Lake and associated wetlands sit to the west, as does a public park (Caroline Acres Park) and a residential neighborhood with lot sizes ranging between about one (1) acre to two and a half (2.5) acres. North and east of the Subject Property are larger lot, residential properties (ranging from about 10 to 20 acres in size). The Preliminary Plat proposes a total of nine (9) lots, ranging in size from approximately 3.5 acres to just over 22 acres.

There have been multiple public meetings regarding proposed development of the Subject Property, as well as a public open house (dating back to 2018). Generally speaking, participants in those public meetings stated a desire for fewer lots of larger size rather than more lots. The current proposal appears to have taken those comments into consideration.

Zoning and Land Use

The Subject Property is zoned R-1 Residential (Rural Developing) as are all surrounding properties. This zoning designation requires lots to have a minimum lot size of 2.5 acres, a minimum lot width of 200 feet (100 feet if on a cul-de-sac bulb), and to be serviced with private utilities (septic system and well). The 2040 Comprehensive Plan guides the Subject Property and all surrounding parcels as Rural Developing, which a maximum density of one (1) unit per 2.5 acres. As proposed, the Preliminary Plat complies with both the bulk standards of the zoning district as well as the Comprehensive Plan.

Natural Resources Inventory and Tree Preservation

The City's Natural Resources Inventory (NRI) identifies multiple moderate quality natural areas within the Subject Property, including both Oak Forest and Dry Prairie. Due to the limited number of proposed lots, the project has the potential to minimize impacts to these natural areas. While there will be some disturbance, it appears that grading will be limited mostly to the public road and house pad locations. Due to the oaks present on the Subject Property,

any clearing activities will need to occur outside of April 15 to July 15 due to concerns with potential introduction of oak wilt to the area.

Due to the size of the Subject Property and the limited areas of site disturbance, the Applicant had proposed limiting the tree inventory to just those designated areas of potential impact. This approach seemed reasonable and was approved with the understanding that the project must still comply with the tree preservation standards in City Code (retaining at least thirty percent [30%] of the significant tree diameter at breast height [DBH] inches on site).

Based on the submitted Tree Inventory and Preservation Plan, approximately 64% of the existing significant tree Diameter at Breast Height (DBH) inches will be preserved. Again, this only includes the trees that were inventoried (only those that were in areas of proposed disturbance), there are many more trees on the Subject Property overall, meaning that an even greater percentage of tree inches are actually being preserved.

Wetlands and Floodplain
There are both wetlands and floodplain on the Subject Property. Approximately thirty (30) acres of the Subject Property contain either wetland and/or floodplain. The floodplain is designated as General Floodplain, meaning that there has not been detailed modeling done to determine Floodway and Flood Fringe boundaries. However, as long as there are no proposed buildings within the floodplain boundary, which there are not, additional modeling is not required. Staff is working with the MN DNR Floodplain staff to verify that the proposed driveways and public road are permissible (they do cross the floodplain boundary). The developer will likely need to provide documentation that neither would create a rise of more than 0.5 feet. Additionally, the developer will also need to provide documentation that no driveway, nor the public road, will be more than two (2) feet below the Regulatory Flood Protection Elevation.

A wetland delineation has been completed. The Preliminary Plat does include the required sixteen and a half foot (16.5') wetland setback; however, it appears that the drainage and utility easements need to be adjusted to encumber these areas. There will be some minimal impacts to wetlands on some lots (Lots 3-5), simply due to needing the driveways to access buildable locations on each of the lots, as well as the public road. Wetland mitigation will be necessary and will be reviewed and addressed by the Lower Rum River Watershed Management Organization (LRRWMO). The Applicant is assessing options to avoid and/or mitigate potential wetland impacts and encroachments into the required wetland setback areas with driveways on Lots 3-5 and Lot 8. This may relocating driveways, house pads, and/or seeking a variance to the setback requirement.

Landscaping
Each of the nine (9) lots have existing trees that will be located between the proposed house pads and the public street. Additionally, based on the amount of trees being preserved across the Subject Property, no additional plantings would be required.

Streets and Access
The project proposes a single public road off of 175th Avenue to provide access to the nine (9) lots. Originally, the proposed road width was twenty-eight (28) feet. However, based on feedback from Staff, Planning Commission, and City Council, the plans were revised to provide a thirty-two (32) foot wide paved road section. The road terminates in a cul-de-sac with a length of approximately 1,600 feet, a paved diameter of 100 feet, and a right-of-way diameter of 130 feet (the dimensions of the cul-de-sac bulb itself comply with City Code). City Code limits cul-de-sac length to no more than 600 feet. Thus, as proposed, a variance for the length is required.

City Code notes that the intent with development is to connect new roads to existing street stubs or, in the instance where land is undeveloped, to provide street stubs to facilitate future development. There are no existing stub roads that connect to the Subject Property. Abutting the northwest corner of the Subject Property is Caroline Acres Park, which is accessed from 178th Lane (a cul-de-sac). However, this is a dedicated park and while there is a process to undo that dedication, it is time consuming and complex. Furthermore, during the Sketch Plan review, multiple property owners from that neighborhood opposed not only making that road connection but also eliminating the park. In addition, the northern portion of the park area is mostly wetland and the park only has forty (40) feet of frontage along the cul-de-sac. Thus, making this road connection would require at least partial acquisition of one of the two adjacent residential properties (to accommodate a right of way width of sixty-six [66] feet) and result in

additional wetland impacts.

It could be possible to provide a corridor (in the form of an outlot deeded to the City, a permanent road easement, or dedicated right of way) to the east, between Lots 8 & 9 and/or over the southern portion of the Lot 7. While this may provide a potential opportunity for future development to the east, due to existing wetlands, it still seems unlikely that a connection to another public road could occur. This is not included in the currently proposal.

There is a forty (40) acre parcel west of the Subject Property that is presently landlocked. That property owner has requested a sixty (60) foot wide corridor be reserved and extended to this parcel to eliminate the landlocked status. The southwestern portion of the Subject Property has a lot of wetland area, making any sort of future road connection to the west very challenging. It appears that the forty (40) acre parcel is entirely wetland and would not be considered as buildable land. The Preliminary Plat does not include the requested corridor.

Public Safety staff (Police, Fire, and Public Works) have reviewed the request. With the road width increased to thirty-two (32) feet, Public Works has indicated support for the proposed layout. Fire Staff has stated that their preference would be for a connection to an existing public street or a reduced cul-de-sac length; however, they have noted that with the increased road width (to 32 feet), this would be functional and workable. Police Staff do not support the project as proposed due to a single point of access and the length of the cul-de-sac.

The Planning Commission held a Public Hearing on the Variance and Preliminary Plat at their June 3, 2021 meeting. Comments were received from an adjoining property owner about the size of the proposed abutting lot and about proximity of the proposed public road to his driveway on 173rd Ave.

Alternatives

Alternative 1: Motion to adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods. Approval of Preliminary Plat grants entitlement to the project as long as the Final Plat substantially matches the Preliminary Plat. With the exception of the cul-de-sac length, which has now been addressed with a Variance, the proposed project complies with all bulk standards for the R-1 Residential (Rural Developing) District.

Alternative 2: Motion to adopt Resolution #21-156 granting approval of the Preliminary Plat for Williams Woods with the following modifications: Provide a 66 foot wide corridor to the 40-acre parcel to the west to ensure potential future access and/or provide a 66 foot wide corridor to the abutting property to the east, both with the requisite area for a cul-de-sac bulb. While Staff does not necessarily oppose this action, due to wetlands and existing residential homes, neither would likely result in a second access point to this neighborhood.

Alternative 3: Motion to deny the Preliminary Plat. The proposed subdivision appears to address comments that the public have made (dating back to 2018 and as recently as April, 2021) regarding number of lots and minimizing impacts to natural resources. Furthermore, the Applicant has noted that the review comments by Staff can be addressed. Staff does not support this option.

Funding Source:

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

Recommendation:

The Planning Commission has recommended approval of the Preliminary Plat.

Action:

Motion to adopt Resolution #21-156 approving the Preliminary Plat for Williams Woods.

Attachments

Site Location Map
Civil Engineering Plan Set
Landscape Plan Set
Department Review Status as of May 28, 2021
Changemarks as of May 28, 2021
Planning Commission Meeting Minutes Dated December 3, 2020
City Council Meeting Minutes Dated January 12, 2021
Adopted Resolution #21-018 Supporting 9-Lot Subdivision
Planning Commission Meeting Minutes Dated April 8, 2021
Comment from Adjacent Property Owner Requesting 60 Reservation of 60 Foot Corridor
Comments from Police Chief Dated April 8, 2021
Draft Planning Commission Meeting Minutes Dated June 3, 2021
Resolution #21-156

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/17/2021 09:01 AM
Bruce Westby	Bruce Westby	06/17/2021 12:29 PM
Form Started By: Chris Anderson		Started On: 06/16/2021 10:26 AM
Final Approval Date: 06/17/2021		

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR WILLIAMS WOODS

This Agreement (hereinafter the "Agreement") is dated as of this Click or tap here to enter text.day of Click or tap here to enter text., 2021 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Nexxt Level Homes LLC, a Limited Liability Company (Domestic) 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 WILLIAMS WOODS (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 Landform Professional Services, dated July 1, 2021, revised XXXXXXXX. 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 and within ProjectDox 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. Storm drainage facilities (when specified).
   b. Stormwater maintenance through 90 percent buildout.
   c. Streets.
   d. Street traffic control signals.
   e. Lot grading.
   f. Electricity (within one-fourth mile).
   g. Phone (within one-fourth mile).
   h. Natural gas (within one-fourth mile).
   i. Boulevard sodding.

   (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 #12 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 12 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. Installation of survey monumentation.
    b. Street light(s).

    (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 reproducible 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 I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #12 below 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. Construction of driveways from the street through the impacted wetland setback areas for Lots 3-5, Block 1 WILLIAMS WOODS and the driveway apron for Lot 8, Block 1 WILLIAMS WOODS in accordance with Resolution #21-203.

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 **($383,047.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon

completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($15,322.00)**, 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 **$76,609.00**, 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. 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.

16. 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, Storm Management Fees, and Street Light as well as Street Light Operation and Maintenance Fees.

17. 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.) provided the financial guaranty described in Section 12 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.**

    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.

18. **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 12 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).

19. 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:
Nexxt Level Homes LLC
Attn: Bill Boyum
17551 Round Lake Boulevard
Andover, MN 55304

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:

Nexxt Level Homes LLC

By:_____, Bill Boyum

Its: Click or tap here to enter text.

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Bill Boyum, the _____ of Nexxt Level Homes LLC, a Limited Liability Company (Domestic) 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

THE SW1/4 OF NE1/4 OF SEC 4 TWP 32 RGE 25, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THE W 330 FT OF SE1/4 OF NE1/4 OF SEC 04-32-25 (AS MEAS ALG N LINE THEREOF) EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

NW1/4 OF SE1/4 OF SEC 04 TWP 32 RGE 25, EX THAT PRT DESC AS FOL: BEG AT NE COR OF SD 1/4,1/4, TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO A PT ON SD E LINE 1 20 FT N OF SE COR THEREOF, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF NW1/4 OF SE1/4 OF SEC 4-32-25 DESC AS FOL: BEG AT NE COR OF SD 1/4.1/4 TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO PT ON SD E LINE 120 FT N OF SE COR AS MEAS ALG SD E LINE, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County Minnesota;

and

THE W1/2 OF NE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25, EX E 15 ACRES THEREOF, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF SE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25 LYG NLY OF CSAH NO 63 & LYG W OF E 15 ACRES OF W1/2 THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

-or upon recording-

Lots 1-9, Block 1 WILLIAMS WOODS

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **DEVELOPER** is responsible for satisfying applicable Park Dedication requirements of the Plat. The 2021 Park Dedication Fee applicable to the Plat is $3,500 per residential unit. **DEVELOPER** must pay a Park Dedication Fee of Thirty One Thousand Five Hundred Dollars and No Cents ($3,500 x 9 units = **$31,500.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **DEVELOPER** is responsible for satisfying applicable Trail Development Fee requirements of the Plat. The 2021 Trail Development Fee applicable to the Plat is $1,000 per residential unit. **DEVELOPER** must pay a Trail Development Fee of Nine Thousand Dollars and No Cents ($1,000 x 9 units = **$9,000.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Stormwater Management Fee. The **DEVELOPER** is responsible for satisfying applicable Stormwater Trunk Fee requirements of the Plat. The 2021 Stormwater Management Fee applicable to the Plat is $502 per residential unit. **DEVELOPER** must pay a Stormwater Management Fee of Four Thousand Five Hundred Eighteen Dollars and No Cents ($502 x 9 units = **$4,518.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

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

RESOLUTION #21-260

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR WILLIAMS WOODS

WHEREAS, Bill Boyum, hereafter referred to as "Developer," properly applied for Final Plat approval of the following described property located in the City of Ramsey:

THE SW1/4 OF NE1/4 OF SEC 4 TWP 32 RGE 25, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THE W 330 FT OF SE1/4 OF NE1/4 OF SEC 04-32-25 (AS MEAS ALG N LINE THEREOF) EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

NW1/4 OF SE1/4 OF SEC 04 TWP 32 RGE 25, EX THAT PRT DESC AS FOL: BEG AT NE COR OF SD 1/4,1/4, TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO A PT ON SD E LINE 1 20 FT N OF SE COR THEREOF, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF NW1/4 OF SE1/4 OF SEC 4-32-25 DESC AS FOL: BEG AT NE COR OF SD 1/4.1/4 TH W ALG N LINE THEREOF 162.5 FT, TH S PRLL/W E LINE OF SD 1/4,1/4, 536 FT, TH SELY TO PT ON SD E LINE 120 FT N OF SE COR AS MEAS ALG SD E LINE, TH N ALG SD E LINE TO POB; EX RD; SUBJ TO EASE OF REC, Anoka County Minnesota;

and

THE W1/2 OF NE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25, EX E 15 ACRES THEREOF, SUBJ TO EASE OF REC, Anoka County, Minnesota;

and

THAT PRT OF SE1/4 OF SE1/4 OF SEC 4 TWP 32 RGE 25 LYG NLY OF CSAH NO 63 & LYG W OF E 15 ACRES OF W1/2 THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed two (2) Concept Plans, including a nine (9) lot layout and a nineteen (19) lot layout, in December of 2020; and

WHEREAS, the City Council reviewed the two (2) Concept Plans in January of 2021 and directed the Developer to proceed with plan design for the nine (9) lot layout due to existing physical constraints of the Subject Property, including significant wetlands both on and adjacent to the Subject Property and dedicated parkland adjacent to the Subject Property; and

WHEREAS, the Planning Commission reviewed the Sketch Plan on April 8, 2021; and

WHEREAS, the City received an application for Preliminary Plat approval and a Variance to cul-de-sac length on May 5, 2021; and

WHEREAS, the Planning Commission held a Public Hearing and recommended approval of the Preliminary Plat and approved the variance on June 3, 2021; and

WHEREAS, the City Council reviewed and approved, with contingencies, the Preliminary Plat on June 22, 2021; and

WHEREAS, on June 22, 2021, the City received an application for a Variance to wetland setbacks on three (3) of the proposed lots in Williams Woods; and

WHEREAS, the Planning Commission reviewed and approved a Variance to wetland setbacks for Lots 3-5, Block 1 Williams Woods on July 22, 2021; and

WHEREAS, the City received an application for Final Plat consideration on July 1, 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 approval of the Final Plat and Development Agreement for Williams Woods in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with the Staff Review Letters.
    b. Compliance with all Staff Review Comments in ProjectDox.
    c. Final approval by City Engineer and City Attorney.
    d. LRRWMO review and approval.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th day of September, 2021.

_____
Mayor

ATTEST:

_____

City Clerk

WILLIAMS WOODS

City of Ramsey
County of Anoka
Sec. 4, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Nexxt Level Homes, LLC, a Minnesota limited liability company, owner of the following described property:

The West One-half of the Northeast One-quarter of the Southeast One-quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the East 15 acres of the West One-half of the Northeast One-quarter of the Southeast One-quarter.

AND

That part of the Northwest One-quarter of the Southeast One-quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the Northeast corner of the Northwest One-quarter of the Southeast One-quarter, thence West along the North line of the Northwest One-quarter of the Southeast One-quarter 162.5 feet; thence South and parallel with the East line of the Northwest One-quarter of the Southeast One-quarter 536 feet; thence Southeasterly to a point on the East line of the Northwest One-quarter of the Southeast One-quarter, which said point is 120 feet North of the Southeast corner as measured along the East line of the Northwest One-quarter of the Southeast One-quarter; thence North along the East line of the Northwest One-quarter to the point of beginning.

AND

The Northwest One-quarter of Southeast One-quarter of Section 4, Township 32, Range 25 excepting therefrom the following legally described property: Commencing at the Northeast corner of the Northwest One-quarter of Southeast One-quarter, thence West along the North line of the Northwest One-quarter of Southeast One-quarter 162.5 feet; thence South and parallel with the East line of Northwest One-quarter of Southeast One-quarter 536 feet; thence Southeasterly to a point on the East line of Northwest One-quarter of Southeast One-quarter, which said point is 120 feet North of the Southeast corner as measured along the East line of Northwest One-Quarter of Southeast One-quarter; thence North along East line of Northwest One-quarter of Southeast One-quarter to the point of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The Southwest Quarter of the Northeast Quarter of Section 4, Township 32, Range 25, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The West 330 feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 32, Range 25, as measured along the North line thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter lying West of the East 15 acres of the West half thereof, and that lies North of the County Road now laid out and travelled in an Easterly and Westerly direction across said land, all in Section 4, Township 32, Range 25, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILLIAMS WOODS and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said DC Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Nexxt Level Homes, LLC

_____, President

_____, (Print name)

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, President of Nexxt Level Homes, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
(Signature) (Print notary's name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Larry J. Huhn 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____.

_____
Larry J. Huhn, Licensed Land Surveyor
Minnesota License No. 24332

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Larry J. Huhn.

_____ _____
(Signature) (Print notary's name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WILLIAMS WOODS was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____
David M Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

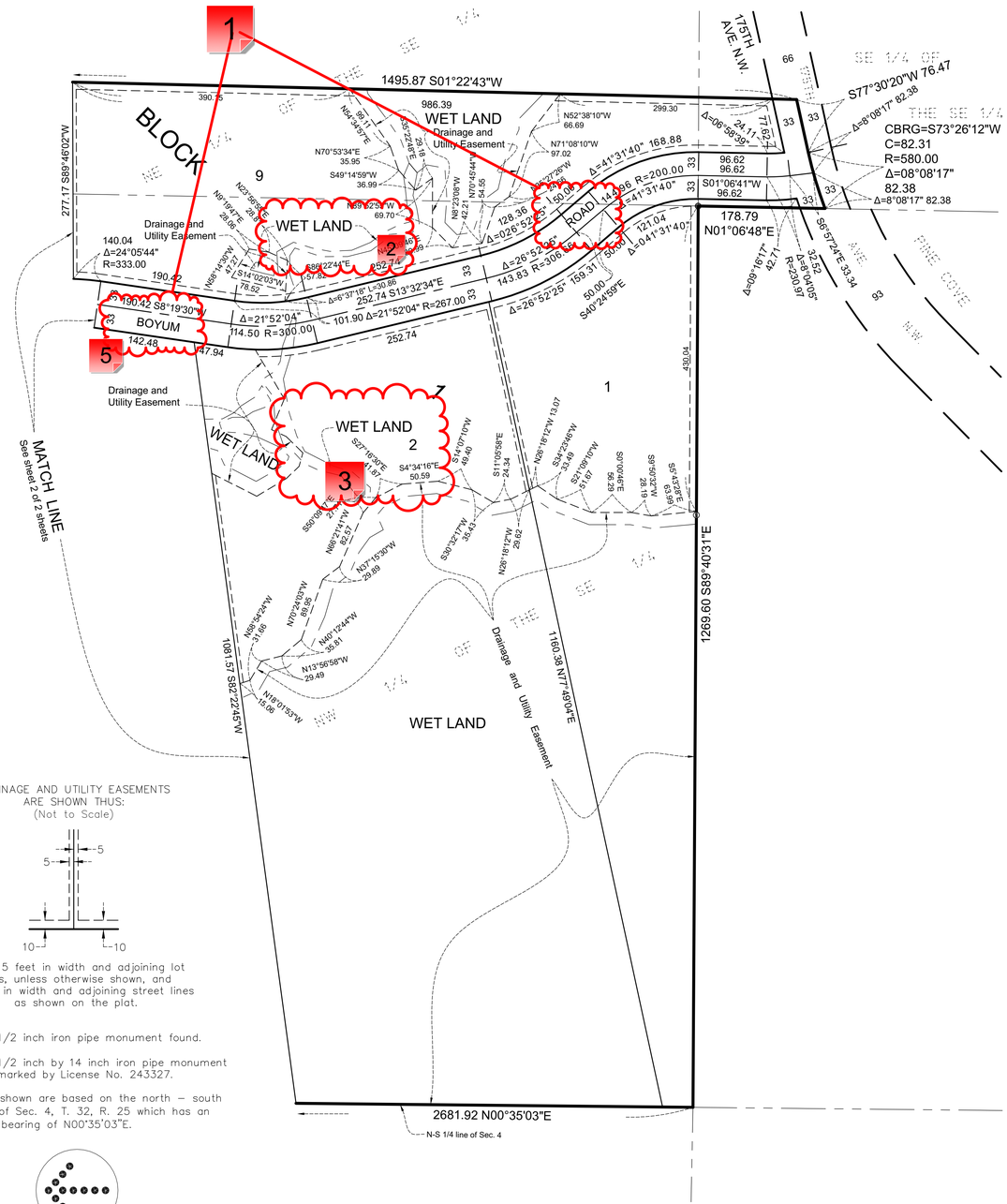
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____ By _____, Deputy
Property Tax Administrator

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of WILLIAMS WOODS 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 _____.

_____ By _____, Deputy
County Recorder/Registrar of Titles



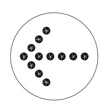
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(Not to Scale)

Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

● Denotes 1/2 inch iron pipe monument found.

○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 243327.

Bearings shown are based on the north – south 1/4 line of Sec. 4, T. 32, R. 25 which has an assumed bearing of N00°35'03"E.



NORTH
1 INCH = 100 FEET
0 100 200
SCALE IN FEET

LANDFORM
From Site to Finish

2021-08-27 - Williams Woods Final Plat sht 1.pdf V1 - Changemark Notes (5 Notes)

1 - Street Name

Created by: Chris Anderson
On: 09/01/2021 02:51 PM

Per street grid, change name to Rhinestone Street.

--------- 0 Replies ---------

2 - D/U Easement

Created by: Chris Anderson
On: 09/07/2021 10:36 AM

This appears to indicate wetland but there is no d/u easement encumbering it. Need to update plat sheet accordingly.

--------- 0 Replies ---------

3 - D/U Easement

Created by: Chris Anderson
On: 09/07/2021 10:37 AM

This appears to indicate wetland but there is no d/u easement encumbering it. Need to update plat sheet accordingly.

--------- 0 Replies ---------

4 - Nexxt Level Homes?

Created by: Chris Anderson
On: 09/07/2021 10:44 AM

Should this reference Nexxt Level Homes?

--------- 0 Replies ---------

5 - Boyum Road?

Created by: Joe Feriancek
On: 09/07/2021 03:13 PM

Boyum Road doesn't fit the street naming gride. Believe this should be Rhinestone Street.

--------- 0 Replies ---------

CC Regular Session **7. 6.**

Meeting Date: 09/14/2021

By: Chris Anderson, Community Development

Information

Title:

Introduce Ordinance #21-19 Rezoning Portions of the Property Located West and South of 15050 Armstrong Blvd from R-3 Residential (High Density) to R-2 Residential (Medium Density) related to Lynwood Subdivision (Project No. 21-122); Case of Lennar

Purpose/Background:

As the City Council is aware, Lennar (the "Applicant") has submitted an application for a proposed subdivision of the property situated west and south of 15050 Armstrong Boulevard (Fire Station #1) and legally identified as PID #20-32-25-44-0003 (the "Subject Property"). The proposed project includes a combination of single family homes and attached townhomes. The City Council previously approved a Comprehensive Plan Amendment (CPA) to re-guide the Subject Property from High Density Residential (HDR) to Medium Density Residential (MDR), contingent upon approval by the Metropolitan Council. The purpose of this case is to introduce an ordinance to rezone a portion of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density).

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 Public Hearing held by the Planning Commission on August 26, 2021. The Public Hearing notice was also posted in the City's Official Newspaper, the Anoka County UnionHerald.

Time Frame/Observations/Alternatives:

Summary of Request

Approximately six (6) acres in the northwest corner of the Subject Property are zoned R-1 (MUSA) - 80, with the remainder (approximately 28 acres) zoned R-3 Residential (High Density). The Applicant has requested a Zoning Amendment to rezone the 28 acres from R-3 Residential (High Density) to R-2 Residential (Medium Density). This would reduce the density range from 8-15 units per acre (R-3 Residential) to 4-7 units per acre (R-2 Residential), which is consistent with their overall proposed density of approximately 5 units per acre.

The Applicant had originally proposed 65-foot wide single family lots in the northwest corner of the Subject Property. However, after receiving feedback from the City Council (during the consideration of Applicant's requested Comprehensive Plan Amendment), the Applicant has amended the plans to be in unison with the current zoning designation (proposing 80 foot wide lots). Both the Planning Commission and City Council felt this provided a better transition to the existing residential neighborhood to the north and west of the Subject Property. The proposed Zoning Amendment retains the R-1 Residential (MUSA) - 80 designation adjacent to the existing rural neighborhood, but does reconfigure the boundary slightly to better match the proposed lot configuration.

Alternatives

Alternative #1: Adopt Ordinance #21-19 to rezone portions of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density). This is consistent with the Planning Commission's recommendation as well as the City Council's previous action to approve a Comprehensive Plan Amendment to re-guide the Subject Property as Medium Density Residential. Staff supports this alternative.

Alternative #2: Do not adopt Ordinance #21-19. This would be inconsistent with the City Council's previous action

(on August 24), which approved re-guiding the Subject Property from High Density Residential to Medium Density Residential. This action would require any proposed development of the Subject Property to have a density between 8-15 units per acre. Staff does not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission recommends approval of the Zoning Amendment to rezone approximately 28 acres from R-3 Residential (High Density) to R-2 Residential (Medium Density).

Outcome/Action:

Motion to introduce Ordinance #21-19 rezoning the portion of the Subject Property currently zoned R-3 Residential (High Density) to R-2 Residential (Medium Density).

Attachments

Site Location Map

Zoning Amendment Exhibit

Draft Planning Commission Meeting Minutes Dated August 26, 2021

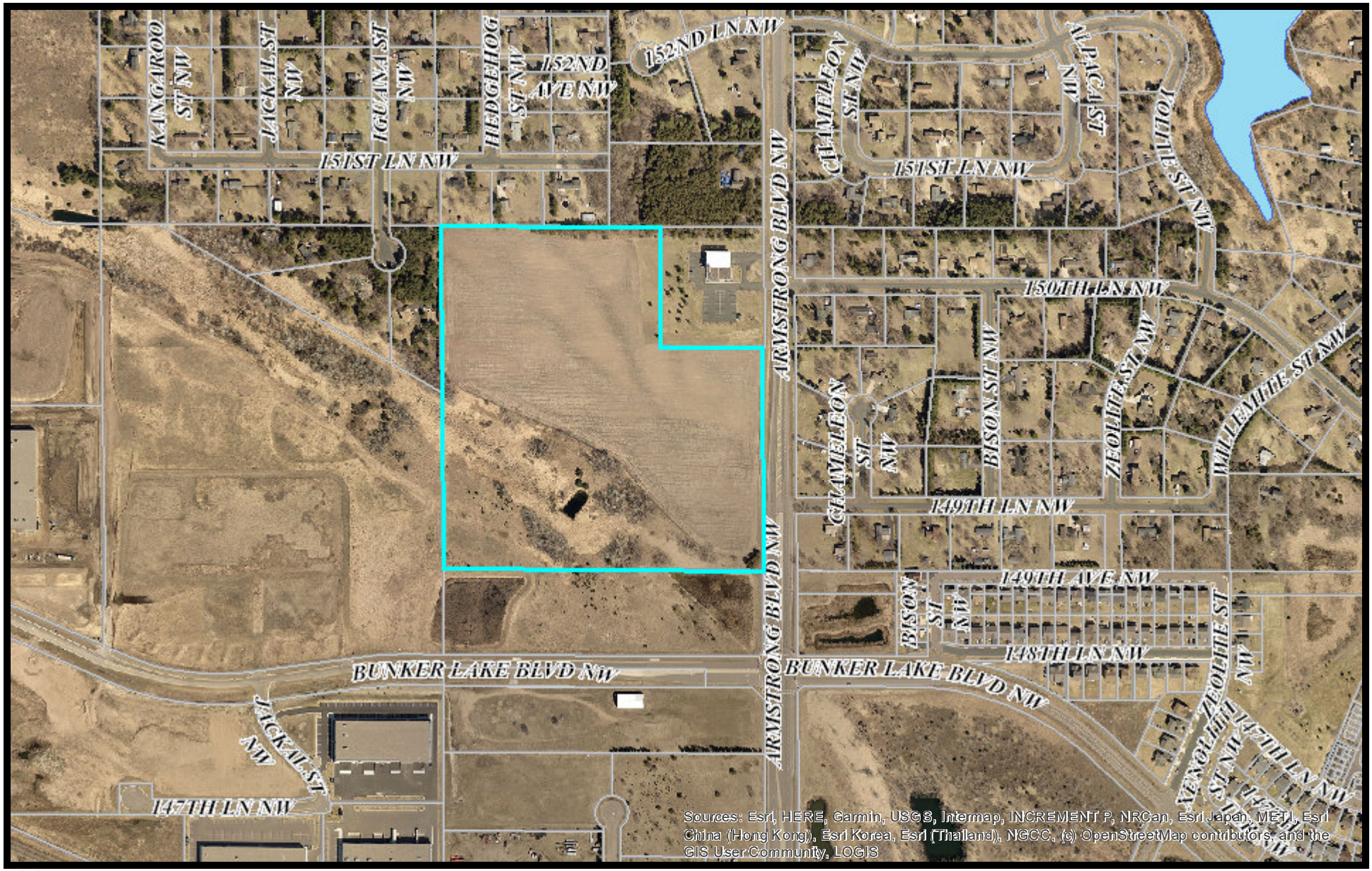
Ordinance #21-19: Zoning Amendment

Form Review

Inbox	Reviewed By	Date
Chris Anderson (Originator)	Chris Anderson	09/07/2021 08:47 AM
Chris Anderson (Originator)	Chris Anderson	09/07/2021 04:36 PM
Bruce Westby	Bruce Westby	09/09/2021 01:54 PM
Kurt Ulrich	Kurt Ulrich	09/09/2021 02:21 PM
Form Started By: Chris Anderson		Started On: 09/02/2021 02:00 PM
Final Approval Date: 09/09/2021		

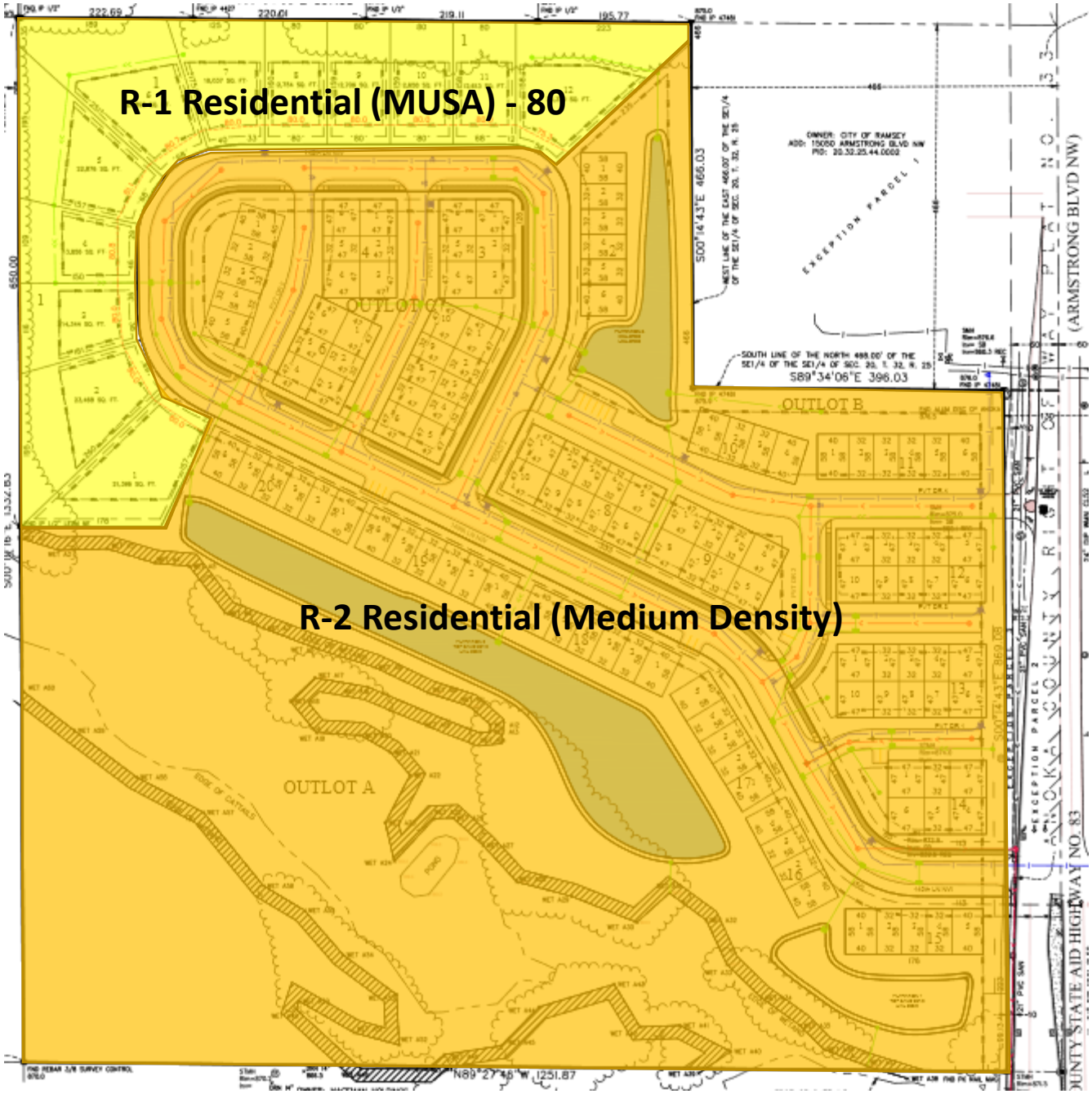
Zoning Amendment

Site Location Map: PID #20-32-25-44-0003



9/2/2021, 11:48:54 AM

0 0.0375 0.075 0.15 0.225 0.3 mi


R-1 Residential (MUSA) - 80
R-2 Residential (Medium Density)
OUTLOT C
OUTLOT B
OUTLOT A
EXCEPTION PARCEL 1
EXCEPTION PARCEL 2
OWNER: CITY OF RAMSEY
ADD: 15050 ARMSTRONG BLVD NW
PID: 20.32.25.44.0002
SOUTH LINE OF THE NORTH 466.00' OF THE SE1/4 OF THE SE1/4 OF SEC. 20, T. 32, R. 25
S89°34'06"E 396.03
S00°14'43"E 466.03
N89°27'48"W 1251.87
(ARMSTRONG BLVD NW)

6.03: Public Hearing: Consider Preliminary Plat and Zoning Amendment for Lynwood Subdivision on PID #20-32-25-44-0003 (Project No. 21-122); Case of Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 7:59 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of the Zoning Amendment to rezone the R-3 Residential (High Density) portion of the subject property to R-2 Residential (Medium Density) but does not support rezoning the R-1 Residential (MUSA) – 80 area to R-1 Residential (MUSA) – 65. Approval of the Zoning Amendment needs to be contingent upon approval of the CPA. Staff recommends approval of the Preliminary Plat with the following contingencies (which have been incorporated into the draft resolution):

- Approval of the Zoning Amendment to rezone R-3 Residential (High Density) to R-2 Residential (Medium Density)
- Approval of the CPA
- Approval of Anoka County for second access onto Armstrong Boulevard
- Full compliance with density transitioning requirements
- Modifications to ensure compliance with all bulk standards of the applicable zoning district(s).

Chairperson Bauer asked if these should be considered as two separate actions.

City Planner Anderson confirmed that he would recommend taking two separate actions.

Chairperson Bauer referenced the comment from the Metropolitan Council related to livable community eligibility and asked for clarification.

City Planner Anderson stated that the action of the Council did not include identification of other areas to guide as high density.

Chairperson Bauer asked if the City would risk eligibility for funds if this Comprehensive Plan amendment were approved without adding additional high-density housing.

Senior Planner McGuire Brigl noted that was already decided by the City Council. She stated that this conversation is related to the rezoning and preliminary plat as the Council has already acted on the Comprehensive Plan amendment and decided not to reguided additional land.

Commissioner Peters asked if there is guidance on whether trees last longer on flat land or berms. He stated that in his neighborhood trees were planted on a slope and half of them are now dead.

City Planner Anderson commented that there is a technique that can be used to place trees on a berm. He stated that it is not unusual for there to be some mortality with plantings, noting that

DRAFT

regular watering is a factor when being established. He stated that it is feasible and practical to plant on a berm.

Commissioner Peters stated that if there are plantings on a berm would that reduce the ability for homeowners to put features on their property.

City Planner Anderson commented that backyards would terminate at the start of the transition corridor and therefore it would not have an impact on what can be done on private property. He stated that the density transitioning corridor would need to be placed in its own lot under separate ownership to avoid that situation.

Commissioner VanScoy asked who would own the transition corridor.

City Planner Anderson stated that in this instance it sounds like the HOA would maintain ownership of that area.

Commissioner VanScoy asked how it would work if there was not an HOA.

City Planner Anderson stated that another option would be for that land to be deeded to the City once installed and established. He stated that in this scenario it would be likely that the HOA would own that parcel.

Chairperson Bauer asked if the City Council provided input on the 80 foot lots versus the 65-foot lots.

City Planner Anderson stated that the Council would prefer to see the property remain as 80 foot lots as a transition into the existing developed neighborhoods.

Councilmember Woestehoff stated that it was an overwhelming consensus that the property remains at 80-foot lots. He asked the Commission to also support the 80-foot-wide lot requirement to avoid the situation where the Commission supports 65-foot lots only to get to the Council and have that denied.

Citizen Input

Paul Tabone, Lennar, thanked the Commission to listening to the request. He noted that he has been working closely with staff to propose different layouts for the property. He stated that at this time they are down to the lot sizes, noting that the Council was clear about the desire for 80-foot-wide lots. He stated that they are working with staff on the secondary access. He stated that the density transitioning is the biggest challenge. He noted that with the desire of the Council to have 80-foot lots, the depths of those home sites would be shortened if that transition area is put into its own parcel. He hoped that there could be some flexibility on that. He stated that he understands how important berming and density transitioning is in the City of Ramsey. He stated that this site is a challenge, surrounded by business, municipal, and rural residential uses. He asked if there could be flexibility in the density transitioning plan if the intent is still met. He stated that the draft landscape plan included as many trees as recommended by the landscaper per size at full maturity,

DRAFT

which falls short of the requirement. He stated that if a berm is added, that would take space from the backyards of the residents. He commented that there are some fairly significant existing tree lines to the north and west of the site. He stated that an adjacent property owner previously made the comment that he would even support 65-foot lots, if properly screened. He noted that property has a row of evergreens and suggested that perhaps a row of evergreens be added on this site to increase the thickness of that screen. He stated that would meet the intent of screening without reducing the backyard sizes. He stated that if home sites cannot be platted to the lot line, as shown, it would create a challenge in having 80-foot lots. He commented that staff has been great to work with throughout this process.

Chairperson Bauer asked the concern with the size of the 80-foot lots.

Mr. Tabone reviewed the depth that is needed in order to meet the 10,000 square feet lot size for an 80-foot-wide lot. He noted that if the density transitioning corridor is required, that portion of the site would be rendered undevelopable at 80 feet wide.

Chairperson Bauer asked if a variance could be issued for that section of the property related to minimum lot size.

Senior Planner McGuire Brigl confirmed that a minimum lot size variance could be provided, noting that would need to occur through separate action at a future meeting.

Kyle Swenson, 15049 Iguana Street, stated that this project seems to be a moving target as he has had different layouts mailed to him. He stated that the original layout would have had four 65-foot lots and three ponds that would come near his property but with the design change there would be several more homes along the existing residential boundary. He stated that the solution would be to include the buffer and remove a lot in order to have the minimum lot size met against that existing residential property line. He stated that the existing residents want to see a transition as it will be quite a difference to have 140 homes compared to the cornfield that exists. He stated that he likes the 80-foot-wide lot requirement and would suggest the developer remove a few lots in order to support that buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:31 p.m.

DRAFT

Commission Business

Chairperson Bauer suggested the Commission begin with the requested rezoning.
Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #21-19 Approving a Zoning Amendment to Rezone Portions of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density).

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer noted that the second request is related to the preliminary plat and asked staff to display the list of contingencies that were included in the staff report.

Commissioner VanScoy stated that he is a little confused on how the transition can have common ownership and how it is configured with the lot. He stated that the applicant stated that the transition area is currently part of the lot.

City Planner Anderson stated that as the applicant proposed, the density transition corridor is part of the individual lots, but City Code states that corridor should be held common ownership, such as a separate entity like an HOA. He confirmed that changes would be needed in order to meet that requirement of the Code. He stated that each individual lot should meet the lot width and area requirements, separate from the density transition area.

Commissioner VanScoy commented that if the layout is configured in that manner, the density corridor should not impact the lot depth.

City Planner Anderson stated that if laid out in that manner from the start, there would not be an issue. He stated that originally, these lots were proposed at 65 feet and under that scenario the lots would have met the minimum lot size requirement and there was sufficient spacing for the density transitioning corridor to be held in separate parcel. He stated that the minimum lot size is larger for 80-foot-wide lots and therefore with the separate density transitioning corridor, 80 foot lots in that area could not meet the minimum lot size requirement.

Commissioner Anderson stated that this would mean yards would be smaller in that area and therefore a variance request would need to come back in the future to consider those smaller lots.

DRAFT

City Planner Anderson stated that the applicant could choose to revise the plan in order to show the required minimum lot size. He noted that a resident did suggest that a lot or two be removed in order to support meeting those requirements. He stated that if the applicant chose not to do that, they could come back to request a variance.

Mr. Tabone stated that he would like the ability to continue to work with staff on the density transitioning standards to determine if the intent can be met without dropping lots. He stated that this is not the first time they have dealt with a buffer, wetland, trees, or screening and therefore believed there were additional options outside of dropping home sites. He stated that they have already dropped a few townhomes and they want to ensure the project would be feasible in delivering a market need.

City Planner Anderson stated that within the density transitioning ordinance it states that alternatives can be used if agreed upon by the City and developer.

Chairperson Bauer asked if this type of issue has come before the Council during the tenure of Councilmember Woestehoff.

Councilmember Woestehoff replied that he cannot recall an instance of that nature in his time on the Council.

Commissioner Anderson asked if this should be tabled to allow the developer and staff to work this out.

City Planner Anderson stated that the Code does provide for some flexibility and that discussion as to whether the proposal would be reasonable could be discussed and decided upon by the City Council during its review.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-252 Approving the Preliminary Plat of Lynwood Subdivision with the contingencies outlined in the staff report.

A roll call vote was performed:

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

Motion Carried.

DRAFT

ORDINANCE #21-19

CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described property or portions thereof, are hereby rezoned from R-3 Residential (High Density) to R-2 Residential (Medium Density):

THE SE1/4 OF SE1/4 OF SEC 20 TWP 32 RGE 25, EX E 466 FT OF N 466 FT THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the_____day of_____, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:

Posting dates:
Adoption date:
Publication date:
Effective date:

CC Regular Session **7. 7.**

Meeting Date: 09/14/2021

By: Bria Raines, Community Development

Information

Title:

~~Adopt Resolution #21-175 Approving a Home Occupation Permit for 8351 160th Avenue NW (Project 21-119); Case of Jacob Johnson~~ **Please Note: This case was moved to be considered as 7.00**

Purpose/Background:

The purpose of this case is to consider an application for a Home Occupation Permit for a landscaping, lawn and snow removal company at 8351 160th Avenue NW (the "Subject Property"), including the outdoor storage of landscaping equipment and vehicles. Jacob Johnson (the "Applicant") applied for the Home Occupation Permit (HOP) after staff discovered the business through the code enforcement program. The Applicant has applied for a second driveway to store the vehicles and equipment for the landscaping business. The Subject Property is in the R-1 Residential (Rural Developing) Zoning District and guided as Low Density Residential in the Comprehensive Plan. The Subject Property abuts other residential properties and Forest Hideaway Park.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records, for the Planning Commission meeting on August 26, 2021. A notice was also published in the Anoka UnionHerald, the City's Official newspaper for the public hearing.

No notifications are required for the City Council meeting.

Observations/Alternatives:

General

The Subject property is located at 8351 160th Avenue NW. The Subject Property is zoned R-1 Residential (Rural Developing) and is approximately 1.65 acres in size. All surrounding properties, but the park across the street from the Subject Property, are zoned the same.

Summary of Request

The Applicant seeks permission to continue to use the Subject Property as a base for the landscaping company, and the Planning Commission recommended approval at their August Meeting. Onsite business operations include:

- Use of the detached 20x40 garage for storage and mechanical work
- Four (4) non-resident employees to come to the home
- 16 vehicle trips per day entering and leaving the property daily
- Onsite storage of landscaping equipment

Employees would come to the Subject Property to pick up their work vehicles, equipment, and materials daily. The Applicant has been issued a permit for a second driveway. This is where the applicant plans for the equipment and landscaping materials to be stored.

Hours of Operation (Proposed)

The hours of operation are 7am to 5pm Monday through Friday. Applicant has stated this is the latest and the hours are more regularly 7am to 3pm.

Code Enforcement

Staff became aware of the home-based business through the City's Code Enforcement Program. The Subject Property has had a significant amount equipment and vehicles stored on the property as well as off-street parking

and public nuisance violations. Staff followed up on the open case from 2019 and requested the Applicant remove nuisances from the property and apply for a home occupation permit for the home-based business. The Applicant has removed the nuisance violations and has stated installation of the second driveway is contingent on this home occupation permit.

Permit/Licenses
The business is a registered s-corp with MN Department of Agriculture licenses for fertilizer (#20044018) and commercial pesticide application (#20172269).

Planning Commission has approved the Home Occupation Permit (HOP) request with conditions that all employee parking will be off of the public street; four (4) vehicles, four (4) trailers, and two (2) skid steers used in connection with the home occupation, and a maximum of sixteen (16) vehicles trips in a typical 24-hour period.

Funding Source:
The Applicant is responsible for all costs related to this request.

Recommendation:
The Planning Commission recommends approval of the application for a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW; with conditions to ensure the business does not remain in the residential district should it outgrow its current operation parameters.

Action:
Motion to adopt Resolution #21-175 Approving a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW.

Attachments

Land Use Application
Home Occupation Questionaire
Site Location Map
Applicant Narrative
First Notice of Violation
Second Notice of Violation
Third Notice of Violation
Photos of Property Conditions
Recent Property Photos from Applicant
Planning Commission Minutes
Resolution #21-175

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/09/2021 08:01 AM
Bruce Westby	Kathy Schmitz	09/09/2021 11:46 AM
Kurt Ulrich	Kurt Ulrich	09/09/2021 11:57 AM
Bruce Westby	Kathy Schmitz	09/09/2021 12:01 PM
Form Started By: Bria Raines		Started On: 08/27/2021 10:41 AM
Final Approval Date: 09/17/2021		

Land Use Application

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	☐ Plat – Final Plat
☐ Administrative Plat	☐ Site Plan Review	☐ Easement/ROW Vacation
☐ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☒ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Jacob Johnson		
Street Address:	8351 160th Ave NW		
City, State, ZIP:	Ramsey, MN, 55303		
Home Phone:		Work Phone:	612-998-0617
Email:	jakemjohnson@g.com	Fax Number:	
Name of Business (if applicable):	Timberline Lawn Care Inc.		
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	8351 160th Ave NW
PIN	17-32-25-42-0003
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Scanned with CamScanner

Property Owner Information

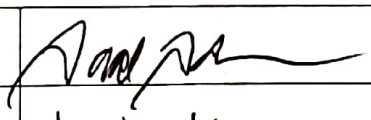
(If different than Applicant)

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

I am requesting to add an area for employee parking, business truck/trailer parking and installing concrete bins for frequently used materials including black dirt, rock and mulch

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Jacob Johnson	Printed Name	
Title	President	Title	
Date	6/20/21	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	Jacob Johnson	Printed Name	
Title		Title	
Date	6/20/21	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

Scanned with CamScanner

Jamie Johnson
8351 160th Ave NW

1" = 40'

X - Employee parking
O - Company truck

160th Ave NW
Loraine St NW
Permit # RAD48175
Trailer
Concrete blocks
Brush
Brown mulch
Red Limestone
River Rock
Black dirt
Trailer
Trailer
Trailer

Home Occupation Permit Guide

A guide for land use applications in the City of Ramsey

Created January, 2012
Revised March, 2016

Scanned with CamScanner

Address:

Home Occupation Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes (Ø) -or- No ( )

Does the home occupation owner rent or own the property? Yes (Ø) -or- No ( )

Will any part of the occupation be conducted in the home? Yes ( ) -or- No (Ø)

If so, what activities will be conducted in the home and in which room(s)?

What is the gross living area of the home? _____

How much of that area will be used for the occupation? _____

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes (✓) -or- No ( )

If so, explain:

Detatched 20x40 Garage used for storage and light
mechanical work

Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes (Ø) -or- No ( )

Will any structural additions or alterations to home or garages be required for this occupation?
Yes ( ) -or- No (Ø)

If so, explain:

Will you employ persons that do not live in the home on the property? Yes (Ø) -or- No ( )

Scanned with CamScanner

If yes, how many non-resident employees will work on the site? 1

How many non-resident employees will work off-site? 6

Will it be necessary employees working off-site to come to the home? yes

If so, explain:

Employees come in the morning to get their truck/trailer/mowing/landscaping equipment for the day

Will customers or clients come to the property? Yes (◯) -or- No (⊘)

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? (this includes employees, customers, deliveries, etc.)?

16

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes (✓) -or- No ( )

If so, provide number, size and type of vehicles:

3 Chevy 2500's, 1 chevy 3500, would also like to keep 4 trailers, 2 skid steers and a tractor on site if permitted

Do you intend to store supplies and/or materials on the site? Yes (⊘) -or- No (◯)

Please describe items to be stored and where?

Dirt, rock & mulch to be stored in concrete bins on the west side of the property

Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes (◯) -or- No (⊘)

If so, explain and/or provide necessary documents.

Scanned with CamScanner

Homeowner's Name: Jacob Johnson Date: 6/10/21

Homeowner's Signature:

Email: jakemjohnson@g.com Phone: 612-998-0617

Brief Description of Home Occupation:

Lawn, landscape & snow removal company

Scanned with CamScanner



6/14/2021 3:36:03 PM

0 0.004 0.009 0.018 0.027 0.036
mi

To whom it may concern:

I am requesting a permit so I can run my lawn and landscape business from my home. The business was started by my father in Blaine in 1998. I took over in 2015 when he was diagnosed with cancer. I started growing the business and quickly outgrew our home in Coon Rapids and was renting 2 different storage locations. Running back and forth between the house in Coon Rapids, Andover and Isle quickly became a burden, not to mention a waste of money and fuel. We had our first daughter in October of 2016 and our son in march of 2018. The amount of time I was spending away from home was taking its toll on my family. My wife and I decided it was time to look for home with enough space to park and store the trucks, trailer and other equipment. We found this home late in 2018 and closed on it in February of 2019 and it has been a blessing. In October of 2019 we had our 2nd daughter and we love it here in Ramsey. I know now that I have been running the business here un permitted, I would like to thank Bria Raines for all of the help through this process and hope I will be able to operate the business from my home

Sincerely,

Jacob Johnson

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

April 29, 2021

Samantha Johnson
Or Current Owner
8351 160th Avenue NW
Ramsey MN 55303

-FIRST NOTICE OF VIOLATION -

RE: Violations on Anoka County PID # 17-32-25-42-0003 (8351 160th Avenue NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff was following up on a past code enforcement violation from 2019 at the above premises. A recent inspection of the premises revealed the following repeat violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3. Property conditions constituting a public nuisance.
  - (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler.
- City Code Section 117-355 – Residential development off-street parking sections
  - (b) (1 through 6) Number of items, locations, and surfacing.
- City Code Chapter 117-351 – Home Occupation
  - Home occupations require a permit, administrative or from City Council, for work exceeding the parameters set by Section 117-351. Please reach out to us to let us know why there is construction or work activity on the West side of the property and the commercial (Shamrock) trailer.

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

- Chapter 30-3. – Property conditions constituting a public nuisance.
  - Properly store all public nuisance items (brush and wood remnants), or remove them from the property.
- Chapter 117-355 – Residential development off-street parking
  - No vehicle may be parked on the grass. Must be parked on paved surface or gravel.
  - Each property is allowed one inoperable or unlicensed vehicle, but it must be stored on proper surfacing (e.g. driveway)
  - You are allowed up to 6 total items stored outside, including trucks, trailers, etc. based on your acreage.

    - Please remove items until you are at 6.
- City Code Chapter 117-351. – Home Occupation
    - Apply for Home Occupation Permit, or properly screen Shamrock trailer.

Please contact me at (763) 433-9840 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.
Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityoframsey.com
Community Development Department

Exhibits 1-2: Nuisance items in violation of Chapter 30





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.

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

May 13, 2021

Lori Sterriker
Or Current Owner
8351 160th Avenue NW
Ramsey MN 55303

-SECOND NOTICE OF VIOLATION -

RE: Violations on Anoka County PID # 17-32-25-42-0003 (8351 160th Avenue NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff was following up on a past code enforcement violation from 2019 at the above premises. A recent inspection of the premises revealed the following repeat violations of the Ramsey City Code as listed below:

- City Code Chapter 30-3. Property conditions constituting a public nuisance.
  - (6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler.
- City Code Section 117-355 – Residential development off-street parking sections
  - (b) (1 through 6) Number of items, locations, and surfacing.
- City Code Chapter 117-351 – Home Occupation
  - Home occupations require a permit, administrative or from City Council, for work exceeding the parameters set by Section 117-351. Please reach out to us to let us know why there is construction or work activity on the West side of the property and the commercial (Shamrock) trailer.

An administrative citation for $75 has been included in this letter. You have 14 days from the date of this letter to address the following (or you will receive an additional notice of violation and administrative citation of $250):

- Chapter 30-3. – Property conditions constituting a public nuisance.
  - **Properly store all public nuisance items (brush and wood remnants), or remove them from the property.**
- Chapter 117-355 – Residential development off-street parking
  - No vehicle may be parked on the grass. Must be parked on paved surface or gravel.
  - Each property is allowed one inoperable or unlicensed vehicle, but it must be stored on proper surfacing (e.g. driveway)
  - **Please apply for a driveway permit for the second driveway (gravel)**
  - You are allowed up to 6 total items stored outside, including trucks, trailers, etc.

based on your acreage.
    - **Please remove items until you are at 6.**
- City Code Chapter 117-351. – Home Occupation
    - **Apply for Home Occupation Permit.**

Please contact me at (763) 433-9840 to schedule a follow up inspection after the violations are corrected (to ensure you are not assessed any charges) or to answer any questions you may have.
Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityofframsey.com
Community Development Department

Exhibits 1-2: Nuisance items in violation of Chapter 30









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

July 2, 2021

Jacob Johnson
8351 160th Avenue NW
Ramsey MN 55303

-THIRD NOTICE OF VIOLATION -

RE: Violations on Anoka County PID # 17-32-25-42-0003 (8351 160th Avenue NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. City Staff has given you extensions to complete the Land Use Application which is incomplete at this time as no payment has been made for the application. The property has continued to be in violation of the Ramsey City Code as listed below:

- City Code Section 117-355 – Residential development off-street parking sections
  - (b) (1 through 6) Number of items, locations, and surfacing.
- City Code Chapter 117-351 – Home Occupation
  - Home occupations require a permit, administrative or from City Council, for work exceeding the parameters set by Section 117-351.

An administrative citation for $250 has been included in this letter. You have 14 days from the date of this letter to address the following (or you will receive a notice of abatement):

- Chapter 117-355 – Residential development off-street parking
  - You are allowed up to 6 total items stored outside, including trucks, trailers, etc. based on your acreage. Parked on improved surfaces.
  - **Remove vehicles until at the allowed six (6) vehicles on the property;**
    - Or complete Home Occupation Permit.
- City Code Chapter 117-351. – Home Occupation
  - **Complete the Home Occupation Permit (application fee and escrow)**

Please contact me at (763) 433-9840 to answer any questions you may have.

Sincerely,

Bria Raines

Bria Raines, Zoning Code Enforcement Officer
(763) 433-9840 | braines@cityoframsey.com
Community Development Department

April 28, 2021







May 13, 2021



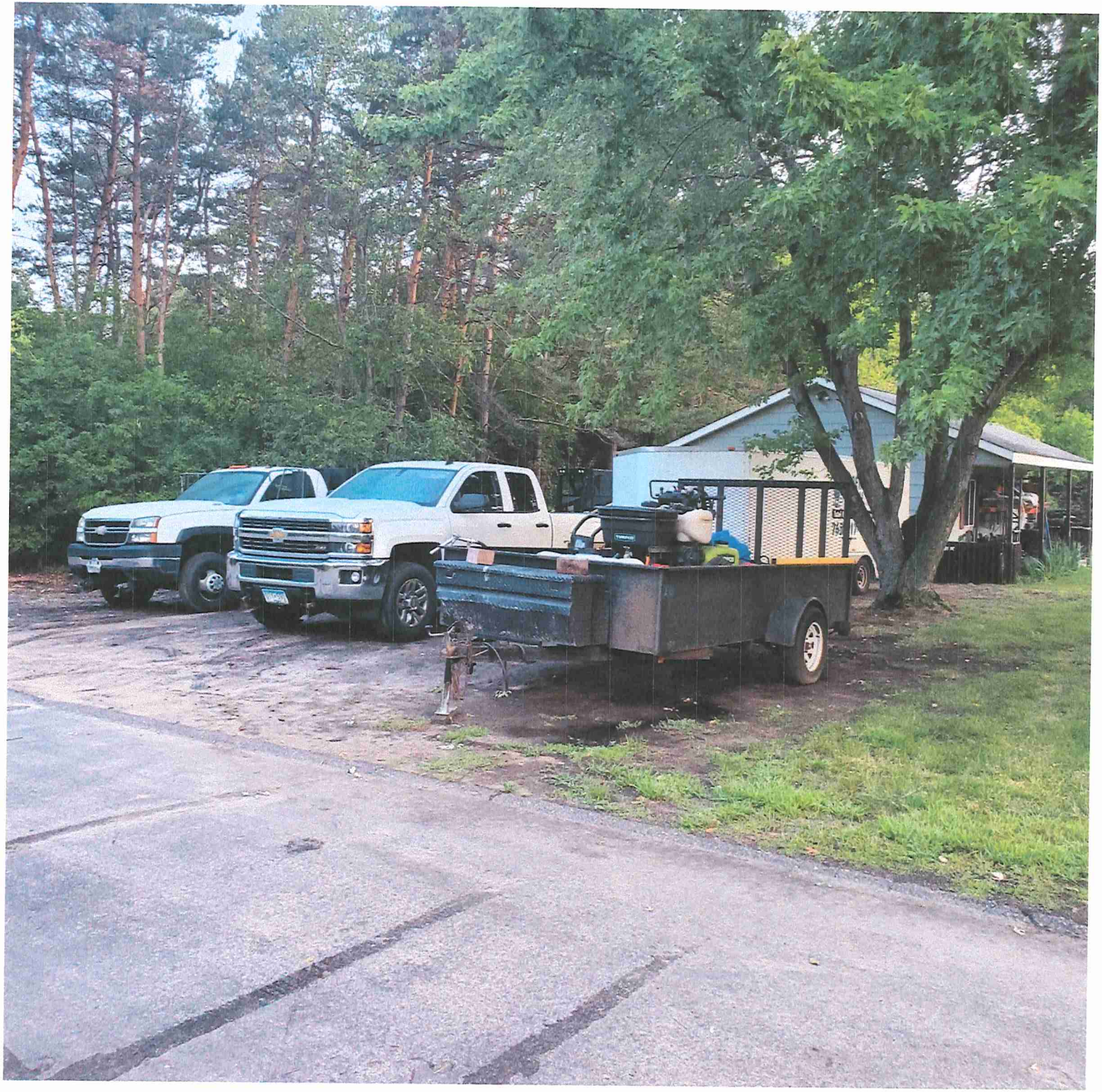

WESTERN


Bobcat



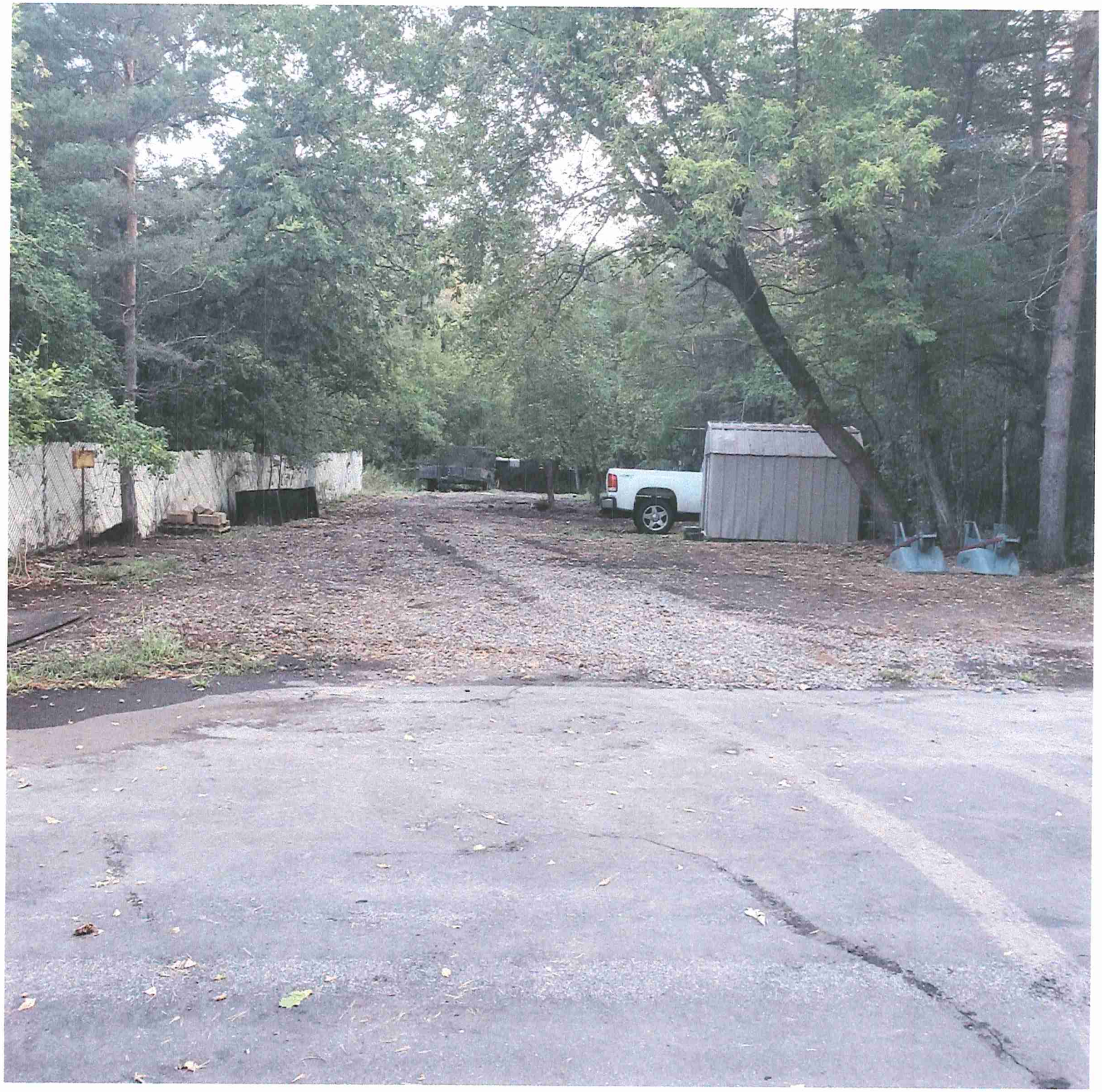









DTY-590






Bobcat

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 26, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer (virtual) Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	Commissioner Andrew Dunaway
Also Present:	Senior Planner Chloe McGuire Brigl City Planner Chris Anderson Zoning Code Enforcement Officer Bria Raines 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.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Walker	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Commissioner Anderson aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the July 22, 2021 Planning Commission Meeting Minutes
5.02: Adopt Resolution #21-232 Approving G-Will Liquors Site Plan (Project 21-127)
5.03: Consider Setback Requirements for Accessory Structures

City Planner Anderson noted that the information provided from Commissioner VanScoy to staff prior to the meeting will be reflected in the minutes.

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Request for a Variance to Utilize an Alternative Tree Inventory Technique for Trott Brook North (Project No. 21-130); Case of Sotarra

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 the Environmental Policy Board supported the request to utilize the FRP technique within the planted areas due to the unique characteristics of these stands of trees (similar ages, sizes, species).

Commissioner Walker asked if the area shaded in green is the Peterson property and whether this is part of the Christmas tree farm.

City Planner Anderson confirmed that a portion is the Peterson property, and this portion is an active part of the Christmas tree farm. He stated that some of the trees would be removed as part of the Christmas tree farm operation.

Citizen Input

Tracey Rust, representing the applicant, clarified that the turquoise-colored area is the Peterson property and that is part of their Christmas tree farm. She noted that the Petersons hope to harvest most of that area as part of that operation this Christmas season.

Jeff Uker, 17121 Variolite Street, asked how it would be known that this method is accurate for counting. He stated that he would want to ensure that the counting method is accurate. He stated that when the project comes forward, he has a concern with density. He noted that he lives on ten acres and therefore transitioning to quarter acre lots would not be preferred, even with a 40-foot buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:15 p.m.

Commission Business

Commissioner VanScoy stated that the information in the packet seemed to indicate work has been done in the past to ensure the accuracy of this type of process. He asked if City staff believes this process would be fairly accurate.

City Planner Anderson confirmed that staff has reviewed this and the EPB has reviewed this, and staff is confident that this method would provide an accurate representation of what exists. He confirmed that the information would be available if a member of the public wished to view it.

Commissioner Walker commented that going back to May of 2020, when there was a public hearing on this project, the residents have not supported this project and therefore he will not support any action on this project.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #21-247 Granting a Variance to Utilize a Fixed Ratio Plot Sampling Technique within the Planted Woodlands on the Subject Property.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Consider Resolution #21-175 Denying a Home Occupation Permit for 8351 160th Ave NW (Project 21-119); Case of Jacob Johnson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

Zoning Code Enforcement Officer Raines presented the staff report stating staff recommends denying the application for a Home Occupation Permit for a landscaping business at 8351 160th Avenue NW. This use will require additional maintenance of the neighborhood roadways at the cost of the public for public facilities and services. Additionally, staff has received complaints about the use and finds that the use is outside of what one would typically find in a residential setting. Staff finds that the use is more compatible with a commercial or industrial district.

Commissioner VanScoy asked what the issues are. He noted that there are standards for number of trips and outside storage.

Zoning Code Enforcement Officer Raines replied that there were two violations for the property related to the home occupation and trash.

Senior Planner McGuire Brigl stated that there are three different levels of home occupation permits and reviewed some of the related regulations for each level. She stated that this request falls into the third category of home occupation permits because of the number of people coming to the property. She stated that staff believes that this would be better suited for an industrial area and would be willing to work with the applicant to find a suitable location in Ramsey.

Citizen Input

Jacob Johnson, 8351 160th Avenue NW, stated that this has been going on since 2019 and did not believe he ever received a letter about this issue. He stated that he also reached out to staff to request a copy of the letter. He noted that he was provided a copy of a letter sent to the previous owners of the home related to a septic system. He stated that he is down to four employees, which reduces the number of trips. He stated that the business does not function at the same level in the winter, as they operate at a smaller capacity for plowing. He noted that there are no landscaping materials kept on site at this time. He stated that his application included the hours of 7 a.m. to 5 p.m. but stated that they are typically done for the day around 3 or 4 p.m. He noted that he has also cleaned up the outdoor trash items on the property.

Chairperson Bauer stated that even with four employees, that would equate to eight trips. He asked the number of vehicles going out each day.

Mr. Johnson replied that two vehicles go out each day.

Chairperson Bauer asked if the landscaping material was planned to be stored on the left of the trees and received confirmation. He referenced a building shown on the aerial photograph and asked the purpose of that building.

Mr. Johnson replied that is a personal shed.

Commissioner Walker asked the resident's long-range plans for the business.

Mr. Johnson stated that he would like to build another shop on the very west of the property, on the other side of the trees. He stated that if that meant he detached garage needed to be removed, he would. He stated that at that time, everything would be moved to the west side of the property.

Commissioner Walker asked if there are woods to the west of the property for a bit before another home is encountered.

Mr. Johnson confirmed that to be true.

Commissioner Walker commented that if that occurred, no one would even know this business was back there unless they went back and looked.

Commissioner VanScoy asked the purpose of the building.

Mr. Johnson replied that he would store equipment inside the building.

Chairperson Bauer asked the largest structure size that would be allowed.

Senior Planner McGuire Brigl commented that staff could look into that but would need the square footage of the existing accessory buildings to provide an accurate number.

Commissioner Gengler asked the number of work-related vehicles on the property.

Mr. Johnson replied that there are four pick-up trucks.

Senior Planner McGuire Brigl asked if the trucks pull trailers and if those exist on the property.

Mr. Johnson confirmed that there are two trailers. He also confirmed that employees drive to his property and leave their personal vehicles onsite and then two of the trucks with trailers leave for the day.

John Wagner, 16030 Kangaroo Street, stated that he has the closest adjoining property with a household. He stated that this activity does not bother him, and the employees are very pleasant and drive at slow speeds. He stated that when they come and go from the property with the equipment it is quiet. He stated that there are 50,000 people that attend Game Fair and the traffic they incur during that time is more than will ever occur in one year from this business. He stated that the employees come to the property and get into trucks in groups of two to leave and do their work for the day. He noted that on garbage/recycle days, ACE Solid Waste comes through with three different trucks, along with the other haulers. He commented that traffic is heavy on 161st with people dropping animals off at the kennel. He stated that Mr. Johnson is a small business that employs a few people and does not disrupt the neighborhood. He stated that there is a park in that area that is overgrown to the point where it provides a visual and sound barrier for that neighbor. He believed that Mr. Johnson should be allowed to continue his small business as it has created no problems. He provided photographs of the Game Fair traffic, overgrown park condition, and applicant's property. He stated that Mr. Johnson has been operating for a few hours and there have been no problems. He stated that typically the employees return to the property around 2 or 3 p.m. He believed that Mr. Johnson should be able to continue to operate his business.

Elijah __, 16001 Kangaroo Street, echoed the comments of the last speaker noting that he and his wife have no problems with the business. He believed that the initial complaints arose a few years ago in a similar manner as the complaints he received on his property. He believed that Mr. Johnson should be able to continue operating his business. He agreed that Game Fair creates a much larger problem and has people allowing hundreds of vehicles of park on lawns. He stated that they support the business.

Adam ___, 16041 Kangaroo Street, also echoed the comments of the previous speakers. He stated that Mr. Johnson is a good guy with a light crew and does not generate much traffic from his business. He stated that he does not believe this is a nuisance and commented that the property looks much better than it did when the previous owners had the property.

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

A roll call vote was performed:

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

Chairperson Bauer

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:41 p.m.

Commission Business

Commissioner Walker asked the traffic counts on 161st and Kangaroo Street. He stated that it seems that in the case of the City, the traffic from the trucks and employees is a big deal. He noted that he recently drove down 161st during Game Fair and found that to be a huge mistake. He was unsure how eight trips from the business cause a large impact on the road.

Senior Planner McGuire Brigl commented that staff does not have that information available. She agreed that Game Fair has a lot of traffic and noted that there is an overlay parking standard during the two-week duration of the fair. She stated that staff could not approve the permit administratively because of the number of trips and because of employees parking on the roadway.

Chairperson Bauer commented that the case did mention parking on the street. He asked if there could be a condition that employees and business vehicles do not park on the street.

Mr. Johnson replied that currently there are no business vehicles parked on the street. He stated that the employees have been parking on the street as he has not hauled in the class five material to create a parking area. He stated that he does have approval to create the parking area but wanted to wait to see if the Home Occupation Permit is approved before making that investment.

Commissioner VanScoy asked if the parking area would be near the second driveway in the back, which was confirmed by the applicant. He also asked and received confirmation that there is not landscaping material being stored outdoors at this time. He noted that the applicant has said that his long-term vision would be to construct a building that could house the equipment as well. He asked if there is an anticipated date for the structure.

Mr. Johnson replied that he would like to have that built within the next three years.

Commissioner VanScoy asked if the nuisance items have been cleaned up.

Zoning Code Enforcement Officer Raines confirmed that she has been to the site and the nuisance items have been cleaned up.

Motion by Commissioner Walker, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-175 Approving a Home Occupation Permit for a Landscaping Business at 8351 160th Avenue NW, conditional upon the addition of the second driveway and off-street parking area.

Further discussion

Commissioner Anderson stated that he is debating his decision on this request. He stated that he likes the idea that the business is growing but adding another building would seem to support moving the business to a commercial lot. He asked if the applicant has spoken with staff about available commercial spaces. Chairperson Bauer noted that whether there is a business or not, there is a maximum square footage pertaining to accessory buildings that would regulate that activity. Senior Planner McGuire Brigl confirmed that to be true. Mr. Johnson stated that the additional building would not be related to business growth, but the intention to move things to the end of the street and stored indoors. He noted that he would be willing to remove the existing detached garage in order to accomplish that goal. Commissioner Gengler stated that she is also conflicted. She asked the guarantee that the business would not continue to grow in this location. She stated that she could support this business for this location but would not want to see it continue to grow larger in this location. Mr. Johnson stated that if the business grows out of that space, he would move it to a different location. Commissioner Gengler asked if there could be limitations on the home occupation. Senior Planner McGuire Brigl confirmed that conditions could be put upon the permit. She reviewed the regulations that are placed within the Home Occupation Permit. Zoning Code Enforcement Officer Raines stated that the number of roundtrips would be included in the permit regulations, noting that the application requested 16 trips. Commissioner Walker asked if the action on the table would satisfy what the applicant needs. Mr. Johnson confirmed that 16 would be the maximum number of trips. He stated that in the winter there is no traffic in and out unless it snows.

A roll call vote was performed:

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

Motion Carried.

6.03: Public Hearing: Consider Preliminary Plat and Zoning Amendment for Lynwood Subdivision on PID #20-32-25-44-0003 (Project No. 21-122); Case of Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 7:59 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of the Zoning Amendment to rezone the R-3 Residential (High Density) portion of the subject property to R-2 Residential (Medium Density) but does not support rezoning the R-1 Residential (MUSA) – 80 area to R-1 Residential (MUSA) – 65. Approval of the Zoning Amendment needs to be

contingent upon approval of the CPA. Staff recommends approval of the Preliminary Plat with the following contingencies (which have been incorporated into the draft resolution):

- Approval of the Zoning Amendment to rezone R-3 Residential (High Density) to R-2 Residential (Medium Density)
- Approval of the CPA
- Approval of Anoka County for second access onto Armstrong Boulevard
- Full compliance with density transitioning requirements
- Modifications to ensure compliance with all bulk standards of the applicable zoning district(s).

Chairperson Bauer asked if these should be considered as two separate actions.

City Planner Anderson confirmed that he would recommend taking two separate actions.

Chairperson Bauer referenced the comment from the Metropolitan Council related to livable community eligibility and asked for clarification.

City Planner Anderson stated that the action of the Council did not include identification of other areas to guide as high density.

Chairperson Bauer asked if the City would risk eligibility for funds if this Comprehensive Plan amendment were approved without adding additional high-density housing.

Senior Planner McGuire Brigl noted that was already decided by the City Council. She stated that this conversation is related to the rezoning and preliminary plat as the Council has already acted on the Comprehensive Plan amendment and decided not to reguided additional land.

Commissioner Peters asked if there is guidance on whether trees last longer on flat land or berms. He stated that in his neighborhood trees were planted on a slope and half of them are now dead.

City Planner Anderson commented that there is a technique that can be used to place trees on a berm. He stated that it is not unusual for there to be some mortality with plantings, noting that regular watering is a factor when being established. He stated that it is feasible and practical to plant on a berm.

Commissioner Peters stated that if there are plantings on a berm would that reduce the ability for homeowners to put features on their property.

City Planner Anderson commented that backyards would terminate at the start of the transition corridor and therefore it would not have an impact on what can be done on private property. He stated that the density transitioning corridor would need to be placed in its own lot under separate ownership to avoid that situation.

Commissioner VanScoy asked who would own the transition corridor.

City Planner Anderson stated that in this instance it sounds like the HOA would maintain ownership of that area.

Commissioner VanScoy asked how it would work if there was not an HOA.

City Planner Anderson stated that another option would be for that land to be deeded to the City once installed and established. He stated that in this scenario it would be likely that the HOA would own that parcel.

Chairperson Bauer asked if the City Council provided input on the 80 foot lots versus the 65-foot lots.

City Planner Anderson stated that the Council would prefer to see the property remain as 80 foot lots as a transition into the existing developed neighborhoods.

Councilmember Woestehoff stated that it was an overwhelming consensus that the property remains at 80-foot lots. He asked the Commission to also support the 80-foot-wide lot requirement to avoid the situation where the Commission supports 65-foot lots only to get to the Council and have that denied.

Citizen Input

Paul Tabone, Lennar, thanked the Commission to listening to the request. He noted that he has been working closely with staff to propose different layouts for the property. He stated that at this time they are down to the lot sizes, noting that the Council was clear about the desire for 80-foot-wide lots. He stated that they are working with staff on the secondary access. He stated that the density transitioning is the biggest challenge. He noted that with the desire of the Council to have 80-foot lots, the depths of those home sites would be shortened if that transition area is put into its own parcel. He hoped that there could be some flexibility on that. He stated that he understands how important berming and density transitioning is in the City of Ramsey. He stated that this site is a challenge, surrounded by business, municipal, and rural residential uses. He asked if there could be flexibility in the density transitioning plan if the intent is still met. He stated that the draft landscape plan included as many trees as recommended by the landscaper per size at full maturity, which falls short of the requirement. He stated that if a berm is added, that would take space from the backyards of the residents. He commented that there are some fairly significant existing tree lines to the north and west of the site. He stated that an adjacent property owner previously made the comment that he would even support 65-foot lots, if properly screened. He noted that property has a row of evergreens and suggested that perhaps a row of evergreens be added on this site to increase the thickness of that screen. He stated that would meet the intent of screening without reducing the backyard sizes. He stated that if home sites cannot be platted to the lot line, as shown, it would create a challenge in having 80-foot lots. He commented that staff has been great to work with throughout this process.

Chairperson Bauer asked the concern with the size of the 80-foot lots.

Mr. Tabone reviewed the depth that is needed in order to meet the 10,000 square feet lot size for an 80-foot-wide lot. He noted that if the density transitioning corridor is required, that portion of the site would be rendered undevelopable at 80 feet wide.

Chairperson Bauer asked if a variance could be issued for that section of the property related to minimum lot size.

Senior Planner McGuire Brigl confirmed that a minimum lot size variance could be provided, noting that would need to occur through separate action at a future meeting.

Kyle Swenson, 15049 Iguana Street, stated that this project seems to be a moving target as he has had different layouts mailed to him. He stated that the original layout would have had four 65-foot lots and three ponds that would come near his property but with the design change there would be several more homes along the existing residential boundary. He stated that the solution would be to include the buffer and remove a lot in order to have the minimum lot size met against that existing residential property line. He stated that the existing residents want to see a transition as it will be quite a difference to have 140 homes compared to the cornfield that exists. He stated that he likes the 80-foot-wide lot requirement and would suggest the developer remove a few lots in order to support that buffer.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:31 p.m.

Commission Business

Chairperson Bauer suggested the Commission begin with the requested rezoning.
Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #21-19 Approving a Zoning Amendment to Rezone Portions of the Subject Property from R-3 Residential (High Density) to R-2 Residential (Medium Density).

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner VanScoy	aye

Commissioner Walker	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer noted that the second request is related to the preliminary plat and asked staff to display the list of contingencies that were included in the staff report.

Commissioner VanScoy stated that he is a little confused on how the transition can have common ownership and how it is configured with the lot. He stated that the applicant stated that the transition area is currently part of the lot.

City Planner Anderson stated that as the applicant proposed, the density transition corridor is part of the individual lots, but City Code states that corridor should be held common ownership, such as a separate entity like an HOA. He confirmed that changes would be needed in order to meet that requirement of the Code. He stated that each individual lot should meet the lot width and area requirements, separate from the density transition area.

Commissioner VanScoy commented that if the layout is configured in that manner, the density corridor should not impact the lot depth.

City Planner Anderson stated that if laid out in that manner from the start, there would not be an issue. He stated that originally, these lots were proposed at 65 feet and under that scenario the lots would have met the minimum lot size requirement and there was sufficient spacing for the density transitioning corridor to be held in separate parcel. He stated that the minimum lot size is larger for 80-foot-wide lots and therefore with the separate density transitioning corridor, 80 foot lots in that area could not meet the minimum lot size requirement.

Commissioner Anderson stated that this would mean yards would be smaller in that area and therefore a variance request would need to come back in the future to consider those smaller lots.

City Planner Anderson stated that the applicant could choose to revise the plan in order to show the required minimum lot size. He noted that a resident did suggest that a lot or two be removed in order to support meeting those requirements. He stated that if the applicant chose not to do that, they could come back to request a variance.

Mr. Tabone stated that he would like the ability to continue to work with staff on the density transitioning standards to determine if the intent can be met without dropping lots. He stated that this is not the first time they have dealt with a buffer, wetland, trees, or screening and therefore believed there were additional options outside of dropping home sites. He stated that they have already dropped a few townhomes and they want to ensure the project would be feasible in delivering a market need.

City Planner Anderson stated that within the density transitioning ordinance it states that alternatives can be used if agreed upon by the City and developer.

Chairperson Bauer asked if this type of issue has come before the Council during the tenure of Councilmember Woestehoff.

Councilmember Woestehoff replied that he cannot recall an instance of that nature in his time on the Council.

Commissioner Anderson asked if this should be tabled to allow the developer and staff to work this out.

City Planner Anderson stated that the Code does provide for some flexibility and that discussion as to whether the proposal would be reasonable could be discussed and decided upon by the City Council during its review.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-252 Approving the Preliminary Plat of Lynwood Subdivision with the contingencies outlined in the staff report.

A roll call vote was performed:

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

Motion Carried.

6.04: Public Hearing: Consider Resolution #21-248 Approving Preliminary Plat for North Brook Meadows, Case of Landform on Behalf of Platinum Land, LLC (Project 21-131 – Hunt Property)

Public Hearing

Chairperson Bauer called the public hearing to order at 8:42 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends approval of the project and recommends adoption of Resolution #21-248.

Citizen Input

Darrin Lazan, representing the applicant, commented that this is a fairly straightforward proposal. He acknowledged the work that has gone into the project throughout this time and thanked staff for their cooperation. He noted that they continue to work with the City and adjacent property in terms of developing roadways and infrastructure.

Carla Beaterman, 7050 175th Avenue NW, stated that there has been a lot of discussion on this property before today. She stated that they have been neighbors to the Hunt family for the past 43 years and wish that family the best, they still have strong concerns about the density of the development. She commented on the traffic on 175th and difficulty in attempting to get onto and off of Nowthen Boulevard. She asked if there has been a traffic study completed and whether this could move forward prior to attempting to solve the traffic problem. She asked if it is the plan of the City to retain rural residential property or continue to push until that does not exist. She noted that she has received two requests to develop her property in recent years. She stated that there are areas of Ramsey, in The COR and near Highway 10, where smaller lots have been developed and she would prefer to keep the rural area of Ramsey rural. She asked if the Commission and developer would consider less homes on increased acreage for those that desire the more rural atmosphere of Ramsey.

Chairperson Bauer stated that the zoning of the property is R-1, therefore the number of homes proposed meets the zoning of the property.

Senior Planner McGuire stated that under the R-1 80 standards the minimum lot size is .25 acres and therefore the 77 lots proposed falls under that requirement. She noted that the density falls lower than the maximum allowed. She stated that the proposal meets the density, lot size, and bulk standards. She noted that a traffic study is being completed for the property to the south and staff is working to coordinate those efforts and there will most likely be an additional turn lane recommended for 173rd.

Carl Beaterman commented that he is opposed to this as it appears to pack in too many homes into an area that does not show that population. He stated that the other properties in that area range from two to 50 acres in size. He did not believe this development is what the neighborhood deserves. He asked what would be included in the density buffer. He believed there should be five to ten acre lots on this property. He stated that the surrounding properties have livestock and did not believe this type of development fits in this area.

Chairperson Bauer commented that the property is zoned for 80-foot-wide lots, not two or ten acre lots.

Mr. Lazan commented that the buffer would be provided on the entire west side as required and on the east side as recommended by staff but not required. He stated that there is a landscaping plan detailing the buffer areas.

Mr. Beaterman commented that he believes that both the Hunt and Makowsky properties had a 400-signature petition against these developments. He noted that it sounds like the City will allow this to move forward even though the residents should have a voice in what happens.

Debra Musgrove, 15247 Fluorine Street NW, asked staff for clarification on whether the 80-foot lot size is the minimum and whether larger lots would be allowed.

Senior Planner McGuire Brigl commented that the minimum lot size would be 80 feet wide and .25 acres in size. She stated that any proposal that meets those minimums would have to be approved. She stated that the developer could choose to go with larger lots, but the City could not require that as the request meets the bulk standards. She stated that the buffer yard was added to benefit the existing residents and review the additional elements staff is recommending such as trails.

Chairperson Bauer asked how long the property has been zoned R-1.

Senior Planner McGuire Brigl stated that she is unsure but believes at least ten to 15 years.

Chairperson Bauer stated that the petition mentioned was against the smaller lot sizes.

Senior Planner McGuire Brigl confirmed that previous requests from this property and the Makowsky property included lot sizes of 55, 65, and 75 feet and that rezoning request was denied with very firm direction to continue with the 80-foot lots and no deviation from the bulk standards.

Chairperson Bauer stated that the City did listen to those property owners that signed the petition as that zoning request was denied and the zoning remained the same as it had been for years.

Senior Planner McGuire Brigl commented that residents can continue to reach out to staff to determine if there is something that could make the project more palatable for them, such as trees near the property line being saved or trails.

Ms. Beaterman referenced the Comprehensive Plan and asked if the City intends to maintain the rural community or whether it intends to have all the rural properties developed into small lots.

Senior Planner McGuire Brigl stated that there is a municipal urban service area (MUSA) and the properties within that area are meant to have City sewer and water services. She noted that the properties outside of that area are not guided for City utilities. She noted that the majority of acreage is not guided for City utilities.

John Weberg, 17512 Nowthen Boulevard, stated that he has concern with traffic and the road conditions. He stated that more vehicles would only increase the maintenance problems that already exist on the road. He asked if the Council has addressed how the road will be maintained. He asked if the developer has been on the property and whether there would be issues with the smell from adjacent livestock. He stated that it would not be fair to have new residents move to the area only to complain about the animals on adjacent properties.

Senior Planner McGuire Brigl stated that if the property is in compliance with the Code standards for keeping of animals (cows, chickens, etc.) there would be no issue, even if there is a complaint. She stated that she will follow up with the resident to address any concerns about his animals.

Lonnie Gray, 17530 Nowthen Boulevard, commented that there is currently semi and other vehicle traffic traveling at high speeds. He stated that the traffic problem needs to be addressed before adding more homes in this area.

Senior Planner McGuire Brigl confirmed that there is a traffic study currently being completed.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 9:14 p.m.

Commission Business

Commissioner Walker stated that in preparation for the meeting, he read 29 pages of minutes from the May 7, 2020 Planning Commission meeting. He stated that there was comment after comment about residents not being happy about these urban subdivisions coming into their rural area. He stated that Ramsey either needs to start protecting its rural areas or remove the mission statement from the Comprehensive Plan. He provided a letter from a resident on Variolite to be submitted for the public record. He commented that he was not a supporter of the Hunt or Makowski proposals during the first round. He noted that he has spoken with residents that have lived here for 30 or 40 years and not one of them can remember getting a letter about the rezoning of the Hunt or Makowski properties. He stated that Ramsey continues to say it will have a rural character, but it keeps shoving urban developments into the rural areas. He stated that he has sympathy for the residents that continue to voice their concerns only to be ignored by the Commissions, staff, and City Council. He stated that there is a flow chart within the budget documents that show that the staff and Council report to the residents of the community. He stated that over 400 people were ignored last year when they opposed this type of development. He hoped that everyone could come together to develop some sort of compromise. He stated that the residents that have lived in their property since 1978 do not want to wake up and see 77 homes sitting next to them. He stated that he cannot support a plat for this type of development if it is not supported by the residents. He stated that he will continue to be a voice for residents.

Chairperson Bauer stated that the petition that came forward before was in opposition for the smaller lots, which was not approved, therefore they have listened to the residents.

Commissioner Walker stated that all of the residents stated that they did not want smaller lots, but the Commission voted to allow the smaller lots to remain when it made its recommendation to the Council. He stated that the City Council was the voice that did not allow that change.

Chairperson Bauer acknowledged that the Commission supported allowing smaller lots on the interior of the plat with 80 foot lots on the exterior. He noted that the current proposal meets the zoning and bulk zoning regulations.

Commissioner VanScoy asked the consequences of denying a request that meets bulk standards and fall into the existing zoning.

Senior Planner McGuire Brigl stated that she is not an attorney, but if an application meets all the bulk standards, the Commission would be obligated to approve the request. She stated that if the request is not approved, the City would open itself up to liability.

Commissioner VanScoy stated that the preliminary plat is based on the existing standards for this zoning area, which has been in place for well over ten years. He commented that he understands the concern about development next door to an area where residents have lived for many years. He stated that the statement within the Comprehensive Plan is an attempt to balance the rural character of the community with urban growth. He did not believe the Commission has an option to deny the request at this time.

Senior Planner McGuire Brigl commented that conditions of approval could be added, if desired.

Commissioner Walker stated that if Ramsey keeps having urban growth in the rural part of Ramsey, there will no longer be a rural part of Ramsey. He stated that the City continues to shove urban developments into existing rural areas.

Commissioner VanScoy commented that when he was young, he lived on a farm in Coon Rapids. He stated that the urban sprawl continues to expand, and the City can attempt to control that the best it can.

Commissioner Walker stated that before he moved to Ramsey two years ago, he selected his home because of the statement in the Comprehensive Plan. He stated that if this development continues to happen in the rural areas, that statement is pointless.

Commissioner VanScoy commented that this decision on the zoning happened over a decade ago. He stated that if Commissioner Walker wishes to make those types of decisions, he should become a part of the development of the Comprehensive Plan.

Commissioner Walker noted that the Beatermans have lived in Ramsey since 1978 and asked if they were invited to be a part of the Comprehensive Plan and rezoning of the property.

Chairperson Bauer commented that the Comprehensive Plan identifies properties as urban and rural. He stated that this area is identified as R-1, while other areas are proposed to remain rural.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-248 Approving Preliminary Plat for North Brook Meadows.

Further discussion

Commissioner Peters commented that a lot of the debate that happened tonight is reserved for the City Council. He stated that the job of the Planning Commission is to review the criteria and if those criteria are met, the application must be approved. He explained that there is more leeway for this type of debate with the City Council.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Consider Allowing Accessory Dwelling Units on Single-Family Residential Properties

Presentation

Planning Technician McCann presented the Staff Report stating that staff recommends that the Commission direct City staff to draft an ordinance to be presented at the regular September 23, 2021 meeting with edits as discussed during the meeting.

Commission Business

Commissioner VanScoy commented that this would be a potential ordinance and noted that he believed this discussion was meant to determine if the Commission would like to consider an ordinance. He believed that a step was skipped.

Planning Technician McCann stated that there is not official ordinance drafting at this time.

Senior Planner McGuire Brigl commented that this was meant to be a discussion and determine if the Commission would like to move forward. She noted that the City Council is interested in looking at an ordinance. She stated that staff continues to receive at least one request per month of this nature. She noted that the cost of senior housing is high, and the housing market also has high pricing, which is making more people think about living with a family member, or on the same property. She welcomed input from the Commission on whether they are interested in exploring this further and any other input they may have.

Commissioner Gengler asked why a basement conversion would not be allowed.

Planning Technician McCann stated that if someone wanted to convert a basement there would not be a way for the City to monitor that.

Senior Planner McGuire Brigl stated that some people are doing that already. She noted that if there is access to that basement area from the front door, a kitchenette could be added and a secondary living space for a family member could be created.

Commissioner VanScoy stated that he called some other communities to gather information. He stated that he spoke with Andover city staff and that city stated that they receive inquiries while they do not see many of those requests move forward. He noted that Nowthen and Anoka do not allow this type of activity and asked how many other communities actually allow this activity.

Senior Planner McGuire Brigl provided information on the cities that were selected, noting that most were chosen because there was a connection to the city staff and the ordinances were known to work well.

Commissioner VanScoy asked if there is a minimum lot size specified for other communities, noting that Andover requires 2.5 acres.

Commissioner Peters stated that if his neighbor were putting up a yurt or tiny home on his property, which is an 80-foot-wide lot, he would be opposed to that as he would believe the lot is too small. He stated that if the property is larger and meets the criteria, he would not be opposed.

Commissioner VanScoy asked what would be considered a reasonable sized lot.

Commissioner Gengler stated that she does not believe a lot would need to be huge to have an accessory building. She stated that sheds are already allowed and therefore she does not believe it would need to be a huge property. She stated that she would be comfortable allowing it on an 80-foot-wide lot in the R-1 zone.

Commissioner Walker stated that he would support a one-acre size, but also does not like excluding people from an opportunity to telling them to do on their own property.

Chairperson Bauer stated that perhaps more information could be gained on what is allowed by other communities, such as minimum lot size and any issues they have experienced.

Commissioner Walker commented that parking would be an issue on an 80-foot lot if there is an accessory dwelling structure. He stated that at least a half-acre or full acre lot would be needed in order to accommodate an accessory dwelling unit and parking.

Senior Planner McGuire Brigl commented that in order to maintain the character of a rural community, you would not want additional parking structures or driveways. She stated that staff believes that the property should still look like a single-family home. She noted that if there are

problems with a parking, the parking standards would be able to regulate that activity. She stated that if a family member were at your home, they would park in the driveway. She noted that the intent would be to have the property remain looking like one home or single-family home property.

Chairperson Bauer asked if the Commission would like to continue to study this issue and what additional information, they would like staff to gather.

Commissioner Peters stated that he would be open to additional discussion. He noted that if people have sufficient space, he does not see a problem allowing this activity. He stated that he would be concerned with allowing a camper in the backyard of an 80-foot loot. He stated that residents should be provided direction.

Commissioner Gengler stated that she supports this and agree it bears further discussion. She stated that the majority of requests are not going to be for an Airbnb activity but to allow an older family member to live on the property and spend time with their loved ones. She stated that some people will view it as a way to make money, but noted that could be included in the regulations, specifying that rental could not be done. She stated that additional regulation could also be added that would prevent a camper on wheels from being used.

Commissioner Anderson stated that he is not strongly in favor of this, noting that he would want a lot more information on the maximum square footage, minimum lot size, whether there would be inspection of the structures, and the type of neighborhoods where this would be allowed. He stated that if someone has 20 acres of land and wants to build a tiny house next to their home, that would be different than that same structure on a one-acre lot.

Commissioner VanScoy stated that he did not think he would support this but as discussion continues, he is more interested in continuing the discussion. He stated that this could have value for the community, especially related to care for aging parents. He stated that he would like to see more information on surrounding communities and their requirements along with any issues they may have experienced. He believed this would be worth the time necessary to complete additional study.

Senior Planner McGuire Brigl commented that people are already doing this to some extent and therefore having a way to permit the activity and make it safe would be great. She stated that they are attempting to streamline the ordinances and make the process more efficient and easier to use.

7.02: Review Ordinance Amending Digital Display Billboard Regulations

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that the Planning Commission should provide feedback on the draft ordinance and direct staff to bring the ordinance forward to City Council for final approval.

Commission Business

Commissioner Walker asked if this is City owned property that would be leased to a sign company. He asked if this ordinance would be intended to allow the City to do something that no other property could do.

Senior Planner McGuire Brigl commented that three signs would be allowed with spacing two miles between signs, therefore other properties would be allowed if they met that distance.

Commissioner Walker stated that his issue is that the Commission would be recommending an ordinance that only the City would benefit from financially.

Commissioner Anderson asked the size of the sign that the City currently has on Highway 10.

Senior Planner McGuire Brigl estimated the digital display section to be about 150 square feet.

Commissioner Anderson noted that the digital display section of the City sign is clearly too small while he believes the Champlin billboard is much too big. He stated that perhaps half of that size be allowed. He stated that it would be nice to generate revenue from the sign, but he was unsure that he wanted it to be owned by the City. He stated that perhaps the land is rented, which would generate income. He stated that sign height will also be an issue because the new interchanges may impact views.

Commissioner Gengler stated that she believes that the current proposal would have a sign company leasing the space from the City and the City would only have the one sign, which would leave two additional spots open for others that are interested.

Senior Planner McGuire Brigl confirmed that the City does have a vendor it has been working with and the City is working on lease negotiations with that vendor. She stated that the EDA and City Council have chosen the vendor and made the decision to allow this, therefore an ordinance is needed.

Chairperson Bauer noted that two other private parties could come forward with proposals if they met the requirements of the ordinance and spacing.

Senior Planner McGuire Brigl stated that the draft ordinance includes a stipulation that there would need to be some benefit to Ramsey, such as a welcome to Ramsey statement, or advertising space for the City.

Commissioner Gengler stated that she is concerned with the two privately owned lots. She stated that parts of the overlay are close to residential areas and asked if there could be stipulations on where the sign could shine to avoid impact to the adjacent residential areas.

Senior Planner McGuire Brigl commented that the residential zoned and mixed-use zoned properties were not allowed and noted that an additional stipulation could be added requiring a certain distance from residential property.

Commissioner Peters referenced the sign for Suite Living, noting that the sign is very bright.

Commissioner VanScoy commented that he likes the idea of consolidating the signage into certain areas. He stated that the City currently has a master sign plan for The COR, which states that there will be three monuments. He asked how this would interact with the signage for The COR.

Senior Planner McGuire Brigl commented that this would be a privately owned sign and would not be counted as a monument sign for the City.

Commissioner VanScoy asked if the concept of having three monuments for the businesses in The COR would be maintained. He believed that this should be reviewed as separate signage has been allowed within The COR and noted that there would be benefit to reviewing that signage plan.

Chairperson Bauer agreed that the sign ordinance should be reviewed because of the continued exceptions and variances that have been granted.

Councilmember Woestehoff commented that the Council discussed this when it made the selection for the vendor. He stated that the Council was not unanimously supportive, as he opposed this. He noted that this would however generate about $60,000 a year in revenue for the City from the land lease and the portion of the advertising sales the City would receive. He noted that the City would also be allowed to advertise its own messaging. He stated that there are currently three billboards between Armstrong traveling toward Anoka, noting that they are not always full with messaging. He noted that the other signage is related to business signage and would not be consolidated. He stated that he would believe that the regular billboards would be replaced with digital billboards if this is adopted. He stated that the EDA was unanimously supportive of this action.

Chairperson Bauer asked why Councilmember Woestehoff opposed this item.

Councilmember Woestehoff stated that he had several hesitations, one of which was that there were 80 signs between Armstrong and Anoka, on one side of the road. He stated that he is also concerned with the timing as the final plans for Highway 10 have not yet been finalized and could impact visibility. He stated that he also feels that digital billboard detracts from the rural character of Ramsey. He stated that he would also be concerned that businesses akin to advertising on digital billboards would be mainstream fast food type businesses. He stated that he does not want to see Ramsey overwhelmed with fast food restaurants and believes that Ramsey should aspire to be more of a Main Street community rather than a Coon Rapids.

Commissioner Anderson stated that his strongest objection is the size of 700 square feet. He stated that he would like to see that number much smaller. He stated that the nighttime illumination section may address the brightness concerns. He stated that his biggest concern is the size of the sign and whether the visibility would be impacted following the Highway 10 project.

Chairperson Bauer asked for input from the Commission on the maximum sign size.

Commissioner Anderson stated that he would suggest perhaps 400 square feet. He stated that he does not want to see a 600 square foot sign in Ramsey.

Commissioner Walker stated that if the sign is going to be leased out, businesses in surrounding communities can advertise in Ramsey versus the actual Ramsey businesses.

Councilmember Woestehoff commented that the vendor did provide preferential pricing to Ramsey businesses, it would allow businesses from other communities to advertise as well. He stated that the lease period was proposed at 30 or 35 years and the company committed to maintaining the sign during that period.

Chairperson Bauer commented that he did not believe the City could restrict businesses from other communities from advertising on the sign.

Councilmember Woestehoff noted that he found the proposed language in the previous vendor proposal which stated that 50 percent of advertising would be reserved for City messages and Ramsey businesses.

Commissioner Peters asked if there is language related to election messaging.

Councilmember Woestehoff confirmed there are stipulations that would prevent certain content, such as adult and political. He stated that although he agrees with Commissioner Walker, noting that he does not like the City being the only beneficiary, this City land might be the opportunity to test this out.

Chairperson Bauer asked if the language related to regulated content would be part of the lease or ordinance language.

Councilmember Woestehoff commented that he believed that language was within the lease but noted that the ordinance could also have language related to content.

Commissioner VanScoy stated that he is also concerned with the number of signs and is disappointed that this will not result in consolidation. He stated that he does not support this type of sign, but if this moves forward he would like to see a restriction related to the size of the sign.

Senior Planner McGuire Brigl commented that the pending lease would have a sign slightly smaller than 700 square feet. She recommended the discussion focus on location, distance between signs, number of signs, and architectural standards. She noted that the size of the sign has already been set.

Commissioner Anderson did not believe enough information has been provided. He stated that he would like information on placement, size, brightness, etc.

Senior Planner McGuire Brigl stated that the discussion from the Commission could be forwarded to the Council, but he would not recommend that this goes forward to ordinance.

Senior Planner McGuire Brigl stated that distance, location, brightness, and size of the sign is included in the draft ordinance.

Commissioner Anderson commented that he is not comfortable with the size of the sign.

Chairperson Bauer asked and received confirmation from staff that the City owned site has already been selected for one sign.

Senior Planner McGuire Brigl stated that the proposed size of the sign is 672 square feet.

Commissioner Gengler stated that perhaps an overall square footage is allowed for all three signs in total, so that the 672 square feet is subtracted, and the other two signs would have to split the remaining size allowed.

Commissioner Walker stated that he does not support this type of sign in Ramsey.

Senior Planner McGuire Brigl commented that the Commission can recommend denial.

Commissioner Walker stated that if the motion is for denial, it will most likely be overridden by the City Council and therefore the Commission would miss its opportunity to provide input.

Chairperson Bauer agreed that if the Commission has recommendations, it should include those for the Council.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to recommend that City Council deny the ordinance.

Further discussion

Commissioner Anderson stated that he feels he does not have enough information. Senior Planner McGuire Brigl commented that the issue could be tabled. Councilmember Woestehoff advised of the upcoming joint meeting between the Planning Commission, City Council, and EDA and perhaps that would be a good time to discuss this item. Chairperson Bauer stated that the motion and second could be withdrawn and the issue could be tabled.

Commissioner Anderson withdrew his motion.

Commissioner Walker withdrew his second.

Motion by Commissioner Anderson, seconded by Commissioner Walker, to table this item until the time the joint meeting occurs with the City Council and EDA.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Walker	aye
Commissioner Peters	aye
Commissioner Gengler	aye

Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl advised of the City's Happy Days Festival which will take place on September 11th. She provided a brief update on construction activity within The COR area along with other residential development in Ramsey.

Chairperson Bauer stated that at the last meeting he was appointed to represent the Planning Commission on the interview screening panel for the new Assistant City Administrator/Community Development Director. He provided a brief update on that process, noting that seven candidates were recommended to continue in the process. He stated that one candidate withdrew, which leaves six candidates moving forward. He stated that there were two additional interview panels between the City Council and City staff department heads.

Councilmember Woestehoff stated that yesterday and today they held the second round of interviews which included five candidates. He noted that all were extremely qualified and noted that the Council hopes to have a decision to bring a candidate onboard by mid-October.

Commissioner Walker read into the record the written letter he brought from a resident on Variolite related to the request from the Hunt property.

Chairperson Bauer asked if staff could research when the Hunt property was rezoned and the notifications that would have been provided at that time.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 10:34 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #21-175

A RESOLUTION APPROVING A HOME OCCUPATION PERMIT TO OPERATE A LANDSCAPING BUSINESS ON THE PROPERTY LOCATED AT 8351 160th AVENUE NW (PROJ. #21-119) AND DECLARING TERMS OF PERMIT

RECITALS

1. Jacob Johnson, hereinafter referred to as the "Applicant", has properly applied for a Home Occupation Permit to operate a landscaping business on the property located at 8351 160th Avenue NW and legally described as follows:

   LOT 3 BLOCK 1 FOREST HIDEAWAY, EX RD SUBJ TO EASE OF REC, Anoka County, Minnesota

   (the "Subject Property")

2. That on January 2, 2019 a code enforcement case was opened for a public nuisance violation regarding waste, refuse, garbage, and construction materials.

3. That on April 28, 2021, Staff conducted a follow up inspection on the open case, discovering the home occupation at the property.

4. That on April 29, 2021, a first notice of violation was sent to the property for public nuisance, off-street parking, and home occupation violations.

5. That on May 13, 2021 a second inspection was conducted and a second notice of violation letter sent for public nuisance, off-street parking, and home occupation violations with a citation for $75.

6. That on May 24, 2021 the Applicant contacted Staff that he would address the violations and apply for the home occupation permit.

7. That on June 10, 2021, the Applicant submitted a Home Occupation Supplemental Questionnaire without a completed application or fees paid.

8. That on July 2, 2021 a third notice of violation was sent to the property for a home occupation violation with a citation for $250.

9. That on July 20, 2021, the Applicant, submitted a completed application for a Home Occupation Permit to operate a landscaping business (the "Home Occupation") on the Subject Property.

10. That the Planning Commission reviewed the request on August 26, 2021.

11. That the Subject Property is zoned R-1 Residential (Rural Developing) and the surrounding parcels are zoned R-1 Residential (Rural Developing).

12. That the Subject Property is approximately 1.65 acres and is surrounded by lots of similar size.

13. That the Subject Property is guided for Rural Developing (residential) in the City's Future Land Use Map.

14. That the Applicant owns the Subject Property, and will occupy the dwelling while conducting business on the Subject Property.

15. That the Home Occupation is proposed to be based out of a second driveway where the landscaping equipment and materials will be stored. A site plan has been included.

16. That the Applicant has stated the will be at least 400 square feet of garage space reserved for indoor residential parking and storage in an attached garage related to residential use on the Subject Property, as established in City Code Section 117-351 (Home Occupation). The detached 800 square foot garage will be used for storage and light mechanical work.

17. There are no business signs at the Subject Property.

18. That the Applicant has stated there will be no more than sixteen (16) vehicle trips per standard eight (8) hour day.

19. That the Home Occupation employs four (4) other employees.

20. That the Applicant has proposed to store three (3) Chevrolet 2500s, a Chevrolet 3500, four (4) trailers, and two (2) skid steers on an approved parking surface. Employee vehicles parked at the Subject Property are not included in this proposal.

21. That the Applicant has stated employee parking will be off of the public street on the second driveway; located along the West property line.

22. That the Home Occupation does not involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the Subject Property but does involve operating the business via phone call and email in an office inside the home. Customers do not come to the Subject Property.

23. That the Applicant has proposed business hours from 7:00 a.m. to 5:00 p.m., Monday through Friday barring any inclement weather or holidays.

24. That the City finds the Home Occupation operates beyond the parameters of general and administrative home occupation permit requirements (City Code Section 117-351) and therefore requires Planning Commission and City Council review and approval.

25. The property is not in compliance with City Code requirements related to home-based businesses, but is in compliance with off-street parking violations, and nuisance violations.

26. That the Planning Commission met and held a duly noticed public hearing on August 26, 2021 during their regularly scheduled meeting and recommended approval of the permit contingent upon off-street parking regulations.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.

2. That the proposed use **will not** be compatible with the residential neighborhood due to (in part) density, lot size and use of the surrounding lots.

3. That the proposed use **will not** be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or the public welfare.

4. That the proposed use **will not** substantially or adversely impair the use, enjoyment, or market value of neighboring properties.

5. That the proposed use **will not** be hazardous or disturbing to existing or future neighboring uses.

6. That the proposed use **will** be served adequately by public facilities and services such as highways and streets.

7. That the proposed use **will** create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.

8. That the proposed use **will** involve activities and uses that would 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 request for a Home Occupation Permit for the operation of Timberline Lawn Care Incorporated, on the Subject Property, is hereby approved pursuant to Sections 117-51 and 117-351 of the Ramsey City Code with the following conditions:

1. That this agreement shall permit the operation of a landscaping and snow removal business (the "Home Occupation") on the Subject Property consisting in entirety of:
    a. Four (4) vehicles
        i. Three (3) Chevrolet 2500
        ii. One (1) Chevrolet 3500
    b. Four (4) trailers
    c. Two (2) Skid Steers

2. That customers shall not visit the Subject Property.

3. That employees will park on the second driveway near the West property line; not at any time on the public streets.

4. That the Permittee agrees there will be no exterior evidence of the Home Occupation permitted on the Subject Property unless in compliance with Chapter 117-351 (Home Occupations) of City Code except:
    a. Four (4) vehicles
        i. Three (3) Chevrolet 2500
        ii. One (1) Chevrolet 3500
    b. Four (4) trailers

c. Two (2) Skid Steers

5. That the Permittee is responsible to verify and ensure that the structure(s) is compliant with all applicable state and local codes.

6. That should the Permittee die or should the Subject Property be sold, the Permit shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the Home Occupation, written notice to that effect shall be given to the Zoning Administrator and the City Council may authorize continuation of the Permit without further hearing.

7. The Permittee shall reside on the Subject Property; if the Permittee does not reside on the Subject Property, the Permit shall be automatically terminated.

8. That the Permittee agrees that if the operation expands, they will notify the City of Ramsey and reapply for a Permit.

9. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the Permittee.

10. The Permittee shall be responsible for obtaining and having in full force and effect all applicable State, County and City licenses. This includes a Business License with the City, registering with the State of Minnesota. The permit will not be issued until all required permits/licenses are received.

11. The Permittee shall be responsible for all costs incurred in the administration and enforcement of this Permit.

12. That the City Administrator, or his/her designee, shall have the right to inspect the Subject Property for compliance and safety purposes annually or at any time, upon reasonable request to the Permittee.

13. That the Permittee agrees to take additional measures to keep the Subject Property in compliance with City Code regulations related to off-street parking and nuisance violations.

14. That the allowed hours of operation are 7:00 a.m. to 5:00 p.m., Monday through Friday barring any inclement weather or holidays. If holiday or weather changes the regular schedule, the Permittee may shift hours of operation to another weekday, but may not operate on Saturday or Sunday. The Permittee may not expand the hours of operation on any day without express consent from the City. The Permittee is limited to five (5) total workdays per week.

15. That this Permit does not authorize a future homeowner of the Subject Property from utilizing the detached accessory building for a home-based business.

16. That the salvage of inoperable commercial vehicles for purposes of parts for other operable commercial vehicles is not a permitted use within the District and is declared a public nuisance.

17. That the use shall not cause any other nuisance violations or City Code violations, and the Property must remain in compliance with off-street parking violations, public nuisance code provisions, and in compliance with the International Property Maintenance Code. This includes

but is not limited to: no junk being stored outside, parking only on the driveway(s), no driving on the grass, etc.

18. That the City reserves the right to revoke the permit for any violation of the above conditions.

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 denied and adopted by the Ramsey City Council this the 14th day of September, 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

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Exhibit A: Site Plan

