City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, December 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

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive October Financial Reports - General Fund and Enterprise Funds

2. Receive Cash & Investments for Period Ending November 30, 2021

3. Receive Grant From The Coss Family Foundation

4. Note the Following Boards, Commissions, and Committee Meeting Minutes:
- Planning Commission Regular Meeting Minutes Dated October 28, 2021
- Planning Commission Work Session Meeting Minutes Dated October 28, 2021
- Economic Development Authority Meeting Minutes Dated October 14, 2021

5. Note the Following Commission and Committee Meeting Minutes:
- Park and Recreation Commission Meeting Minutes Dated October 14, 2021
- Public Works Committee Meeting Minutes Dated October 19, 2021

6. Adopt Resolution #21-325 Amending Municipal State Aid Street System Designations

7. Approve the Following Meeting Minutes:
1. City Council Work Session dated 11/23/2021
2. City Council Regular Session dated 11/23/2021

8. Approve Business Licenses

9. Approve Extending Animal Impound Services Contract with North Metro Animal Care and Control

10. Approve Rental Licenses

11. Adopt Resolution #21-359 Approving the Memorandum of Agreement (MOA) Between the State of Minnesota and Local Governments and Authorizing Participation in National Opioid Settlement

12. Authorization to Increase a Part-time Police Records Technician to Full-time

13. Authorization to Promote the Lead Streets Maintenance Worker to Streets Supervisor

14. Authorization to Hire Temporary Ice Rink Attendants

15. Authorization to a Hire Temporary On-call Snow Plow Driver

16. Adopt Resolution #21-355 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 18, 2021 through December 8, 2021

17. Adopt Resolution #21-207 Approving Lawful Nonconforming Uses and Boundary Agreement for Ken's Repair and Sales

18. Adopt Resolution #21-330 Approve Emergency Response Plan for America's Water Infrastructure Act of 2018

19. Adopt Resolution #21-336 Establishing Precinct and Polling Locations for the 2022 Election Year

20. Adopt Resolution #21-337 Approving a Beekeeping License on a Residential Property at 7339 148th Lane NW; Case of Maksym Soloshenko

21. Adopt Resolution #21-342 Accepting Supplemental American Rescue Plan Act (ARPA) Funds

22. Adopt Resolutions #21-343 and #21-346 Approving Park Maintenance Agreement and Accepting Outlot C for Riverstone

23. Adopt Resolution #21-344 Approving Plans and Specifications and Authorizing Advertisements for Bids for Fire Station No.1 Parking Lot Improvements, Improvement Project #21-10

24. Adopt Resolution #21-345 Authorizing Reconstruction of Waco Street to Existing Pavement Width as part of Improvement Project #22-01

25. Adopt Resolution #21-347 Approving Record of Decision (ROD) and Negative Declaration for Trott Brook Crossing EAW

26. Adopt Resolution #21-348 Approving Purchase Agreement for Part of Outlot A, Java Auto Parts; Case of Java Companies L.L.C.

27. Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Plans, Specs and Feasibility Update)

28. Adopt Resolution #21-350 Approving Second Amendment to Purchase Agreement for Outlot B, COR Stone Brook Academy; Case of Stories Foundation

29. Adopt Resolution #21-351 Regarding Purchase Agreement for Lot 4, Block 1, Riverside West; Case of Windows and Doors USA

30. Adopt Resolution #21-353 Authorizing Execution of Certain Deeds and Documents on Behalf of the City of Ramsey Housing and Redevelopment Authority by Current City of Ramsey Officials.

31. Adopt Resolution #21-356 Authorizing the City's 2022 Non-Union City Health and Dental Insurance Contributions and Wage Adjustments

32. Adopt Resolution #21-354 Decertifying Tax Increment Financing District #8

33. Adopt Resolution #21-357 Authorizing Partial Payment #15 to RJM Construction for Improvement Project 20-07 New Public Works Facility

6. Public Hearing

1. PUBLIC HEARING - Adopt Resolution #21-338 Adopting the City's 2022-2031 Capital Improvement Plan (CIP)

2. Public Hearing on 2022 Tax Levies and General Fund Budget
- Adopt Resolution #21-339 Adopting the 2021, Payable 2022 Municipal Tax Levy
- Adopt Resolution #21-340 Adopting the 2022 General Fund Budget
- Adopt Resolution #21-341 Adopting the 2022 Economic Development Authority (EDA) Budget

7. Council Business

1. Adopt Ordinance #21-21 Amending City Code Article XVI – Tobacco, Sections 26-749 to 26-789

a. Adopt Resolution #21-352 Approving Youth First Community of Promise Lease Agreement - **Please Note: Council moved this case from 7.6 to 7.1.a**

2. Adopt Resolution #21-312 Approving Final Plat for Riverstone South

3. Review 2021 Legislative Outcomes and 2022 Legislative Priorities

4. Adopt Resolution #21-358 to Prohibit State and Federal Actors from Mandating Medical Procedures Upon Citizens Through Coercion or Force; and Providing Other Matters Related to the Subject

5. Authorization to Reclassify the Senior Planner

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **5. 1.**

Meeting Date: 12/14/2021

By: Diana Lund, Finance

Information

Title

Receive October Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Recommendation:

No action required.. Informational only.

Action:

No action required. Informational only.

Attachments

October 2021 General Fund Financial Report - Budget to Actual

October 2021 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/02/2021 01:43 PM
Form Started By: Diana Lund		Started On: 11/24/2021 01:08 PM
Final Approval Date: 12/02/2021		

CITY OF RAMSEY
FINANCIAL STATEMENT

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

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,066,435.00	849,298.36
Building Inspections	460,744.00	422,296.05
Council/Commissions (incld charter, council contingen	293,728.00	85,987.95
Data Processing	604,570.00	529,857.99
Engineering	433,803.00	561,320.31
Finance (incld assessing)	543,705.00	566,607.75
Fire (incld Civil Defense)	1,313,025.00	1,125,946.00
Gen Govt Buildings	554,662.00	342,136.72
Parks	1,481,290.00	1,149,747.11
Planning & Zoning	747,219.00	600,903.56
Police (incld animal control & comm orient)	4,459,778.00	3,530,805.64
Streets (incld traffic eng & snow/ice)	2,424,389.00	1,499,370.27
Grand Total	**14,383,348.00**	**11,264,277.71**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	1,090,200.00	975,820.37
Other Services & Charges	2,639,166.00	1,706,989.82
Personal Services	9,566,381.00	7,819,812.57
Supplies	981,228.00	761,654.95
Transfers out	106,373.00	-
Grand Total	**14,383,348.00**	**11,264,277.71**

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	607,099.58
Business Licenses/Permits	69,900.00	67,043.44
Fines and Forfeits	45,500.00	40,841.95
Federal Intergovernmental	8,500.00	-
State Intergovernmental	425,300.00	478,534.13
Interest	100,000.00	-
Local Intergovernmental	-	16,000.00
Miscellaneous	20,700.00	8,666.87
Non-Business Licenses/Permits	559,900.00	735,477.87
Transfers in	1,422,200.00	-
Grand Total	**14,383,348.00**	**7,817,605.61**

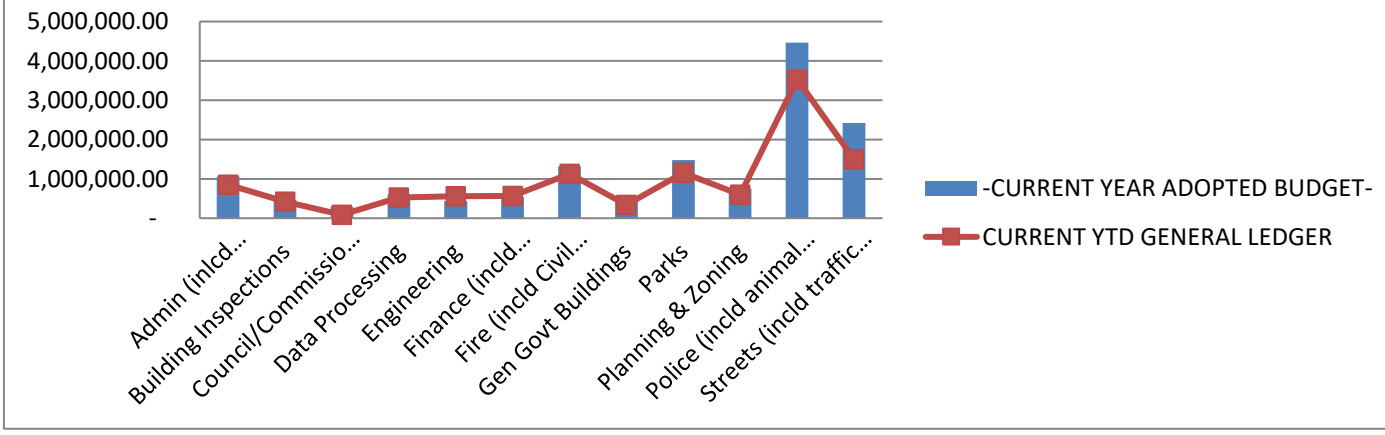
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

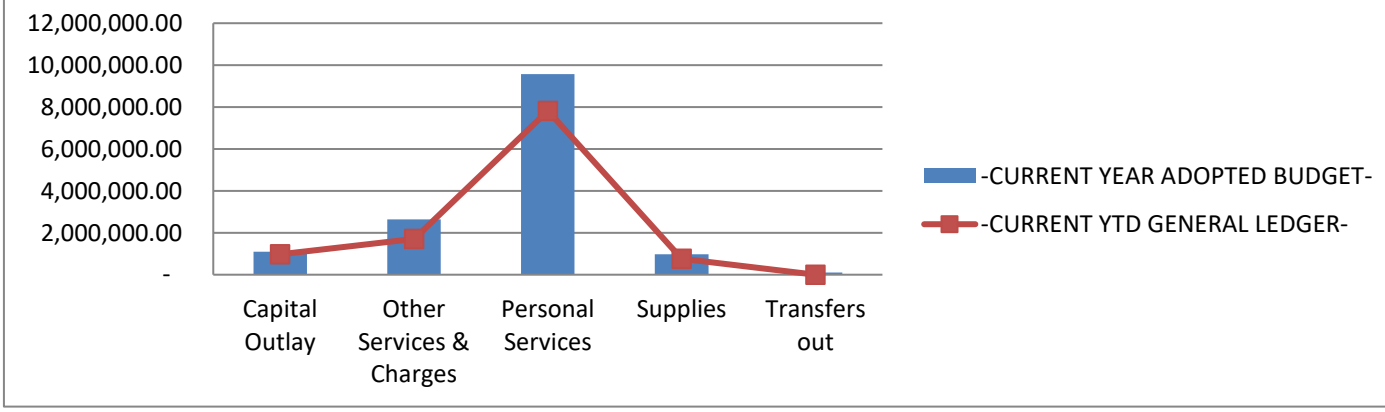
CITY OF RAMSEY
FINANCIAL STATEMENT

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

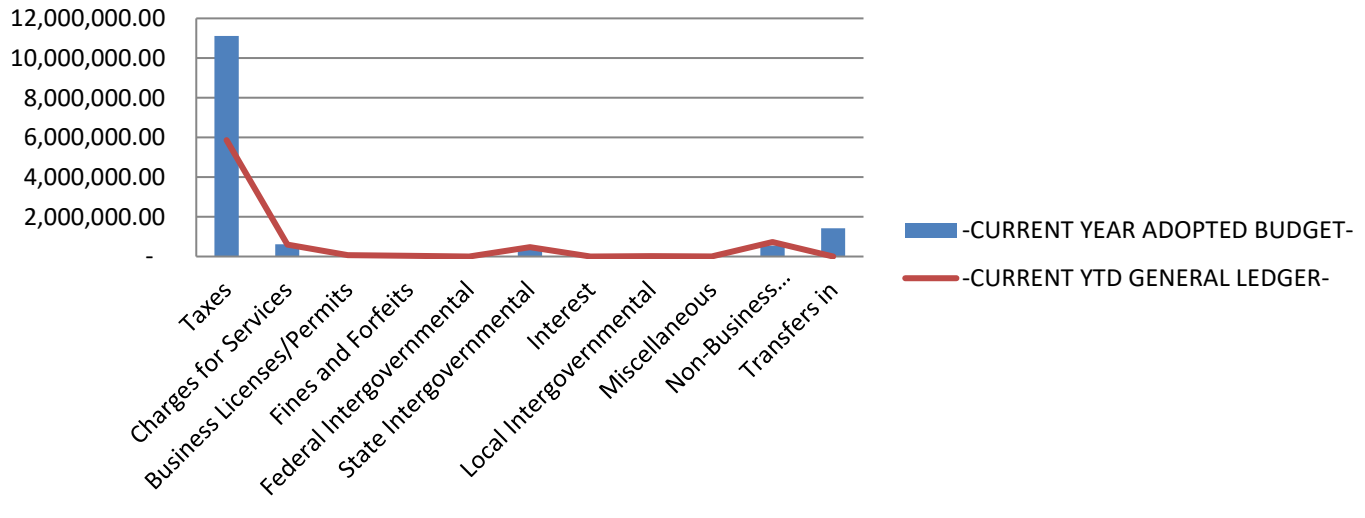
GENERAL FUND EXPENDITURES - BY DEPARTMENT



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: October 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)	(16,166.83)	80.83%
4609	OTHER MISCELLANEOUS REVENUES	12,000.00	7,557.50	62.98%
4652	WATER SALES - RESIDENTIAL	1,334,128.00	1,615,354.65	121.08%
4653	WATER SALES-COMMERCIAL	700,510.00	949,485.80	135.54%
4654	WATER PENALTIES	15,000.00	11,046.93	73.65%
4655	WATER METER INSTALLATION	12,000.00	22,400.00	186.67%
4656	WATER METERS	30,000.00	55,816.94	186.06%
4657	CONNECTION/RECONNECTION FEES	500.00	250.00	50.00%
4701	INTEREST ON INVESTMENTS	100,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)		678,281.00	0.00%
4601	MISCELLANEOUS REVENUE		1,880.33	0.00%
6436	WATER EFFICIENCY REBATE PROG		3,525.16	0.00%
Grand Total		**2,184,138.00**	**3,329,431.48**	

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	147,630.21	54.46%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	12,466.31	92.34%
6105	TEMPORARY-WAGES & SALARIES	19,167.00	10,170.61	53.06%
6121	PERA CONTRIBUTIONS	56,342.00	13,362.67	23.72%
6122	FICA/MEDICARE CONTRIBUTIONS	23,235.00	14,194.83	61.09%
6131	GROUP INSURANCE	36,250.00	22,058.50	60.85%
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	6,761.09	112.68%
6225	DIESEL FUEL	1,500.00	195.00	13.00%
6229	SHOP MATERIALS	600.00	152.05	25.34%
6231	UNIFORMS & TURN-OUT GEAR	2,900.00	2,175.00	75.00%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	10,782.83	59.90%
6257	OTHER VEHICLE PARTS	5,000.00	3,383.92	67.68%
6273	UTILITY SYSTEM MAINT SUPPLIES	95,000.00	92,429.08	97.29%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	26,697.66	266.98%
6292	WATER METERS FOR RESALE	75,000.00	48,016.13	64.02%
6315	MISCELLANEOUS PROFESSIONAL SER	95,000.00	15,262.39	16.07%
6322	POSTAGE	3,000.00	1,092.12	36.40%
6323	CELLULAR PHONES	4,000.00	3,067.93	76.70%
6334	MILEAGE REIMBURSEMENT	400.00	89.60	22.40%
6335	TRAINING	4,000.00	2,406.00	60.15%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00	630.68	210.23%
6361	GENERAL LIABILITY/PROPERTY INS	35,000.00	5,872.00	16.78%
6371	ELECTRIC UTILITIES	155,000.00	140,068.85	90.37%
6373	GAS	3,000.00	1,933.40	64.45%
6374	REFUSE/RECYCLING	700.00	808.07	115.44%
6381	BUILDING & STRUCTURE REPAIR	3,500.00	1,032.58	29.50%
6439	OTHER MISCELLANEOUS	67,000.00	3,497.70	5.22%
6451	MEMBERSHIP DUES	1,400.00	1,000.00	71.43%
6489	OTHER CONTRACTED SERVICES	76,000.00	73,377.72	96.55%
6722	DEPRECIATION	798,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	47,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		3,525.16	0.00%
Grand Total		**1,942,861.00**	**664,098.13**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2020 THROUGH PERIOD ENDING: October 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)	(11,365.85)	81.18%
4356	SEWER AVAILABILITY CHARGE-ADM	5,000.00	4,373.60	87.47%
4604	SURCHARGES		110,838.00	0.00%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,285,000.00	1,024,064.48	79.69%
4662	COMMERCIAL-SEWER CHARGES	361,000.00	312,831.91	86.66%
4663	SEWER PENALTIES	15,000.00	5,068.16	33.79%
4701	INTEREST ON INVESTMENTS	115,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	144,144.00	0.00%
4601	MISCELLANEOUS REVENUE		1,975.09	0.00%
Grand Total		**1,772,000.00**	**1,591,929.39**	

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	67,599.39	38.42%
6103	FULL TIME-REGULAR-OVERTIME	-	1,081.37	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	6,174.44	0.00%
6121	PERA CONTRIBUTIONS	31,197.00	5,736.97	18.39%
6122	FICA/MEDICARE CONTRIBUTIONS	13,577.00	6,010.81	44.27%
6131	GROUP INSURANCE	7,779.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,639.00	-	0.00%
6223	GASOLINE	4,000.00	2,920.00	73.00%
6225	DIESEL FUEL	2,800.00	2,907.80	103.85%
6229	SHOP MATERIALS		(181.08)	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	14,163.72	56.65%
6257	OTHER VEHICLE PARTS		362.16	0.00%
6275	OTHER EQUIPMENT PARTS	9,000.00	1,858.41	20.65%
6315	MISCELLANEOUS PROFESSIONAL SER	50,000.00	11,051.80	22.10%
6323	CELLULAR PHONES		45.20	0.00%
6334	MILEAGE REIMBURSEMENT	400.00	17.92	4.48%
6335	TRAINING	2,400.00	360.00	15.00%
6361	GENERAL LIABILITY/PROPERTY INS	22,000.00	571.00	2.60%
6371	ELECTRIC UTILITIES	17,000.00	15,885.45	93.44%
6373	GAS	2,500.00	982.59	39.30%
6374	REFUSE/RECYCLING	700.00	809.03	115.58%
6377	SEWER SERVICE CHARGE	845,201.00	774,767.29	91.67%
6489	OTHER CONTRACTED SERVICES	28,000.00	26,498.06	94.64%
6722	DEPRECIATION	551,565.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	41,000.00	-	0.00%
Grand Total		**1,839,723.00**	**939,622.33**	

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: October 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)	(2,162.04)	61.77%
4681 CHARGES FOR STREET LIGHTS	157,000.00	124,931.15	79.57%
4683 STREET LIGHTING PENALTIES	2,000.00	811.04	40.55%
4701 INTEREST ON INVESTMENTS	15,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	53,000.00	41,609.23	78.51%
Grand Total	**223,500.00**	**165,189.38**	

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	93,714.02	73.21%
6489 OTHER CONTRACTED SERVICES	14,300.00	8,794.37	61.50%
6722 DEPRECIATION	42,444.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	23,000.00	-	0.00%
Grand Total	**207,744.00**	**102,508.39**	

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: **October 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)	(3,137.01)	78.43%
4287 OTHER LOCAL GOVERNMENT GRANTS	77,566.00	56,668.40	73.06%
4609 OTHER MISCELLANEOUS REVENUES	-	686.80	0.00%
4671 RECYCLING CHARGES	430,283.00	329,088.29	76.48%
4672 RECYCLING PENALTIES	8,000.00	1,592.30	19.90%
4701 INTEREST ON INVESTMENTS	3,500.00	-	0.00%
Grand Total	**515,349.00**	**384,898.78**	

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	11,725.10	50.98%
6103 FULL TIME-REGULAR-OVERTIME	-	1,199.85	0.00%
6121 PERA CONTRIBUTIONS	2,725.00	964.42	35.39%
6122 FICA/MEDICARE CONTRIBUTIONS	1,661.00	906.32	54.56%
6131 GROUP INSURANCE	3,589.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	386.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	32,000.00	18,363.77	57.39%
6322 POSTAGE	300.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	445,000.00	374,717.25	84.21%
Grand Total	**508,661.00**	**407,876.71**	

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: **October 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)	(5,229.26)	80.45%
4693 STORM WATER-RESIDENTIAL	570,000.00	441,391.88	77.44%
4694 STORM WATER-COMMERCIAL	585,000.00	455,918.23	77.93%
4695 STORM WATER-PENALTIES	10,000.00	2,681.49	26.81%
4701 INTEREST ON INVESTMENTS	12,000.00	-	0.00%
Grand Total	**1,170,500.00**	**894,762.34**	

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	40,451.59	21.82%
6105 TEMPORARY-WAGES & SALARIES	-	2,739.71	0.00%
6121 PERA CONTRIBUTIONS	27,955.00	3,248.42	11.62%
6122 FICA/MEDICARE CONTRIBUTIONS	15,450.00	3,355.32	21.72%
6131 GROUP INSURANCE	21,130.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	7,985.00	-	0.00%
6225 DIESEL FUEL	5,500.00	5,534.58	100.63%
6249 MISCELLANEOUS OPERATING SUPPLY	12,000.00	(3,866.37)	-32.22%
6257 OTHER VEHICLE PARTS	7,500.00	2,493.17	33.24%
6315 MISCELLANEOUS PROFESSIONAL SER	100,000.00	12,993.29	12.99%
6334 MILEAGE REIMBURSEMENT		17.92	0.00%
6361 GENERAL LIABILITY/PROPERTY INS	9,240.00	-	0.00%
6371 ELECTRIC UTILITIES	3,000.00	3,091.15	103.04%
6373 GAS	2,500.00	982.57	39.30%
6374 REFUSE/RECYCLING	700.00	809.04	115.58%
6451 MEMBERSHIP DUES	26,000.00	23,132.00	88.97%
6489 OTHER CONTRACTED SERVICES	30,000.00	38,940.09	129.80%
6722 DEPRECIATION	335,374.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	36,000.00	-	0.00%
Grand Total	**825,734.00**	**133,922.48**	

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: 12/14/2021

By: Diana Lund, Finance

Information

Title

Receive Cash & Investments for Period Ending November 30, 2021

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending November 30, 2021

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:41 AM
Form Started By: Diana Lund		Started On: 11/24/2021 01:14 PM
Final Approval Date: 12/09/2021		

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

	November-21 CURRENT MONTH	2021 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 95,704,707.38	$ 95,116,775.37
CASH INFLOWS:		
Daily Deposit	1,439,256.25	13,692,634.65
Tax Settlements		8,355,052.65
U/B Receipts	711,540.44	2,575,562.48
Credit Cards (Includes Utility Billing)	1,030,573.45	4,435,467.90
Interest Earnings [Net of Interest Paid on Investments]	64,294.11	869,690.37
Bond Proceeds-int	-	10,513,644.26
TOTAL CASH INFLOW	$ 3,245,664.25	$ 40,442,052.31
TOTAL CASH AVAILABLE	$ 98,950,371.63	$ 135,558,827.68
CASH OUTFLOWS:		
Prepaid Checks	832,556.23	10,985,423.21
Bills Lists	704,972.02	7,448,375.57
Pay Estimates	200,150.33	15,125,100.99
Credit Cards	4,238.67	66,129.14
Payroll - Net	427,797.38	4,832,344.56
Flex Reimbursement	2,358.86	36,006.35
Void Checks/Dormant Checks Paid	(9,176.49)	(82,640.98)
Debt Service	351,831.25	709,543.14
Miscellaneous [Bank Charges; etc.]	318.73	3,221.05
TOTAL CASH OUTFLOW	$ 2,515,046.98	$ 39,123,503.03
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 96,435,324.65**	**$ 96,435,324.65**
MEMO - NET 2021 CASH INFLOW (OUTFLOW)	**730,617.27**	**1,318,549.28**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 72,049,513.89**	**73,628,220.22**
Purchases	999,604.08	60,795,996.68
Maturities/Sales	(948,017.53)	(62,323,116.46)
ENDING BALANCE	**$ 72,101,100.44**	**$ 72,101,100.44**

Prepared by the City of Ramsey Finance Department
12/3/2021

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		535,000.00		0.00
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
										540,000.00
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 BAI	57269	82668XFZ6	245,000.00		245,000.00		0.00
190712	7/12/2021	ICD SEC	CD-TIAA FSB	34775	8727OLCJ0	85,000.00		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		245,000.00		0.00
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 B/	11971	066851WK8	245,000.00		0.00		245,000.00
181228C	12/28/2021	ICD SEC	CD-BMW BANK	35141	05580AQB3	96,000.00		0.00		96,000.00
190628A	12/28/2021	ICD SEC	CD-FLAGSTAR BANI	32541	33847E2Q9	245,000.00		0.00		245,000.00
191231A	12/31/2021	ICD SEC	CD-IOWA TRUST & S	18400	462595BB4	245,000.00		0.00		245,000.00
180727A	7/27/2022	ICD SEC	CD-KANSAS STATE	19899	50116CBY4	245,000.00		0.00		245,000.00
191227A	12/27/2022	ICD SEC	CD-PROMISEONE B/	58657	74348HAB4	245,000.00		0.00		245,000.00
191230D	12/30/2022	ICD SEC	CD-FIRST NATIONAI	03330	32112UDL2	245,000.00		0.00		245,000.00
										1,811,000.00
150903	11/1/2021	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		500,000.00		0.00
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		148,000.00		0.00
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
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7		430,000.00	0.00		430,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00		465,000.00
										10,410,000.00
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
211109	8/1/2023	UBS	UPPER SANTA CLARA VY		916544ES4		200,000.00	0.00		200,000.00

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
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6		580,000.00	0.00		580,000.00
211130		UBS	UBS PRIME FUND				219,604.08	0.00		219,604.08
211008	11/1/2023	UBS	SAN FRAN CA CITY & COUNTY UTIL		79771FAW7		140,000.00	0.00		140,000.00
211020B	8/15/1931	UBS	ALABAMBA FEDERAL AID HWY		010268CT5		500,000.00	0.00		500,000.00
211014	5/1/1930	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3		550,000.00	0.00		550,000.00
210909	7/1/2022	UBS	MAINE HEALTH		56042RH96		500,000.00	0.00		500,000.00
210910	9/1/1930	UBS	BROWNSVILLE TX UTIL		1164753D4		1,000,000.00	0.00		1,000,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4		250,000.00	0.00		250,000.00
210803		UBS	UBS PRIME FUND				571,015.95	571,015.95		0.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8		245,000.00	0.00		245,000.00
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	834,496.35		35,408.43
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	573,348.40		0.00
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 CI	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		200,000.00		0.00
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		300,000.00		0.00
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		67.03		13.03
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		138.09		39.65
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		91.45		35.25
201119B	12/1/2022	UBS	WARREN HEIGHTS OH BUILDING		936121JU7	165,000.00		0.00		165,000.00
191213	12/13/2022	UBS	CD-WELLS FARGO N	27389	949495AA3	245,000.00		0.00		245,000.00
161216B	12/16/2022	UBS	CD-MERCANTIL COI	22953	58733ADQ9	245,000.00		0.00		245,000.00
200116	1/17/2023	UBS	CD-MORGAN STANI	32992	6169OURY8	245,000.00		0.00		245,000.00
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00		250,000.00
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00		300,000.00
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00		2,000.00
180628	6/28/2023	UBS	CD-COMENITY BAN	27499	981996UP3	200,000.00		0.00		200,000.00
191230B	6/30/2023	UBS	CD-RAYMOND JAMI	33893	75472RAR2	245,000.00		0.00		245,000.00
201119C	12/1/2023	UBS	WARREN HEIGHTS OH BUILDING		936121JV5	165,000.00		0.00		165,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		0.00		245,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U!	33954	14042TAP2	245,000.00		0.00		245,000.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		0.00		245,000.00

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
190325	3/25/2024	UBS	CD-BANK HAPOALI	33686	06251AW48	245,000.00		0.00		245,000.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		0.00		500,000.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00		500,000.00
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTURE		645791CAO	270,000.00		270,000.00		0.00
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 INI	33682	856285RS2	245,000.00		0.00		245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00		165,000.00
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		0.00		400,000.00
190418	12/5/2024	UBS	CD-DELTA NATION/	26633	2477RBD6	200,000.00		0.00		200,000.00
180629C	6/1/2025	UBS	MARYLAND STATE TAX		57420PGR1	300,000.00		0.00		300,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00		300,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00		400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00		175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		0.00		500,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00		320,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00		500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00		300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00		750,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00		470,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00		500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00		400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00		500,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00		500,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00		360,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00		500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00		400,000.00
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
										59,340,100.44
	TOTAL INVESTMENTS					73,628,220.22	60,406,080.76	61,933,200.54		**72,101,100.44**
			Unamortized Premiums			1,578,603.54	173,073.45			1,751,676.99
			Unamortized Discounts			(3,900,908.40)	(371,945.90)			(4,272,854.30)
			PW Debt-Ameritrade			8,895,641.10	1,574.48	407.74		8,896,807.84
			BOW			4,018,693.38	111,446,231.48	113,415,565.60		2,049,359.26
			Money Market Accounts			10,896,525.53	14,012,708.89	9,000,000.00		15,909,234.42
			Net Cash and Investments			95,116,775.37	185,667,723.16	184,349,173.88		96,435,324.65

CC Regular Session **5. 3.**

Meeting Date: 12/14/2021

By: Jeff Katers, Police

Information

Title

Receive Grant From The Coss Family Foundation

Purpose/Background:

The City of Ramsey recently received a grant check from the Coss Family Foundation of the St. Paul and Minneapolis Foundation in the amount of $20,000. The purpose of this funding is to provide "general support and equipment purchases" for the City of Ramsey Police Department. This grant funding was not sollicited. The Coss Family Foundation representatives will not be present to present the check. The Ramsey Police Department will be sending a letter of appreciation to the Coss Family Foundation.

In 2018, the City of Ramsey applied for and received a $10,000 grant award from the Coss Family Foundation to fully fund the purchase of thermal vision night goggles for the Police Department.

Funding Source:

No matching amount required for this grant award.

Recommendation:

Staff recommends accepting the donation.

Action:

Accept check in the amount of $20,000 for the purpose of general support and equipment purchases in the Ramsey Police Department.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:28 AM
Form Started By: Jeff Katers		Started On: 12/08/2021 01:45 PM
Final Approval Date: 12/09/2021		

CC Regular Session **5. 4.**

Meeting Date: 12/14/2021

Submitted For: Nicole Laubach, Community Development

By: JoAnn Shaw, Community Development

Information

Title

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

- Planning Commission Regular Meeting Minutes Dated October 28, 2021
- Planning Commission Work Session Meeting Minutes Dated October 28, 2021
- Economic Development Authority Meeting Minutes Dated October 14, 2021

Purpose/Background:

N/A

Recommendation:

N/A

Action:

N/A

Attachments

Planning Commission Meeting Minutes

Planning Commission Work Session Minutes

Economic Development Authority Meeting Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:27 AM
Form Started By: Brian McCann		Started On: 12/08/2021 10:49 AM
Final Approval Date: 12/09/2021		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 28, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl 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 VanScoy, seconded by Commissioner Dunaway, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Dunaway, Anderson, Gengler, Peters, and Walker. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the September 23, 2021 Planning Commission Meeting Minutes
~~**5.02: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads**~~
5.03: Consider Allowing Accessory Dwelling Units on Single-Family Residential Properties
~~**5.04: Review Ordinance Amending Digital Display Billboard Regulations**~~

Motion by Commissioner Gengler, seconded by Commissioner Peters, to table Item 5.02 and pull Item 5:04 to be considered as Item 7.01 and approve the consent agenda as amended.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Peters, Anderson, Dunaway, VanScoy, and Walker. Voting No: None. Absent: None.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Resolution #21-309 and Ordinance #21-23 Approving Preliminary Plat for Trott Brook Crossing; Case of Sotarra

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends adoption of Resolution #21-309 and Ordinance #21-23 approving Preliminary Plat for Trott Brook Crossing.

Chairperson Bauer asked the current lot size for the different areas of the site.

Senior Planner McGuire Brigl provided details on the different lot sizes. She noted an area that was previously believed to be unbuildable but is actually buildable and zoned for 2.5 acre lots on well and septic.

Commissioner VanScoy commented that there seems to be something above parcel D on the west side identified as an exception and asked for clarification.

Senior Planner McGuire Brigl replied that is a single-family home and will not be platted as part of this project as it is not owned by the applicant.

Commissioner VanScoy asked the zoning of that property.

Senior Planner McGuire Brigl replied that property is zoned MUSA.

Commissioner Gengler asked for clarification on the term as-builts.

Senior Planner McGuire Brigl explained that is an on the ground survey of what was actually built and is provided upon completion. She noted that as-builts are required in different areas, such as near wetlands or along the Mississippi River.

Commissioner VanScoy asked and received confirmation that because the exception property is zoned MUSA, transitioning would not be required.

Citizen Input

Jon and Jake Packer, representing the Makowski family, stated that the land above parcel D is also owned by one of their family members and is choosing to stay in the home with the development being built. He commented that they are present to address any questions someone may have related to the family.

Ben Schmidt, Sotarra Development, stated that they started working on this more than two years ago with an idea for smaller lots and a more mixed community which was denied. He stated that as they went through the process, they were able to make changes and present a plan that fits in the area and is sensitive to existing uses while providing new homes in Ramsey.

Jeff Uecker, 17121 Variolite Street, stated that his family has lived in Ramsey since 1995 and there have been many changes. He believed that this project would be not so good for the neighborhood. He stated that there are ten acre lots that come up by quarter acre lots. He was unsure how the property can go from rural preserve to this type of development. He stated that he never received a letter or opportunity to provide input on the zoning. He believed that people should have had an opportunity to speak about the change in zoning. He did not understand why larger lots were not kept on the outside with smaller lots on the interior of the development. He stated that his neighbor is present but is not comfortable coming forward to speak but noted that his neighbor agrees with his comments.

Chairperson Bauer asked staff to provide details on the rezoning and those that were notified.

Senior Planner McGuire Brigl displayed a copy of the notice for the rezoning public hearing which was held on March 3, 2011 and advised that the topic was also discussed at two City Council meetings. She stated that everything was rezoned properly, although noted that perhaps staff would have done things differently now than they did in the past.

Chairperson Bauer stated that this is legally zoned R-1 for 80-foot lots and this proposal is in compliance with the zoning, therefore the Commission cannot deny the request simply because they do not want 80-foot lots.

Senior Planner McGuire Brigl confirmed that is correct. She noted that there are items in which the Commission has discretion and other times, such as this when the Commission has to determine if a request meets the requirements of the zoning code, ordinances, and Comprehensive Plan. She stated that if a request complies with the requirements, the request would be allowed. She stated that there are things the City can do to make it better, such as road upgrades, park facilities, and

trail connections. She stated that the Commission would have discretion related to the rezoning request tonight.

Senior Planner McGuire Brigl confirmed that could be done but was unsure that would be the best planning because of the way the site lays out.

Jeriann Palmer, 8250 154th Lane, stated that on Alpine there is a monstrosity of development where the developer has been allowed to load the outlet for the lake with dirt. She asked when the zoning was put into place for quarter acre lots and how people would remember a letter from ten years ago. She stated that Ramsey already has a lot of homes, overloaded roads and she did not see the purpose of adding more homes. She stated that she is concerned that the rural area she moved into 30 plus years ago has become a land of sirens, traffic, and construction noise. She suggested larger lots on the exterior with smaller lots in the interior of the development. She understands that people want to sell their land but believes there should be different opportunities.

Chairperson Bauer asked if staff is familiar with the project on Alpine.

Senior Planner McGuire Brigl clarified that could be the Riverstone project. She was not aware of any issues with the wetland. She noted that every project requires an approved delineation from the Lower Rum River Water Management Organization (LRRWMO), along with other permitting. She noted that she can have staff follow up on that comment.

Norm Novak, 7041 175th Avenue, stated that he is against this project. He commented that this is rural farmland and he moved to his property 18 years ago to be in farm area. He stated that there are already problems with traffic and the Hunt property development was just approved as well. He commented n the issues with traffic and safety in that area. He stated that he attempted to purchase five acres from his neighbor, but the request was denied by the City. He commented that there are a lot of people out there that are not aware of this request. He stated that he was never made aware of the 2011 request for rezoning. He stated that if the City would have provided letters to everyone in this area, the Chambers would be packed with residents. He stated that he was told that notice was only provided to those within 500 feet, which does not accurately inform residents in the area. He commented on the wetlands and his concern with disturbance. He stated that he opposes the request because this is rural area, and the development should go somewhere else.

Chairperson Bauer asked staff for details on notification for the public hearing.

Senior Planner McGuire Brigl commented that the City is required to send notification to properties within 700 feet of the subject properties, which were mailed. She stated that signage was posted on the site and notice was also published on the bulletin board and City website all of which are not required. She stated that the City meets the required legal public notices and attempts to go above those requirements. She stated that there will also be an open meeting the following week and notice will be sent for the City Council meeting as well. She commented that 195 notices were mailed to residents for this meeting.

Mr. Novak stated that he spoke with two of his neighbors that live directly next door to him, and they were not notified. He believed that several more notices should have been mailed. He stated that he was told by his neighbors about this meeting as he did not receive a letter.

Mr. Uecker stated that if he would have received a letter in 2011, he would have come in to speak as he has done tonight. He stated that there was not a sign placed on the property in 2011, as residents would have come to speak.

Debra Musgrove, 15247 Fluorine Street, commented that as a Councilmember she is also the City representative for the LRRWMO. She stated that she has concern with approval of new lots as it was stated that a full delineation would not be done until spring. She stated that the delineation may cause a difference to the plans.

Kris Nelson, 7630 166th Ave NW, stated that she is not directly in the area and did not receive notification or see a sign placed on the site. She stated that she was present in 2011 and was part of that discussion for the Comprehensive Plan but did not recall a discussion on this property. She commented that this area is rural and believes that this development would ruin the integrity of the area. She believed that more notification should be sent above the requirements. She commented that if she wanted to live in the suburbs, she would have.

Senior Planner McGuire Brigl commented that typically the City doubles the minimum required 350-foot notice area from the State to 700 feet. She stated that the notices are mailed in an envelope, and it is a four-page letter, not a postcard.

Ms. Nelson commented that she is stating that what was sent is not enough and believed the coverage area should be expanded. She stated that the people that will be impacted have not been notified.

Lonnie Gray, 17530 Nowthen Boulevard, stated that he was active one year ago when the Hunt property was mentioned. He commented on the need for traffic studies at that time and asked when it was completed.

Senior Planner McGuire Brigl replied that a traffic study was completed in July.

Mr. Gray asked if that study included this parcel.

Senior Planner McGuire Brigl replied that the study was done by this applicant for this project.

Mr. Gray commented that traffic is astronomical coming down CR 5. He stated that he spoke with residents north of him that were not aware of this project and were aghast when he showed them the letter. He stated that an additional 270 homes are added through this project, that would add more than 540 vehicles onto an already busy roadway. He stated that the City has not addressed what will be done to the roadway system to improve this situation. He invited anyone to visit his home and try to get out of his driveway. He stated that the traffic is fast moving, and it is not safe. He read a written letter from his 87-year-old neighbor at 17591 Nowthen Boulevard who is opposed to the development and submitted it into the record.

Carl Biederman, 7050 175th Avenue, stated that the comment that the notice was not provided well in the past is an understatement. He asked when the City is going to start listening to residents. He stated that the developer does not care what happens after they are done. He shamed staff and the Commission if this is allowed to pass. He believed the City should make the choice to start over and do things right rather than pass this. He stated that they never received a notice, and the City did something wrong.

Chairperson Bauer commented that he does not believe that the current Commission members and staff were in position in 2011 and therefore cannot provide those answers. He commented that the City has learned and continues to do more than is required. He stated that the property is zoned for 80-foot lots and the request is in compliance, therefore it is a legal request, and the City cannot deny something allowed.

Ms. Palmer asked if the City would be liable to a lawsuit from the developer if they deny the request because of the zoning change in 2011.

Chairperson Bauer commented that if an applicant proposes something that meets the zoning requirements it cannot be denied. He stated that there is an active request on the property.

Ms. Palmer asked what would happen if a second developer came forward with a plan for the property and whether only one plan is studied at a time.

Senior Planner McGuire Brigl replied that only one plan is reviewed at one time.

Ms. Palmer asked if the citizens could sue the City. She commented that if enough residents do not want a development, something should be allowed to be changed.

Chairperson Bauer commented that the Commission receives information from the country with planning related cases and there are numerous instances where cities are sued for denying requests that meet the ordinance requirements and, in those cases, the developer wins.

Councilmember Woestehoff stated that this is not the developer versus the residents. He stated that the current property owners still own the property and have the right to develop the property. He stated that if the zoning restrictions are changed on an active parcel attempting to be sold, the City could be liable. He commented that zoning can change with time, through the appropriate processes as it did on this property. He commented that there are three Councilmembers present tonight in Chambers and they are very cognizant that the rural character is changing in this area of the city and will keep that in mind when developing the next iteration of the Comprehensive Plan. He stated that the property owner has the right to sell their property with the appropriate price that this zoning provides. He stated that if that right is taken away, that is where the liability would come.

Ms. Palmer commented that instance takes away the opportunity for a regular person to come and purchase part of the property. She asked the distance 700 feet would be from the subject property.

Senior Planner McGuire Brigl provided a map identifying the properties that were mailed notice.

Matt Look, Anoka County Commissioner, thanked the Commission for their hard work and appreciated the hard decisions they have to make. He stated that each home has about 2.5 vehicles per household which would add 500 to 600 vehicles onto CR 5, which has already had an increase of traffic since the school was put in. He stated that CR 5 is becoming a road that will require a median. He stated that at that time 173rd would become a right-in/right-out. He stated that perhaps in combination between this property and the Hunt property there could be a solution such a directly traffic to 175th where perhaps a roundabout could be installed to slow traffic in the area. He stated that if 175th is already dysfunctional and a second dysfunctional intersection is placed at 173rd that will only make the problem worse and bring about the median. He stated that the last thing they want to do is see people get hurt from traffic accidents on CR 5. He stated that he did not see this ending well with the traffic that would be added from this development and the Hunt property.

Chairperson Bauer asked if the County has long range plans for improvements to CR 5.

County Commissioner Look commented that the long-range plans would be relative to traffic. He stated that if traffic increases to a certain level, the improvements would be triggered.

Commissioner Gengler asked if there is anything that could be done to the speed limit.

County Commissioner Look commented that the speed limit is established by MnDOT. He noted that sometimes after the required speed study, the speed limit can actually be raised. He commented that traffic is already moving fast and perhaps that would be an issue of enforcement.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Dunaway, Gengler, Peters, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:06 p.m.

Commission Business

Commissioner Walker asked why the traffic study was not included in the case file.

Senior Planner McGuire Brigl commented that it is linked on the website within the packet but acknowledged it was not listed as an attachment.

Commissioner Walker asked why the City allows the developer to choose the consultant that will complete the traffic study.

Senior Planner McGuire Brigl commented that the City is not allowed to recommend or require specific consultants to be used. She stated that the City could complete its own study and choose its own consultant for that.

Commissioner Walker commented that the consultant that completed the traffic study is now an inactive company as of October. He stated that this report was also used for the Hunt project, but specifically states it is for 270 single family homes. He stated that when you add both developments, there will be a 28 percent increase in homes. He stated that the study was done the week of July 25th during COVID when school is not in session and only during certain times. He stated that he spoke with other consultants that observe for two hours rather than one hour in order to obtain better information. He stated that these two developments will have an impact on an intersection that is already dangerous, CR 5 and Ramsey Boulevard. He stated that until that safety issue can be solved, he did not believe additional development should occur. He acknowledged that it has been said that the Commission does not have an option but to pass this, but the City Council should protect the residents of Ramsey. He stated that in 2020, at a public hearing, the developer was asked why he wanted smaller lots. It was stated that people want smaller lots. He provided statistics on home sales of one acre or larger lots in Ramsey. He stated that if over 300 lots one acre or larger in size have been sold in the last three years in Ramsey, that should show that people want larger lots. He stated that many residents spoke tonight that they were not noticed when the massive rezoning was completed in 2011. He stated that not one resident has come forward stating that they were notified of the zoning changes that occurred in 2011. He believed that the rezoning was done too fast and too recklessly. He stated that this current proposal does not meet the proper zoning on two parcels, which means that the request cannot go through. He commented that he believes that the Commission and Council should not rezone the two parcels and that an investigation should occur on the 2011 rezoning. He noted that anyone involved in the 2011 rezoning should be terminated from their position on staff and/or the Council.

Senior Planner McGuire Brigl commented that staff can verify with the City Attorney after the meeting. She stated that all the information was sent to the City Attorney and the map shows the property rezoned. She stated that the list of residents was notified and the minutes from the meeting shows residents that spoke at the meeting in 2011. She stated that staff has verified the information, which is public information.

Chairperson Bauer asked if the rezoning completed in 2011 was a blanket rezoning to match the Comprehensive Plan.

Senior Planner McGuire Brigl commented that each property was mentioned separately in the meeting minutes at the public hearing in 2011. She stated that according to the City Attorney and zoning map, the property is zoned appropriately. She stated that the land is also shown with that zoning in the 2030 and 2040 Comprehensive Plans.

Commissioner Walker provided additional details on the two parcels he believes were not rezoned appropriately.

Jon Packer provided clarity on the two PIDs that are now shown in the rezoning that occurred in 2011. He noted that in 2012 there was a lot split completed, dividing one lot into two parcels. It was noted that the land remained within the family.

Senior Planner McGuire Brigl commented that the new lots would retain the same zoning as the original lot.

Chairperson Bauer asked if Commissioner Walker also compared lot sales under one acre during that same three-year period.

Commissioner Walker commented that he did not.

Mr. Packer replied that he did that research and noted that in just 2020, 498 single family homes were sold in Ramsey on lots under one acre in size which is significantly more in that one year than the sales of three years that Commission Walker provided.

Chairperson Bauer commented that based on the comments of County Commissioner Look, this preliminary plat shows direct access onto Nowthen Boulevard and asked if the developer has been requested to provide access onto 175th. He noted that would provide the option to review traffic control for that intersection. He recognized that would change the layout of the development.

Senior Planner McGuire Brigl commented that the City has been actively working with Anoka County throughout this process. She noted that an additional condition could be added to review options for traffic control. She noted that the County has stated that a traffic light would not be appropriate, but staff could discuss whether a roundabout would be an option. She stated that the traffic count numbers from the traffic study showed the peak times. She noted that the full report showed the full two-hour periods during which the consultant observed but the second hour was not considered a peak hour and therefore was not marked as such in the report.

Chairperson Bauer suggest that the Commission first consider the rezoning request.

Commissioner VanScoy referenced the comment made related to the spring delineation and asked staff for input.

Senior Planner McGuire Brigl commented that typically when a fall delineation is completed, a spring delineation is also completed to verify that information. She noted that would be handled by the LRRWMO in its review and permitting.

Mr. Schmidt commented that the delineation was completed this summer and believes that is has been accepted by the LRRWMO this week.

Ms. Musgrove stated that the wetland delineation was approved conditionally with the clause that a spring delineation is completed. She noted that was her concern, as the lots could be impacted if there are changes that result from the spring delineation.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #21-23 Amending Section 117-90 "Map" of Chapter 117 of the City Code of Ramsey, Minnesota.

Further discussion

Commissioner VanScoy asked what would happen if the delineation changes in the spring. Senior Planner McGuire Brigl replied that it would depend what changes on the delineation and provided different examples but noted that the delineation is required as a contingency in the draft resolution related to the Preliminary Plat.

Motion Carried. Voting Yes: Commissioners Gengler, VanScoy, Anderson, Dunaway, and Peters. Voting No: Chairperson Bauer and Commissioner Walker. Absent: None.

Chairperson Bauer stated that if there was a desire for this to have access from the north rather than CR 5, would the Commission recommend that as a condition of approval.

Senior Planner McGuire Brigl commented that if the Commission desired staff and the applicant to work together, that could be added as a contingency to work with the County to investigate whether access could be provided from 175th. She stated that CR 5 is a County road and therefore a roundabout cannot be required as that is under the control of the County.

Chairperson Bauer stated that he would not recommend approval with access onto CR 5.

Councilmember Woestehoff commented that as drawn on the Preliminary Plat, there is no access to 175th, only 173rd.

Chairperson Bauer confirmed that he meant 173rd.

Senior Planner McGuire Brigl commented that the other development which was approved shows access onto 175th and 173rd. She was unsure that access could be removed for the project but agreed that she could work to investigate whether a roundabout or other diversion could assist with traffic.

Commissioner VanScoy asked how the potential zoning issue addressed by Commissioner Walker could impact action tonight.

Chairperson Bauer noted that was a result of a lot split that occurred.

Commissioner VanScoy noted that was not confirmed.

Senior Planner McGuire Brigl commented that the motion could be made contingent upon City Attorney review.

Commissioner VanScoy commented that while he assumes that the information provided by the Packers is accurate, he would want to verify that is correct.

Councilmember Woestehoff commented that he searched on the Anoka County website and found record of the lot split in August of 2012 as mentioned by the Packers.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-309 granting Preliminary Plat approval, amending the City's 2-4-Comprehensive Plan, and determining that an Environmental Impact Statement (EIS) is not necessary for Trott Brook North contingent on working with Anoka County related to traffic concerns at 173rd and Nowthen Boulevard and upon City Attorney review.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, VanScoy, Anderson, Dunaway, and Peters. Voting No: Commissioner Walker. Absent: None.

6.02: Public Hearing: Consider Request for a Variance to Front Yard Setbacks for the Single Family Lots in Lynwood Subdivision, Located West and South of 15050 Armstrong Boulevard (Project No. 21-122); Case of Lennar

Public Hearing

Chairperson Bauer called the public hearing to order at 8:46 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of the variance for a 25-foot front yard setback for the single family lots in the Lynwood subdivision.

Commissioner Peters asked which side of the street the sidewalk is one.

Senior Planner McGuire Brigl commented that she was unsure but would verify on the plans.

Commissioner Peters commented that if the setback is lessened that leaves less room for driveways, parking, and yards.

Senior Planner McGuire Brigl replied that typically the sidewalk is on the north side of the street. She noted that the minimum driveway length of 25 feet would still have to be met.

Citizen Input

Paul Tabone, applicant, stated that the sidewalk loops around the multi-family homes and is not on the north side of the road which should alleviate that concern. He stated that a variance was received for lot sizes, and they would still like to have enough space in the front of the homes for the parking and driveways. He noted that this would be the last clean-up as they head into design.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, VanScoy, Anderson, Dunaway, Gengler, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:54 p.m.

Commission Business

Motion by Commissioner Peters, seconded by Commissioner Walker, to Adopt Resolution #21-296 Approving a Variance to Front Yard Setbacks on Lots 1-12, Block 1, Lynwood Addition.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, Walker, Anderson, Dunaway, Gengler, and VanScoy. Voting No: None. Absent: None.

6.03: Public Hearing: Consider Resolution #21-287 Granting a Conditional Use Permit for Auto Sales at 6957 Highway 10 NW and Declaring Terms of Agreement; Case of Laws Auto Connection

Public Hearing

Chairperson Bauer called the public hearing to order at 8:56 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends adoption of Resolution #21-287 granting a Conditional Use Permit to Laws Auto Connection for auto sales at 6957 Highway 10 NW.

Citizen Input

Jay Laws, applicant, appreciated the Commission hearing his request.

Rick Gordhammer, another business owner at 6957 Highway 10 NW, stated that Laws Auto Connection has been working under his company unlicensed for the last two years. He stated that he just learned about this request today and found out about the request to office out of his same building. He stated that he has held the required permits and licensing for all the years he has been in business. He stated that he is not happy to hear that this a similar business to his and found the information in the application to be false. He stated that consumers see one address and the only difference is the suite number. He noted that he has been operating his business for almost 20 years and is opposed to the request tonight.

Mr. Laws stated that he did not realize that his application stated that he had a license. He noted that he has operated under the license of Mr. Gordhammer for the past two years. He noted that Mr. Gordhammer has had similar partners in the past that have gained another office at the location to operate out of and was unsure why he was opposing the request. He stated that he has his auto broker license from the State and just needs the CUP.

Senior Planner McGuire Brigl commented that the Minnesota Dealers license requires the CUP. She noted that there is a lot of permitting related to selling government vehicles. She confirmed that the applicant does have his broker's license.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Dunaway, Gengler, Peters, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 9:03 p.m.

Commission Business

Commissioner Gengler stated that she would like clarification. She noted that there are multiple suites within the building, and it would appear that Mr. Laws was working with another business in the building but is now looking to start his own business.

Mr. Gordhammer explained that they are independent business owners. He stated that he has allowed Mr. Laws and others to work under his license, but they are all responsible for their own business. He likened this to having multiple car dealers at Mauer Main. He stated that it creates confusion from the consumer standpoint as the same address is used and only the suite number differs.

Commissioner Walker asked if Mr. Gordhammer keeps vehicles on the property.

Mr. Gordhammer confirmed that he can keep up to eight vehicles onsite but does not currently have that many.

Commissioner Walker asked the number of businesses within the building.

Mr. Gordhammer replied that there are 12 to 14 offices and he believed there was about 50 percent occupancy. He recognized that the property owner is trying to rent more space.

Commissioner Gengler asked if the tenants are all auto related businesses.

Mr. Gordhammer replied that they are different businesses. He noted that many people are working from home now because of COVID.

Commissioner Dunaway asked if there would be an adverse impact on his business if another auto broker operates out of that building.

Mr. Gordhammer commented that he has not had that problem and is unsure that a problem would be created.

Commissioner Dunaway stated that there is an auto dealership on Highway 10 that has multiple brokers that operate out of the same space.

Mr. Gordhammer noted that business is tight, and they would be vying for the same business. He stated that he used to go through 12 to 20 vehicles per month and now it is more like two to six because of the delays and slowdowns of COVID.

Commissioner Anderson asked if Mr. Laws has a business license.

Senior Planner McGuire Brigl noted that the CUP would be needed before the separate license could be obtained. She noted that it sounds like Mr. Laws has been working as an employee of another business.

Mr. Gordhammer clarified that Mr. Laws is not his employee but has been operating under his wing.

Senior Planner McGuire Brigl provided clarification on the steps that would be necessary to obtain the licensing.

Councilmember Woestehoff stated that a CUP is registered with the land and therefore if the property has a CUP for auto sales, he was unsure that another CUP would be necessary. He stated that notice was mailed and therefore asked if the notice was provided to the property owner or the individual suite tenants as well.

Senior Planner McGuire Brigl commented that notice is mailed to the property owner, and not tenants. She stated that the property owner has worked with the applicant to develop the site plan and approves of the application. She stated that the initial CUP was written for one dealer at this location. She stated that sites can have multiple dealers, but that must be specified in the CUP because of the requirements necessary from the State to support the use.

Councilmember Woestehoff asked if this were approved, and one dealer left, another dealer could come into the property under the CUP.

Commissioner VanScoy stated that there are multiple businesses in this location, one of which is an auto dealer. He asked if there is adequate parking for this additional use.

Senior Planner McGuire Brigl commented that the property owner has indicated the stalls that would be signed for this dealer to comply with the State regulations.

Commissioner Walker asked staff to display the property map in order to verify the parking available.

Senior Planner McGuire provided details on the parking that would be allocated for each dealer and additional parking spaces available to the other users and public.

Commissioner Dunaway stated that existing tenant noted that he has three stalls in the front and five in the back. He noted that the applicant stated that he would have one spot in the front and five in the back. He asked where the one front stall would be in the front.

Mr. Gordhammer stated that a customer could use one of the front stalls, but Mr. Laws would not be able to park one of his vehicles in that stall. He noted that Mr. Laws would have five dedicated spaces in the rear.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-287 Granting a Conditional Use Permit for Auto Sales at 6957 Highway 10 NW.

Further discussion

Commissioner Anderson stated that Mr. Laws does not yet have the applicable licensing and therefore he was unsure how this could be approved. Senior Planner McGuire Brigl noted that the licenses would not be granted without the CUP approval. Chairperson Bauer noted that this would be the first step. Commissioner Anderson stated that while competition is great, he would not approve the same type of business within a building. Commissioner Walker stated that he is stuck as 13 potential vehicles could be parked for sale along with customer parking. He stated that there are already many car dealers along Highway 10. He stated that while he wants to bring businesses to town, he is cautious. Commissioner Gengler stated that she can appreciate the interpersonal relationship dynamics in this case and noted that perhaps a conversation needs to be had between the two parties. She stated that putting that aside, while it is two similar businesses in the same building, there are multiple dealers in the corridor, and it is not the position of the Commission to determine where there is a market to support the business. She stated that the conditions of the CUP are met and therefore it should be granted.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, VanScoy, Dunaway, and Peters. Voting No: Commissioners Anderson and Walker. Absent: None.

6.04: Public Hearing: Consider Resolution #21-288 Granting a Conditional Use Permit for Auto Sales at 6740 Highway 10 NW and Declaring Terms of Agreement

Public Hearing

Chairperson Bauer called the public hearing to order at 9:20 p.m.

Presentation

Planning Technician McCann presented the staff report stating that staff recommends that the Planning Commission recommend adoption of Resolution #21-288 granting a Conditional Use Permit for commercial auto sales and outdoor storage of vehicles and trucks at 6740 Highway 10 NW.

Commissioner Dunaway asked if there is a limitation on the number of vehicles that could be onsite listed for sale. He stated that he is attempting to find out where inventory would be held as there is customer parking identified along with the storage shed.

Planning Technician McCann replied that the State only requires a minimum number of stalls. He stated that as long as the minimum driveway aisle width is kept, the stalls are not required to be striped, and he was unsure there would be a maximum number.

Commissioner Walker asked what would be stored and how much could be stored outdoors.

Planning Technician McCann replied that one tow truck will be stored, and the business would office from that location but would not operate from that location.

Senior Planner McGuire Brigl commented that the applicant also wanted to store personal vehicles and allow friends to store vehicles on the property and potentially trailers. She stated that five other vehicles have been requested to allow truck driver friends to park on the property.

Citizen Input

Toan Danh, applicant, stated that the outdoor storage would be trucks.

Commissioner Walker asked if someone could store a boat or RV on the property.

Mr. Danh replied that he was unsure.

Senior Planner McGuire Brigl commented staff had concerns with the number of additional items outside of the business use and therefore is only proposing outdoor storage related to the business. She stated that outdoor space could not be leased to a friend in this district.

Commissioner VanScoy asked if the applicant is requesting two dealer licenses.

Mr. Danh confirmed that they are requesting two licenses, one for his business and an allowance to bring in a second dealer.

Commissioner Dunaway asked if this would be approving two CUPs for the property with understanding of only one applicant.

Senior Planner McGuire Brigl commented that this would be a request to allow up to two auto dealers and storage for the tow truck. She noted that vehicles would not be towed to the site from the tow truck. She noted that the applicant requested additional outdoor storage space, but that request is not supported by staff.

Commissioner Dunaway asked for clarification on the truck mentioned for storage.

Mr. Danh replied that it would be a tow truck. He noted that the vehicle would be stored at the location, but they would not operate the business/tow vehicles to the site.

Commissioner Walker commented that the map shows a three-sided private fence and asked why that would not be four sided.

Senior Planner McGuire Brigl commented that is what was proposed by the applicant.

Mr. Danh replied that the intention is to make that private for security. He noted that the adjacent property already has a fence along that fourth property line.

Commissioner Gengler asked if the business is being relocated or whether this would be an additional location.

Mr. Danh replied that this would be an additional location.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, VanScoy, Anderson, Dunaway, Gengler, Peters, VanScoy, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 9:32 p.m.

Commission Business

Commissioner Gengler referenced the fence and asked if this were to go forward to the Council, would the fence be included or would that be separate.

Senior Planner McGuire Brigl commented that a fence permit would be required but another hearing would not be required.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #21-288 Granting a Conditional Use Permit for commercial auto sales at 6740 Highway 10 NW.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Peters, Dunaway, and Gengler. Voting No: Commissioner Anderson and Walker. Absent: None.

6.05: Public Hearing: Consider Resolution #21-219 Granting a Conditional Use Permit (CUP) and Declaring Terms Agreement at 7127 Highway 10 NW; Case of Ron Touchette

Public Hearing

Chairperson Bauer called the public hearing to order at 9:35 p.m.

Presentation

Zoning Code Enforcement Officer Raines presented the staff report stating that staff recommends approval of the application for a Conditional Use Permit at 7127 Highway 10 NW with the conditions of a site plan review to prove adequate parking and State requirements are met. The property requires a CUP in accordance with City Code Section 117-120 for an expansion of lawful nonconforming uses. Contingent on approval from the City Council, the applicant will need to submit a full site plan review. The full site plan provides proof of adequate parking for all uses on the property, that State codes are met for the building and site requirements and demonstrates that improvements will not affect current grading.

Commissioner Gengler asked the location of the residential building.

Commissioner Anderson asked the zoning as well.

Zoning Code Enforcement Officer Raines replied that the property is part of the Highway 10 business district with some lawful nonconforming rights and uses.

Senior Planner McGuire Brigl noted that any expansion of a lawful nonconforming use requires a Conditional Use Permit, therefore conditions can be placed upon that. She noted that staff has concerns with the number of uses on the site. She reviewed the current uses on the property.

Citizen Input

Ron Touchette, applicant, stated that this is a personal situation for him as this property has had challenges. He stated that the necessary improvements to Highway 10 have unfortunately caused he and his family a great deal of heartache and monetary losses. He stated that he first stood in this room 30 years ago when he started his business. He commented that legacy was nearly destroyed in 2011 when the predecessors at the City decided to put Highway 10 through his front door, causing a loss of tenants and nearly caused him to file bankruptcy. He stated that for 30 years he has operated the property with his business and the multiple tenants on the property. He stated that this City has used his body shop and continues to use that body shop to repair its vehicles. He stated that there was no such thing as a business registration license when he started his company. He stated that he personally built the building with his hands and was involved with the improvements. He stated that he worked at the site sometimes seven days per week to provide for his family. He recognized that none of these members were present in 2011 when the worst of this occurred and commented that it has been a long ten years of not being able to properly run his property because of the plans for Highway 10. He stated that he does not deny that Highway 10 needs improvement and he has worked with the City and watched the City purchase multiple properties around him. He requested that the Commission allow him to speak after they provide input on what they would like from him. He stated that he cannot live with option two that has been presented but can live with some changes. He stated that four days ago he was told that a site plan would be necessary, which he had completed by 5 p.m. tonight which he submitted to staff and has copies of tonight. He believed that the site plan would solve the concerns of the City, police and fire and would allow for a use of the property consistent with what other properties are able to do.

Zoning Code Enforcement Officer Raines clarified that the report states that the City does not have a business registration certificate on file and ask that one be provided in the future with the new CUP request. She stated that the request for the site plan review is related to the expansion of a nonconforming space.

Chairperson Bauer stated that the site plan shows a double row of parking rather than the triple row requested.

Mr. Touchette confirmed that change was made. He commented that the building and property line locations have been found to be in different places that originally believed. He stated that the neighboring property owners access their properties through his property, which is why he wants to maintain 24-foot drive aisles. He commented that the front parking has always been in that location. He provided background information on his use of the property and the businesses that have occupied the property. He stated that originally the Highway 10 plans came through his property but that has changed and therefore he needs to find something that will work for the site. He provided details on the status of his tenants. He disagreed on the classification of the retention pond and provided details. He provided details on the proposed uses. He stated that the storage containers are used for his own businesses at that location. He stated that he was not aware that storage containers could not be used. He stated that the storage containers will be moved in order to allow the paving.

Commissioner Gengler asked which items in option two would not be acceptable.

Mr. Touchette stated that it would move the fenced area into the parking area. He asked that the fence area remain where shown as he has the permit for that, along with two rows of parking in the back. He stated that he has also discussed proactive measures that would prevent parking where it should not occur. He noted that he would plan to dig a hole in that area which would prevent parking and would allow for an area to store snow.

Chairperson Bauer noted that this is zoned Highway 10 business and the only thing he would view as a lawful nonconforming use would be the residential which is not being used as such.

Senior Planner McGuire Brigl stated that an expansion would also fall into that category. She stated that there would be physical expansion of the lawful nonconforming use.

Chairperson Bauer asked what would be nonconforming as the property is zoned business and all the uses are business.

Mr. Touchette stated that in 2019 when the property was determined that it would not be taken by the Highway 10 project, he began cleanup of the property. He stated that there is a strip of asphalt near the railroad tracks that was added and noted that without permission that is an expansion of a lawful nonconforming use.

Senior Planner McGuire Brigl stated that motor vehicle related uses are conditional uses and not permitted uses. She explained that a CUP would be needed for motor vehicle sales and services

or expansion of a nonconforming use. She stated that the property currently has five dealers, and the request would be for ten dealers.

Chairperson Bauer stated that the report states that 29 spaces would be needed for Hirschfield's which are not provided on the site plan. He noted that he could not imagine Hirschfield's have 29 customers and employees at the same time, therefore that parking seems excessive.

Mr. Touchette stated that he has 37 stalls allocated for Hirschfield's.

Chairperson Bauer stated that with the double row of parking it would appear there is more than adequate parking for all the uses.

Senior Planner McGuire Brigl commented that dealers can be hard to keep track of. She stated that when there is an increase in the number of dealers, enforcement tends to increase from the City and State.

Chairperson Bauer asked if the enforcement would go against the property owner or dealer.

Senior Planner McGuire Brigl replied that it goes against the property owner.

Commissioner VanScoy noted that Mr. Touchette would then have a vested interest.

Mr. Touchette confirmed that he does and noted that the dealer that was causing problems is leaving the site this weekend.

Commissioner Anderson asked and received confirmation that the violations have been cleared with the exception of the containers.

Chairperson Bauer noted that the Interim Use Permit would allow the containers until December 2021, but it sounds like they will be gone before then. He stated that the parking looks adequate, and a permit has been received for the fence.

Senior Planner McGuire Brigl confirmed that the site plan would be acceptable. She stated that they would want a survey to ensure the gravel does not protrude into the railroad right-of-way.

Commissioner VanScoy stated that the basin was mentioned in return for not paying stormwater fees.

Mr. Touchette stated that in order to classify that as a stormwater pond he would have to go through engineering that would be more than the cost of the fees.

Commissioner Anderson asked if the Highway 10 project would impact this property.

Senior Planner McGuire Brigl confirmed that this property would no longer be impacted. She stated that there would be a frontage road but that would not impact this property.

Mr. Touchette commented that the decision cannot be based on whether or not land will be taken. He stated that while it has been stated that his property is not needed, he is unsure that a frontage road would fit.

Commissioner Anderson stated that he likes the site plan presented. He stated that he is not crazy about the street facing look of the residential property. He noted that it needs to be painted or sided.

Mr. Touchette agreed that the home needs attention or needs to be removed. He stated that he has had a tenant in the space for the last year that he was unable to remove even though they have not paid rent for 19 months. He hoped that they would be able to remove the tenant in the near future. He stated that he was hesitant to invest in the property during the last 10 years because the property was going to be taken.

Commissioner Gengler again referenced option two, noting that it appears the site plan addresses those conditions.

Mr. Touchette stated that he does not have landscaping as there has never been landscaping on the property.

Zoning Code Enforcement Officer Raines stated that the site plan review will be a separate step and that would include those elements such as landscaping.

Senior Planner McGuire Brigl noted a previous case that went through an administrative site plan process and stated that this would follow a similar path.

Chairperson Bauer noted that it would appear that alternative one could be chosen with the understanding that the site plan review would be required.

Senior Planner McGuire Brigl stated that it would appear that the conditions of staff from alternative two are met through the site plan and therefore options one and two would appear to be the same.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, Dunaway, Peters, VanScoy, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 10:23 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Dunaway, to recommend that City Council adopt Resolution #21-219 Approving a Conditional Use Permit and Interim Use

Permit at 7127 Highway 10 NW and for the applicant and staff to work together on the site plan changing the number of dealers from nine to ten.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Dunaway, Gengler, Peters, VanScoy, and Walker. Voting No: None. Absent: None.

7. COMMISSION BUSINESS

7.01: Review Ordinance Amending Digital Display Billboard Regulations

Chairperson Bauer noted that the group thoroughly discussed this at the worksession earlier in the night.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend the City Council introduce the ordinance amending digital display billboard regulations with the changes proposed by the Commission.

Further discussion

Commissioner VanScoy commented that he does not approve of allowing billboards in the City of Ramsey. He stated that this would change the current restriction, as billboards are not currently allowed. He did not want to see billboards, even along Highway 10.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Peters, and Dunaway. Voting No: Commissioners Anderson, VanScoy, and Walker. Absent: None.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl stated that Joann Shaw, a long-term planning employee, is retiring on November 4th and advised of the Administrative Assistant that will be joining the team. She stated that the new Community Development Director/Deputy City Administrator will also be joining the team the following week.

Councilmember Woestehoff provided additional details on the experience of the new Community Development Director/Deputy City Administrator.

Commissioner VanScoy commented that there were many comments related to the lack of communication. He asked if placing public announcements in the newspaper is standard practice.

Senior Planner McGuire Brigl confirmed that is the standard practice. She confirmed that the notice in 2011 would have been published in the newspaper as required as well.

Commissioner Anderson referenced the small number of residents that read the public notice portion of the paper and/or read the City newsletter. He commented that the City website is difficult to navigate. He stated that perhaps there should be a banner with public announcements on the website. He acknowledged that communication is a tough issue, and the Council has to

figure out a better method. He stated that he was a part of the 2040 Comprehensive Plan process, which included input from the public and maps and diagrams but not many residents participate in that process.

Commissioner Walker commented that the City should spend the additional funds to have tracked delivery for notices as that would provide a record.

Commissioner Anderson commented that there is a communication issue with the residents that has to be fixed.

Councilmember Woestehoff noted that the website is updated every four years, which he believes is slated for perhaps 2023.

Mike Smith, resident of Chicago, stated that perhaps residents could provide their email address and be notified through email.

Councilmember Woestehoff stated that residents can subscribe to updates for any Board, Commission, or the City Council.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Dunaway, Anderson, Gengler, Peters, VanScoy, and Walker. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 10:37 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
Brian McCann
Planning Technician

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a worksession meeting on Thursday, October 28, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway (attending virtually) Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	None
Also Present:	Senior Planner Chloe McGuire Brigl Code Enforcement Officer Bria Raines Planning Technician Brian McCann City Council Liaison Matt Woestehoff City Councilmember Debra Musgrove

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 5:34 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Ordinance Amending Digital Display Billboard Regulations

Senior Planner McGuire Brigl reviewed the staff report.

Commissioner VanScoy asked if billboards are not currently allowed.

Senior Planner McGuire Brigl confirmed that to be true but noted that there are a few legal nonconforming which predate the existing ordinance.

Commissioner VanScoy commented that this change would then allow up to three billboards. He stated that it would seem one company is requesting this.

Senior Planner McGuire Brigl commented that the City is requesting this and put out an RFP.

Commissioner VanScoy asked if there would be a public hearing related to this change.

Senior Planner McGuire Brigl confirmed that the City Council would hold a public hearing at the first reading of the ordinance.

Commissioner VanScoy commented that he does not support allowing billboards. He stated that he is bothered that this change is being brought forward by a request from one company but understood that the City initiated the process.

Councilmember Woestehoff clarified that this is not a request by one company, as the City initiated the request. He stated the other two billboards could be through different companies.

Senior Planner McGuire Brigl commented that the sign previously discussed would be placed upon City property and the other two signs could be placed upon private properties.

Commissioner Walker asked the number of properties that would fit the necessary criteria.

Senior Planner McGuire Brigl commented that the vacant spaces along the highway would qualify, or a portion of the property could be split off for the billboard. She noted that signs would only be allowed within commercial or industrial areas.

Councilmember Woestehoff stated that the purpose of having the sign on a parcel without a building would ensure the existing company would not have advertising on the site as well.

Commissioner VanScoy asked if there would be an impact to the monument sign that exists or whether the billboard would be in addition.

Senior Planner McGuire Brigl confirmed that the monument signs of the City would not be impacted. She stated that a billboard would not be classified as a monument sign. She clarified that the City would maintain ownership of the land and lease it to the business that operates the sign.

Chairperson Bauer referenced pages four and five which provides additional background information. He stated that some of the language seems duplicative to the information found within the sign ordinance.

Senior Planner McGuire Brigl commented that an intent section of an ordinance is common to include. She stated that if there is pushback on the ordinance, it helps to have the intent.

Chairperson Bauer stated that on page five there is language related to the distance between signs and asked if the two miles would be exact or a minimum distance.

Senior Planner McGuire Brigl commented that it would be intended as a minimum distance and that language could be updated.

Commissioner Walker stated that he does not like this idea and finds billboards to be tacky. He noted that he would not support the ordinance.

Councilmember Musgrove asked if more research was completed related to the duration of messaging. She specifically asked for the message duration near the intersections of highways 10 and 65.

Senior Planner McGuire Brigl provided details on the minimum message durations allowed by different communities.

Councilmember Musgrove commented that she believes longer message durations are better in order to avoid driver distraction.

Chairperson Bauer agreed that messages that change too quickly become distracting and hard to read. He recognized that some members of the Commission are opposed to billboards and asked the Commission if there is consensus to continue working on this topic.

Commissioner Gengler stated that she would rather provide input on the restrictions rather than saying the Commission is opposed and losing the opportunity to have input.

Commissioner Peters agreed that he would rather be able to provide input as well. He stated that location and light pollution are important issues. He noted that not everyone uses social media and therefore the messages can be helpful.

Commissioner Dunaway commented that he believes the Council will move this forward and therefore he would agree that it would be better to provide input on the restrictions as well.

Councilmember Woestehoff stated that he was the only Councilmember opposed to the concept of billboards, therefore he would believe the item will move forward.

Councilmember Musgrove commented that there was consensus from the Council to pursue the RFP, based on the support from the EDA. She did not believe that the concept had returned to the Council again since that time.

Chairperson Bauer suggested that the Commission focus on the proposed regulations which the Council will be reviewing.

Senior Planner McGuire Brigl suggested that billboards be allowed through Conditional Use Permit (CUP), which would mean the Commission would still have the opportunity to review a request that comes forward and provide input.

Councilmember Woestehoff asked if the signs could perhaps only be allowed in a specific zoning district, meaning that the property would need to be rezoned and a public process would be required.

Chairperson Bauer noted that would become an issue of spot zoning and therefore would prefer to use the CUP tool.

Commissioner Anderson stated that his concern is related to safety. He noted that if drivers are taking their eyes off the road to look at a sign, it causes a safety concern. He did not see the need for additional distractions until the stoplights are taken off Highway 10.

Commissioner Gengler commented that there are digital billboards throughout the metro and therefore she is unable to make the connection that the sign is responsible for accidents. She stated that perhaps fewer signs be allowed within The COR if these larger signs are going to be allowed.

Commissioner VanScoy commented that The COR Framework is specific to what is allowed, but the City continues to issue variances outside of that framework. He stated that the monuments were meant to communicate what is within The COR. He expects that this ordinance will pass even though he does not like the idea of allowing billboards in Ramsey. He commented that billboards are a distraction and, in his opinion, are not worth looking at and detract from the look of the community. He stated that he does like using a CUP as that would allow additional review of each proposed location. He commented that perhaps eight seconds is too low for message duration.

Senior Planner McGuire Brigl commented that she would recommend ten seconds.

Commissioner Walker commented that people are often caught up on how short eight or ten seconds is when it is longer than it seems. He noted that by the time a driver sees the sign, they would only see one or two messages before they pass the sign.

Chairperson Bauer reviewed the consensus items from the Commission related to this ordinance.

Councilmember Woestehoff stated that based on the comments he would suggest taking this item off the Consent Agenda for the regular meeting to allow those opposed to vote against the request.

2.02: Consider Ordinance #21-18 Allowing Accessory Dwelling Units on Single-Family Residential Properties

Planning Technician McCann reviewed the staff report.

Senior Planner McGuire Brigl noted that staff attempted to make this as simple as possible.

Chairperson Bauer suggested a language change.

Commissioner Dunaway stated that the ordinance states that an accessory dwelling unit would be allowed for properties over 2.5 acres. He noted that there is also language related to a garage conversion and found that confusing as to whether properties under 2.5 acres would qualify.

Chairperson Bauer replied that only properties 2.5 acres or larger would be eligible.

Commissioner Dunaway commented that in the previous discussion he recalls discussion about elderly family members that may require direct care and whether the regulations would be too restrictive.

Chairperson Bauer asked for input on whether Commissioner Dunaway would support garage conversion for an accessory dwelling unit on a property under 2.5 acres.

Commissioner Dunaway commented that he would support an allowance for a garage unit but not a detached accessory dwelling unit on smaller properties.

Commissioner Walker used the example of an 80-foot lot, noting that those garages do not have much room above the vehicles and therefore there would not be space to create living space in that area. He stated that he would support one acre lots for detached units and garage conversions.

Commissioner VanScoy asked if the garages mentioned are attached or detached, or whether that is not specified.

Chairperson Bauer commented that the way the language reads, it would apply to any garage.

Commissioner Walker commented that he would not want an accessory dwelling in an attached garage.

Senior Planner McGuire Brigl commented that the existing code already provides for an attached unit, which would address an attached garage.

Commissioner Anderson commented that there are height restrictions that he believes would limit the ability to add that space above a garage. He asked if tiny houses would be addressed.

Senior Planner McGuire Brigl commented that the structure would need to be on a foundation and built to Code.

Commissioner Gengler stated that she would also support the one-acre size. She stated that restricting this to 2.5 acres and above would take out a large number of properties. She believed that one acre would be sufficient.

Chairperson Bauer confirmed the consensus of the Commission to support the change to one acre.

2.03: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads

Planning Technician McCann reviewed the staff report.

Chairperson Bauer asked for clarification on a specific example and whether it would be allowed.

Senior Planner McGuire Brigl provided clarification.

Chairperson Bauer noted that there are a number of homes that have a parking pad on the side of the driveway in front of the home. He noted that it would appear that those would become

nonconforming with this change. He commented that he does not have a problem with a wider driveway.

Commissioner Anderson noted that 30 feet of street access is allowed.

Chairperson Bauer stated that his example would have that width at the driveway but then the driveway would widen to the third stall garage and then an additional bump out on the side. He noted that it would give the equivalent of a three-car garage driveway to homes with two car garages.

Commissioner VanScoy stated that perhaps the width of the driveway at the garage could go 15 feet past the garage to provide that additional space.

Senior Planner McGuire Brigl commented that would be allowed under the language as proposed. She provided additional clarification.

Commissioner Walker stated that he would have an issue restricting motorbikes, go-karts, or snowmobiles. He stated that it is more of a property size issue. He stated that there could be a family with four children that race motorbikes or snowmobiles, and they should be allowed to store those items. He noted that if those families are on five or ten acres, they should not be limited on those items.

Senior Planner McGuire Brigl noted that section of the ordinance was not included in the update. She stated that if desired, staff could review that section and bring it back for additional review.

Code Enforcement Officer Raines noted that this language only applies to outdoor storage. She noted that typically people with large lots keep those items indoors.

Commissioner Gengler asked if there are complaints received for those types of items.

Code Enforcement Officer Raines commented that the complaint that brings staff to the property is not related to those items, but those items are noticed when staff visits the property.

It was determined that this item would be pulled from the Consent Agenda and would come back to the Commission with additional detail to review.

2.04: Discuss Ordinance #21-20 Home Occupation Revisions

Code Enforcement Officer Raines reviewed the staff report.

Chairperson Bauer asked the square footage needed for a vehicle.

Senior Planner McGuire Brigl replied that a standard two car garage is 400 square feet. She stated that there have been a lot of Home Occupation Permits and this has not been an issue as people tend to have a lot of storage.

Chairperson Bauer noted that his son has a home occupation, and his vehicle is currently parked outdoors to allow space for his woodworking business.

Sneior Planner McGuire Brigl commented that in that instance as long as customers do not come to the property and the sales occur online, that would be allowed.

Chairperson Bauer stated that he would only require space for one vehicle. The Commission agreed.

Commissioner Walker commented that he cannot fit two vehicles in his garage no matter how hard he tries, therefore he would also support only requiring space for one vehicle.

Chairperson Bauer asked for clarification on the language related to the home being a secondary business location.

Code Enforcement Officer Raines explained that language is meant to address the situation in which there is a primary business location, but the home address is used to store business materials. She stated that in example, sometimes construction equipment is brought to the home to be stored.

Commissioner Walker asked how someone would know whether a bobcat is for personal or business use. He stated that there seems to be too much overreach as long as it is not creating a junky situation.

Commissioner VanScoy stated that the concern is not related to one piece of equipment but multiple things.

Code Enforcement Officer Raines explained that the language is meant to address when a home is used as a dispatch center for employees. She stated that technically the home or garage are not being used for operating the business, but the business equipment and materials are stored on the home property and dispatched for use daily.

Senior Planner McGuire Brigl stated that home occupation complaints are the largest generator of complaints each month. She stated that as the cost of business and commercial space increase in cost, people are moving those operations to their home property.

Commissioner Walker stated that he could support something based on lot size and the type of business. He stated that if he had two bobcats on ten acres, he did not believe that would be a problem but recognized it would be a problem to park trash trucks on an 80-foot lot.

Code Enforcement Officer Raines stated that the system is complaint based, staff is not going out looking for people in violation. She stated that under the current Code, one piece of commercial equipment is allowed as long as it is properly screened.

Senior Planner McGuire Brigl commented that most people with businesses are not an issue and are in contact with staff, attempting to do the right thing. She stated that this ordinance is meant

to address the situation where someone has 85 lawnmowers in their yard they are attempting to repair.

Commissioner Gengler commented that it appears there is a loophole in the language currently and the change would address this issue.

Councilmember Woestehoff agreed that if there was threat of pulling a Home Occupation Permit, that would tend to have more weight than a nuisance complaint.

Commissioner VanScoy commented that this would give staff more enforcement ability when dealing with a home occupation business where someone is running multiple large trucks down the residential road and disturbing neighbors.

Senior Planner McGuire Brigl confirmed the changes proposed by the Commission.

3. COMMISSION/STAFF INPUT

No additional comments.

4. ADJOURNMENT

The regular meeting of the Planning Commission adjourned at 6:45 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
Brian McCann
Planning Technician

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, October 14, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Cords Member Chelsee Howell Member Chris Riley Member Jim Steffen (virtual attendant)
Members Absent:	Member Rachal Johnson Member William MacLennan Member Michael Olson
Also Present:	Sean Sullivan, Economic Development Manager Kurt Ulrich, City Administrator

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Chairperson Cords	aye
Member Steffen	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated September 9, 2021

Motion by Member Riley, seconded by Member Howell, to approve the September 9, 2021, minutes as presented.

A roll call vote was performed:

Member Howell aye
Member Riley aye
Chairperson Cords aye
Member Steffen aye

Motion carried.

4. EDA BUSINESS

4.01: Review Development Proposal from Java Properties on Parcel 50

Economic Development Manager Sullivan presented the staff report.

Mark Krogh, Java Companies, stated that they currently own the O'Reilly's property, which will soon begin construction. He stated that they have been looking at the remainder of the property since their discussions began on the O'Reilly site. He stated that for good retail development, you need good access and traffic counts. He noted that charter schools are more flexible in location, and it would be a shame to develop anything but retail on this corner. He stated that for the tenants they have discussed on the site plan, the car wash and grocer want to remain anonymous at this time, but Caribou Coffee would be looking at its coffee cabin drive-thru model for this site. He stated that they have experience with all of the tenants they are in discussion with at this time in other locations. He stated that there is a financial institution and restaurant that are also interested in the space. He stated that the grocer moves slow but would most likely move faster when other tenants announce their presence. He stated that they vision this corner as the new retail hub for Ramsey.

Member Riley referenced the prospective tenants and asked if those are ideas or solid.

Mr. Krogh replied that they have relationships with these tenants but are at the letter of intent phase of development. He stated that the tenants are ready to go, but they still need to work through the City process. He would aim to move forward with phase one in 2022 and perhaps even begin in 2022 with phase two, depending on the timing of City approvals and plan development. He stated that if they could get the land under control and develop plans over the winter, they could begin construction in the spring.

Member Riley referenced the restaurant site in the northwest site and asked if that is a hot prospect as that has been a goal of the City and EDA.

Mr. Krogh stated that there are a few users interested in that pad, a dollar store and quick service/fast casual restaurant. He stated that currently the dollar store would like that location, but the locations are interchangeable for certain pads within the site.

Chairperson Cords stated that it sounds like there is a reasonable level of confidence in the prospects at this time. He asked if the developer is involved in the business case for the prospects

or whether that is something the tenant does itself. He asked in example how Caribou would look at traffic flow for a cabin model at this location.

Mr. Krogh stated that they have worked with Caribou and are aware of what that tenant looks for. He stated that the business will tell them which city they want to be in, and Java helps them to find the right location to meet their business needs. He stated that it also goes through corporate approval process. He stated that accessibility, visibility, and parking are important, and this site has all three. He confirmed that Java has done the research to ensure these uses would be supported. He stated that utilities would be a large portion of the cost and perhaps there would be opportunity to cost share the utilities portion of the project.

Chairperson Cords asked if the road utilities would have to be installed with phase one.

Economic Development Manager Sullivan replied that would depend on the phasing of the project and how access is granted. He stated that if they get to the position where they will work with the developer on a purchase agreement, they would work out those additional details. He noted that in the past the City has participated in the cost-sharing as a part of the negotiation process. He stated that they would also work with engineering in order to plan for sewer and water connections appropriately within the layout of the site. He stated that PACT is also interested in this site and would perhaps have a different idea of how sewer and water would be brought into the site.

Mr. Krogh stated that once they are under contract, they would spend additional money on civil planning. He stated that the utilities and those details can be worked out through negotiation. He stated that this a high scale layout and they would work on more detailed plans once they are sure they can secure the parcel.

Member Riley stated that in the original mockup from PACT, the school did not realize the O'Reilly site was already taken and therefore there was a football field in part of that location.

Economic Development Manager Sullivan stated that he requested a phased approach to determine if they could get both uses to work on the site. He stated that based on the last meeting with PACT he anticipates feedback on whether their needs could fit onto this site. He stated that staff is trying to work with PACT to find a solution as it would be very tight to get a school and football field onto the site. He believed that PACT saw that the site was limited once they realized O'Reilly's was already on a portion of the site. He stated that they are still awaiting the next iteration from PACT. He noted that while this was the preferred site because of the proximity to the existing campus, PACT also wants the school and football field on the same site and therefore are continuing to look at other sites as well. He stated that all of these uses will bring people to Ramsey, which is a good thing.

Mr. Krogh stated that a site like this is ideal for retail development and therefore it is disheartening to hear that a charter school would be considered for this property. He stated that he would be willing to help the charter school find a different location as that is a destination use in itself. He recognized that it is only his opinion.

City Administrator Ulrich commented that the PACT school proposal with the football field would not fit onto the city site. He stated that this site would have never fit the entire school and football field and would involve the privately owned property to the west as well.

Chairperson Cords commented that he likes the idea of retail development and has nothing against the school expanding but would prefer this site to be focused on retail and something that would be taxable.

Member Riley asked if Member Steffen has input.

Member Steffen stated that he echoes the comments of the Chairperson. He stated that the northwest corner of The COR already has a grocery store, Caribou and Mexican restaurant and would be cautious against adding the same things that already exist in The COR.

Mr. Krogh stated that in the long-term COVID has changed things in terms of retail development. He believed that more people would continue to work remotely. He referenced the recent events in Minneapolis and Saint Paul over the past year as well and believed that would cause people to move outward and Ramsey would only continue to grow. He stated that many communities have multiple retail corridors with duplication of tenants. He stated that Caribou would keep both locations, Coborn's would provide different grocery offerings from the other tenant and the Mexican fast casual business would be different than the full-service restaurant. He stated that nothing attracts a crowd like a crowd and more retail usually brings in more business for existing retail.

Member Howell stated that it would be nice to see another grocery store as many people go to Elk River for groceries as not everyone shops at Coborn's. She stated that this would bring more options for the community members.

Mr. Krogh commented that his family uses a combination of different grocery retailers.

Member Riley commented that before the problem Coborn's had been that the other grocer was going to be located in their parking lot, whereas this concept puts distance between the two.

Chairperson Cords stated that he would like to see staff continue to negotiate a two phased program, keeping in mind PACT and whatever they may have in mind. He stated that he would like to more aggressively pursue this opportunity and the phased approach seems reasonable.

Mr. Krogh stated that they are excited to work with staff and had a great experience working with Economic Development Manager Sullivan and his team on the O'Reilly's project. He stated that if PACT does need help finding a site, he would be happy to help them as he also has experience working with charter schools.

Member Riley stated that he wears different hats within the City and his job today is to act as a member of the EDA with those goals in mind. He stated that from an EDA standpoint, this proposal makes perfect sense as it is retail and creates jobs. He stated that at the same time he does not want to create a bigger decision or cause turmoil later if this conflicts with other plans on

a different tract. He asked if the projects could run on different tracts for a length of time. He asked if this could move forward to a point of waiting for an answer from PACT and the direction that will take.

Economic Development Manager Sullivan stated that PACT has made it clear that they are on a fast track, and they are aware there are other concepts on this site. He believed that more information will be known over the next month and anticipates that PACT should have an idea on whether the site would work for them or not by the next EDA meeting. He stated that if PACT states that the site will not work for them, staff could perhaps work on a purchase agreement with Java prior to the next EDA meeting. He stated that PACT had not accounted for Veterans Drive or the stormwater pond and therefore the site is very tight for the use PACT desired.

Member Steffen stated that the EDA could wait a month if the developer is in agreement. He stated that it appears the EDA favors the retail project, even if PACT does have interest in the site.

Member Howell stated that they are both good ideas. She recognized the convenience it would bring to have the high school location near the existing PACT school. She stated that if this site does not work for PACT, she would still like to see PACT remain in Ramsey.

City Administrator Ulrich stated that alternate layout options were reviewed and discussed with PACT. He stated that based on the fast track that PACT is on, the City directed them to other land currently owned by the City as that could be fast moving. He stated that there are other sites south of highway 10 that would fit a high school campus as well, along with land near Central Park. He recognized that it is important to try to help PACT find land within the City of Ramsey.

Member Riley stated that from an EDA standpoint and economic development, phase one would make sense to move forward. He stated that they could also continue to work with PACT with the understanding that PACT is on a fast track and there may be somewhat of a delay over the next month until there is clarity.

Economic Development Manager Sullivan confirmed that is the direction he was looking for. He stated that he would like to play it by ear to see what happens and transpires between now and the November meeting. He stated that if PACT moves on from this site, he would like the ability to begin working on a purchase agreement with Java. He stated that he agrees that the perspective of the EDA and Council can sometimes be different. He asked if the developer is comfortable with that direction.

Mr. Krogh stated that he would love to move forward with a purchase agreement for phase one and an option for phase two. He recognized that it would still need to go forward to the City Council.

Chairperson Cords summarized that the EDA likes the idea of some level of progress towards phase one while the City gives a few weeks for PACT to identify their path.

Motion by Chairperson Cords, seconded by Member Steffen, to direct staff to prepare a purchase agreement for phase one on the property and delay any action on phase two until the plans for PACT charter school are known.

A roll call vote was performed:

Member Howell aye
Member Riley aye
Chairperson Cords aye
Member Steffen aye

Motion carried.

Member Steffen noted that it appears Member Johnson is also present as a virtual attendant today.

Economic Development Manager Sullivan commented that due to noticing requirements, Member Johnson is present as a member of the audience but is not a formal participant.

Member Johnson commented that she is in agreement with the statements and decisions made by the EDA today.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update. Economic Development Manager Sullivan asked of the Business Expo which will take place at Adrenaline Sports Saturday from 10 a.m. to 2 p.m. He stated that the Public Works Facility open house is also scheduled for Saturday at 1 p.m. He provided an update on ongoing development project and the construction process that has been made.

Chairperson Cords asked if there is an update from the hotel user.

Economic Development Manager Sullivan commented that it does not appear that the original hotel project anticipates moving forward but noted that there is interest from another hotel user on that site.

6. ADJOURNMENT

Motion by Member Riley, seconded by Member Howell, to adjourn the meeting.

A roll call vote was performed:

Member Howell aye
Member Riley aye
Chairperson Cords aye
Member Steffen aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:23 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 5.**

Meeting Date: 12/14/2021

Submitted For: MaryJo Warner, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Note the Following Commission and Committee Meeting Minutes:

- Park and Recreation Commission Meeting Minutes Dated October 14, 2021
- Public Works Committee Meeting Minutes Dated October 19, 2021

Purpose/Background:

N/A

Recommendation:

N/A

Action:

N/A

Attachments

Park and Recreation Commission 10 14 21

Public Works Committee 10 19 21

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	MaryJo Warner	12/09/2021 09:21 AM
Mary Jo Warner (Originator)	MaryJo Warner	12/09/2021 09:23 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:07 AM
Form Started By: MaryJo Warner		Started On: 12/06/2021 09:23 AM
Final Approval Date: 12/09/2021		

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on October 14, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Shane Bennett Vice Chair Brandon Sis Commissioner Nathan Barten Commissioner Jennifer Leistico Commissioner Dean Olson Commissioner Brian Walker
Commission Members Absent:	Commissioner Justin Loss
Also Present:	City Council Liaison Ryan Heineman Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:42 p.m.

2. CITIZEN INPUT

Muriel Hassis, 15491 Yakima Court NW, stated that she is a dog owner. She stated that Ramsey has beautiful parks and is aware of the two dog parks that are connected by a fence. She commented on the experience of bringing a small dog to the dog park location, often being overrun by larger dogs. She believed that small dogs need a place to run away from the larger dogs. She stated that she was told that the dog park was divided into two areas, one for large dogs and one for small dogs, but that is not what is occurring. She stated that she has let her dog off-leash at other parks/areas. She stated that she has visited dog parks in other communities and the areas are separated into areas for small dogs and large dogs. She commented that the problem could be solved by signage, allocating one area for large dogs and one area for small dogs.

Chair Bennett thanked the resident for her input. He noted that the Commission has discussed potentially splitting the areas and stated that it was unfortunate that people are not controlling their dogs. He stated that originally the dog park was one area that was extended earlier this year to address usage. He noted that the intention was not to have two separate areas but to provide more space. He stated that the Commission can further discussion the possibility of splitting the areas by size.

Commissioner Sis noted that was part of the discussion when the dog park was expanded. He agreed that the Commission could further discuss whether the areas should be marked with signage or whether a third area is created for small dogs.

Councilmember Heineman stated that perhaps if a third area is added, the fence could be lowered to discourage larger dogs from going into that area. He noted that another option would be to split the second area to add the space for smaller dogs. He stated that as an owner of a larger breed dog, he would be discouraged to bring them into an area with a smaller fence as they could jump out.

Chair Bennett stated that the Commission could also review what is being done in other communities.

Commissioner Walker asked if the areas could simply be designated, one for small dogs and one for large dogs in order to solve the problem while the Commission further discusses the issue.

Commissioner Sis asked if there is an external gate on the second area to allow access/exit.

Parks & Assistant Public Works Superintendent Riverblood confirmed that there are multiple gates to allow access and exit. He stated that a third dog park is schedule in the CIP to be considered in November and agreed that smaller fencing could help to prevent large dogs from going into a small dog area. He stated that unfortunately there will always people that do not follow the rules. He stated that perhaps having the small dog park closer to the downtown area, as apartment dwellers are more likely to have small dogs. He stated that the leash law in Ramsey does not say your dog must be on a leash, only that you must have control over your dog. He stated that someone must still have control of their animal, even if using the off-leash area.

Chair Bennett commented that if the third off-leash area is going to be reviewed at the next meeting, perhaps the current structure is reviewed as well in order to reevaluate that segregation. He stated that he wants to understand entry and exit in the other areas in addition to the main entrance/exit area.

Councilmember Heineman stated that signage would be a benefit. He stated that perhaps a low-cost solution for the time being would be to install signage and have lower gates as that should be enough to discourage large dog owners from letting their dog into that area.

Ms. Hassis stated that in the dog parks in other communities the fencing is all the same height with one gate for the large dog area and one gate for the small dog area and then signage. She stated that most people are aware of the weight of their dogs and follow the signs. She stated that the signage should be sufficient.

Commissioner Sis stated that perhaps they start with signage to divide the two areas between dog size. He stated that he would not include a weight as a large dog can be timid.

Parks & Assistant Public Works Superintendent Riverblood stated that staff could do that. He noted that the resident that requested the second area has a timid dog and expressed that the need was for an area for more timid dogs.

Chair Bennett agreed that is why he believes an overview of the existing dog park would make sense. He stated that they could begin with an attempt to use signage until the matter could be fully discussed by the Commission.

Parks & Assistant Public Works Superintendent Riverblood confirmed that staff could follow that consensus and bring the matter forward on the November agenda. He commented that there are many vacant parks in the community that can be used with dogs. He also noted that hockey rinks are also a good area for dogs.

Commissioner Walker asked if there could be anything done immediately rather than waiting for the next meeting.

Commissioner Barten explained that the second area was created in response to another issue that exists. He stated that situation also needs to continue to be considered.

Commissioner Leistico commented that they need to make all the voices matter rather that providing immediate action on a resident request, as previous residents have brought forward different requests.

Chair Bennett stated that signage is something that could be worked on right away, identifying the space for more timid dogs. He stated that it is important to find a solution that will work for all users in a long-term manner rather than continuing to respond to the most recent resident comment.

Commissioner Leistico stated that the previous resident that provided input and brought forward the request for the expansion of the dog park had spoken with other users and provided that information to the City.

Commissioner Walker referenced the hockey rinks at Central Park, which has boards up and could be used for dogs to be off-leash.

Ms. Hassis commented that she should not have to go to another location, and it should be the owners of the more aggressive dogs that use the hockey rinks.

Chair Bennett stated that the Commission is going to discuss the issue and find a solution that works for all users but if there is a concern from the resident for the safety of her dog, she can take her dog to the other area in the meantime.

Ms. Hassis stated that the action should be to split the existing dog park area into one area for large dogs and one area for small dogs and the additional discussion could be the space to use for the more timid large dogs. She provided input on the breeds of dogs that have caused issues with her small dog.

Commissioner Leistico commented that the suggestion for the hockey rink use was to provide an immediate solution for the resident.

Commissioner Walker explained that would be a spot where the resident could take her dog right now to provide a solution.

Ms. Hassis commented that she will be aware of the option but asked how other small dog owners would be aware of this option.

Councilmember Heineman stated that there are two parts at the dog park, one designated for more timid dogs. He asked if the resident would be okay splitting the areas into one area for large/energetic dogs and the other for small/timid dogs.

Ms. Hassis stated that she would have to see it proven that large timid dogs would be okay with her smaller dog.

Councilmember Heineman explained that other residents have brought forward requests in the past and had to wait for a response and an additional area to be designated for timid dogs. He stated that this would follow a similar pattern, where the Commission needs time to discuss and respond. He noted that the hockey rink was a suggestion of where the resident could have their dog off-leash for the time being while the issue is being further discussed.

Commissioner Walker stated that he is simply attempting to provide a solution for this resident's dog while the matter is being discussed in attempt to resolve the issue for all small dog owners.

Chair Bennett explained that it will take time for the Commission to discuss the matter and action to occur and the hockey rink was a suggestion for the resident to do if they are concerned for the safety of their dog today.

Ms. Hassis stated that perhaps a sign could be installed alerting other small dog owners to this suggestion.

Commissioner Barten stated that anyone watching the meeting would now be aware of the option as well.

Ms. Hassis stated that she appreciates the time of the Commission and hopes this issue can be solved for small dog owners.

3. APPROVE AGENDA

Motion by Commissioner Walker, seconded by Commissioner Barten, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett; Commissioners Walker, Barten, Leistico, Olson, and Sis. Voting No: None. Absent: Commissioner Loss.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Sis, seconded by Commissioner Barten, to approve the following Park and Recreation Commission Regular Meeting Minutes:

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Olson, Barten, Leistico, and Walker. Voting No: None. Absent: Commissioner Loss.

5. COMMISSION BUSINESS

5.01: Recommend Park Dedication for Trott Brook Crossing

Parks & Assistant Public Works Superintendent Riverblood stated that the preliminary plat has been proposed for Trott Brook Crossing, which has been discussed at various levels over the past year. He stated that the Park Commission provided guideline type recommendations related to Park Dedication and Trail Fees. He stated that the plat proposed is similar to the original plat proposed, incorporating some changes suggested through previous review and public input with includes a reduction in the number of lots. He stated that the area under the powerlines is only being considered at a rate of 50 percent because it is not buildable area. He explained that recommendation was suggested by the Commission during its last review. He provided additional information on the need for a community park identified through previous work of the Commission. He stated that those residents within Brookfield would also be served by this park land. He stated that a bridge and boardwalk could also be used to provide additional connections for residents. He summarized the Park Dedication direction proposed using the input from the Commission in its last review.

Chair Bennett asked if the financial calculations proposed are consistent with the City's current fee schedule.

Parks & Assistant Public Works Superintendent Riverblood confirmed that the calculations are consistent with the City's current fee schedule, policy, past practices, and would also provide a solution to the need for a community park in that area. He stated that the balance of cash due from the developer with each phase of development would be paid into the Park Trust Fund and would be used for future park improvements in that park.

Commissioner Walker asked for input on the area that would need to be mowed.

Parks & Assistant Public Works Superintendent Riverblood stated that they are working on the concept plan to determine which areas would be turf, trail, parking, etc. He stated that several acres would be mowed athletic fields and other areas would be mowed. He provided additional details on the City's policy to not mow all areas within a park. He noted that additional concepts would come forward for the Commission to discuss, such as an orchard and other uses.

Commissioner Walker asked if there is an estimated cost on the renovation of the barns.

Parks & Assistant Public Works Superintendent Riverblood replied that they do not yet have that report. He recognized that it would be a substantial cost and those concepts would be included in the next phase. He stated that the improvements would then be worked into the long-term capital improvements for the park.

Commissioner Sis referenced the estimated park size of 23.06 acres and asked if that calculation includes wetlands.

Parks & Assistant Public Works Superintendent Riverblood confirmed that the wetland area is included in that total acreage.

Commissioner Sis asked if it is common to accept wetland as part of a park area.

Parks & Assistant Public Works Superintendent Riverblood confirmed that the City has done that a lot as the wetland area is used for different recreational activities and wildlife. He commented that land credit is not provided for that wetland area, therefore it would in essence provide additional space for public use without cost.

Motion by Commissioner Barten, seconded by Commissioner Sis, to recommend to the City Council that Park Dedication and Trail Fees for the Trott Brook Crossing shall be satisfied by a combination of land, cash and credit for certain park and trail improvements as specified within the case.

Further discussion: Commissioner Walker stated that at the last meeting there was a different development request for a project building in rural Ramsey. He stated that he also would not support this project as it is not supported the residents in rural Ramsey. He stated that he also does not support accepting a park without the full scope of costs being known.

Motion carried. Voting Yes: Chair Bennett; Commissioners Barten, Sis, Leistico, and Olson. Voting No: Commissioner Walker. Absent: Commissioner Loss.

5.02: Recommend No Changes for 2022 Park Development Fees

Parks & Assistant Public Works Superintendent Riverblood stated that each year the City Council adopts a resolution approving the fees and charges for the next year, which relates to all City and development fees. He stated that the Commission therefore provides a review and recommendation related to Park Dedication in anticipation of the review of the Council. He provided background on the purpose and intent of park dedication. He explained that the Park Dedication ensures that the new parks and trails that will be needed to support new residents, is funded by the developers to ensure that existing residents are not burdened with that expense. He explained the factors that are considered when reviewing the rates each year, including comparison with other communities. He stated that staff is not recommending an increase to park dedication fees for 2022.

Commissioner Sis asked the last time park dedication was increased.

Parks & Assistant Public Works Superintendent Riverblood replied that a small adjustment to round out the numbers was made in 2018, which became effective in 2019.

Motion by Commissioner Sis, seconded by Commissioner Barten, to recommend to City Council maintaining Park Dedication and Trail Fees at the existing rates, for 2022, to include the residential per unit fees – and including the per acre rates for the commercial/industrial subdivision of land.

Further discussion: Commissioner Walker asked why the fees have not been raised in the past three years, noting that everything costs more money now than it did three years ago. He referenced the anticipated future needs, using the example of the dog park discussions. He commented that real estate value continues to increase, and the fees should increase in a relative manner. Parks & Assistant Public Works Superintendent Riverblood stated that the City Council also provides input and the desire to welcome certain developments. He stated that the Commission can make a different recommendation for the Park Dedication rates related to residential development. Commissioner Sis stated that while the cost of playground equipment and other materials has increased, he believed that there was a decrease in the cost of paving this past year. Parks & Assistant Public Works Superintendent Riverblood provided additional clarity on the difference in costs and actual costs for paving and trails. He also provided explanation on the use of charitable gambling funds. Chair Bennett stated that there were previous concerns expressed that if the City was not competitive in terms of fees, Ramsey would not be competitive in terms of development opportunity. Commissioner Walker asked for information on the rates of other communities. Chair Bennett replied that Ramsey was slightly below some cities previously but ended up rating fairly competitively. Parks & Assistant Public Works Superintendent Riverblood stated that action could be tabled on this matter with clear direction for what the Commission would like to review at the November meeting, which would still be on schedule for the Council review prior to the end of the year. He stated that typically Ramsey has ranked slightly below the median for development fees as the Council has desired to remain competitive. He stated that the rates will vary and provided the example of Anoka, which is almost built out and therefore may have higher rates, and Nowthen which has low rates because there is comparatively less development. Commissioner Sis asked if staff would have sufficient time to bring this matter back in November and then forward to the Council to remain on schedule. Parks & Assistant Public Works Superintendent Riverblood stated that there should not be an issue.

Commissioner Sis withdrew his motion to allow for further exploration and discussion.

Parks & Assistant Public Works Superintendent Riverblood asked for input on what information the Commission would like to review at the November meeting.

Commissioner Sis stated that he would like to see the rates of comparable communities.

Commissioner Barten stated that he would be interested in Elk River, Otsego, and Rogers.

Commissioner Walker mentioned Coon Rapids. Blaine was also mentioned.

Parks & Assistant Public Works Superintendent Riverblood stated that staff would review the neighboring communities and would also review five cities of comparable population in different areas of the metro.

Commissioner Leistico asked if there would be a manner to determine if the actual costs are being covered in the rates. She agreed with the statement of Commissioner Walker that everything has increased in cost in the past three years and wanted to ensure that the City's costs are covered in attempt to meet the future desires of the park system.

Parks & Assistant Public Works Superintendent Riverblood commented that would be a large task. He noted that perhaps the review of comparable communities would be sufficient. He stated that the greater the development fees are, the more it encourages a developer to push back on other items or use lesser quality materials in order to make up that cost. He recognized the balance between finding the right development fees to support quality development. He explained that each community has fees setup in a different manner and require different things as part of development, therefore the Commission should be aware that it is not an apples-to-apples comparison. He noted that some cities also have municipal liquor stores that provide revenue directly to their park system.

Commissioner Walker asked if the Commission could receive some of that information earlier than normal to allow more time for review.

Parks & Assistant Public Works Superintendent Riverblood confirmed that could be done once the information is gathered in a rough format, with the more complete information and explanation provided in the Commission packet. He reminded the Commission that while it is nice to have the comparison information, the fee cannot be setup based on the rates of other communities as there has to be a nexus between the fee and the actual needs of the community for that purpose.

Chair Bennett noted that the Commission meeting for November will be held one week later than normal, which provides additional time for that information to be provided and reviewed.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided an update on recent and upcoming City events. He reported that the playground replacement policy was adopted by the City Council. He highlighted vacant positions within City staff. He advised of the November Commission meeting date and the items that would appear on the agenda.

Commissioner Walker asked if Parks & Assistant Public Works Superintendent Riverblood has spoken with the City Council about the lack of applicants for vacant staff positions. He stated that fast food rates of pay continue to increase and perhaps the Council should consider increasing pay as well.

Parks & Assistant Public Works Superintendent Riverblood confirmed that employee related issues and retention are an item of discussion with the City Council. He stated that the Council is aware that wages and benefits attract employees, along with a quality workplace. He commented that there is a labor shortage in every industry at this time

7. ADJOURNMENT

Motion by Commissioner Sis, seconded by Commissioner Leistico, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Leistico, Barten, Olson, and Walker. Voting No: None. Absent: Commissioner Loss.

The Park and Recreation Commission meeting adjourned at 8:01 p.m.

Respectfully submitted,



_____
Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, October 19, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Engineer Bruce Westby
Economic Development Manager Sean Sullivan
Civil Engineer II Joe Feriancek
Tom Bakritges, Capstone Homes
John Dobbs, Re/Max Results

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve September 21, 2021, Meeting Minutes

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

Regular Meeting Minutes dated September 21, 2021

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

5. COMMITTEE BUSINESS

5.01: Discuss Potential Pedestrian Crossing at Hwy 47/142nd Avenue

City Engineer Westby reviewed the case and the staff recommendation to work with MnDOT in 2027 to explore safe alternatives for a pedestrian crossing in the area.

Councilmember Musgrove asked if there are trails planned through the parks department for that area on that side of the street.

City Engineer Westby replied that there are no plans at this time.

Councilmember Woestehoff commented that it appears there is a section of sidewalk along 47 on the west side but a segment appears to be missing that would provide connection to a controlled intersection.

City Engineer Westby confirmed there is a segment missing and there are currently no plans to make such connections.

Councilmember Musgrove referenced the undeveloped parcels and asked if there has been discussion to improve the area where pedestrians have created a trail. She asked if there are plans to improve that trail area.

City Engineer Westby replied that he is unsure and noted that they are attempting to wait for development to bring that connection.

Economic Development Manager Sullivan commented that the undeveloped parcel is City owned and there had been discussion of the City putting in that trail segment, but it would be difficult to predict what development would bring and what the trail segment would need to look like.

Chairperson Riley stated that this segment has been identified on the trail gap list for many years. He stated that perhaps that segment should be pushed more.

Councilmember Musgrove stated that it would make sense to look into that option in working with MnDOT, as students use that segment to get to the high school. She agreed that it would be worth looking into because it has been discussed for a long time.

Councilmember Woestehoff stated that he would support the recommended motion to work with MnDOT in 2027 but would also support that segment being working into the parks system discussion for trail gaps. He did not however believe that striping and a flashing signal would create a safe pedestrian crossing in that location.

City Engineer Westby confirmed that there is no immediate plan to push the improvement before 2027, but to think about that area as opportunities arise to fill the trail gaps.

Councilmember Woestehoff stated that he would be interested in creating a trail improvement and if the eventual developer does not like that trail, they can change it. He clarified that the trail segment he is mentioning would go south, west of Hwy 47 to Bunker Lake Boulevard.

City Engineer Westby stated that staff can discuss that option and bring it back to the Committee.

Chairperson Riley stated that he was thinking about the east side of the road from 142nd towards Xkimo going north.

Councilmember Musgrove commented that both sides would be worth looking into.

Chairperson Riley agreed that it would not make sense to create a pedestrian crossing at 142nd.

City Engineer Westby commented that this would be added to the future topics list to bring back in the spring.

5.02: Consider Revised Cost Share Framework for Riverdale Drive Extension Improvement Project Related to Riverstone South; Case of Capstone Homes and Pearson Properties of Ramsey

Economic Development Manager Sullivan reviewed the staff report and noted that staff has worked hard to bring forward a creative solution to fund the Riverdale Drive Extension and tree preservation credit that utilizes MnDOT grants, Ramsey HRA funds and PIR funds. This project will open up more land for residential and commercial/industrial development and increase safety for existing and future Ramsey residents and businesses. Staff recommends that the City Council approve the revised Cost Share Framework including Tree Preservation, including the City contribution to the County property, updating planned grant fund revenue and ROW acquisition cost.

Chairperson Riley commented that there are a lot of numbers and there has been a lot of previous discussion on this topic. He asked if the developer is comfortable with the proposed plan.

Tom Bakritges, Capstone, confirmed that staff did an excellent job in its presentation, and this is several years in the making, through collaboration and they agree with what is presented. He stated that weather permitting, this plan would allow them to begin construction in February or March of 2022. He stated that they have been meeting weekly with staff and everyone agrees this would be the best path forward.

John Dobbs, representing the Pearsons, agreed with the comments of Tom Bakritges. He commented that Economic Development Manager Sullivan has stepped into this and done well in the past few months. He stated that the Pearsons support this proposal.

Councilmember Woestehoff stated that if the developer wants to build in early 2022, he would be curious as to when the road would be constructed.

City Engineer Westby replied that staff has been working through that in the past few weeks after receiving grant funds. He explained the review process that is necessary from MnDOT in order to use those funds. He stated that if the Committee accepts the framework, staff would bring this forward to the Council on October 26th and request development of plans for the road and utilities. He stated that they would propose to work on those two elements separately in order to complete the utilities while awaiting MnDOT approval for the road plans. He estimated that the road project could be bid in July with contract award and the work to be completed by September 2022.

Councilmember Woestehoff asked if that timeline would align with the schedule of the developer.

Mr. Bakritges replied that they will be constructing homes. He noted that there is an existing farm road that runs through the County property and can be utilized for construction. He stated that schedule should align with them.

Chairperson Riley asked for clarification on the numbers proposed with the cost share and the agreement for cost share between the Pearsons and Capstone.

Economic Development Manager Sullivan stated that the Pearsons and Capstone already have an agreement on how they will share the cost, based on the linear footage. He stated that Capstone does not want to contribute more than their linear footage and they are not willing to change their agreement.

Chairperson Riley understood there is a separate agreement between Capstone and the Pearsons but noted another option which would avoid using the PIR fund.

Economic Development Manager Sullivan stated that this scenario utilizes voluntary assessments. He stated that under the scenario that Chairperson Riley presented, Capstone would pay a larger assessment, which they have stated they are not willing to do. He stated that the scenario mentioned by Chairperson Riley would in essence reopen negotiations.

Mr. Dobbs stated that the Pearson agreement is in writing with Capstone and goes back to before a time when a proposal was presented to the City. He stated that it is not something that would easily be renegotiated as it goes back to the time the purchase of the property was first discussed.

Mr. Bakritges stated that the cost share that was previously agreed upon is still maintained through this revised agreement, although he understood that the funds the City will be using for its portion are now different. He stated that the City was unable to receive grant funds for the tree purchase and this would still allow for the project and road construction to move forward.

Economic Development Manager Sullivan commented that the point of Chairperson Riley is valid in that if everyone could agree, they could use HRA funds and not use the PIR fund but from a negotiation standpoint they could not reach that point.

Councilmember Musgrove commented that she is glad to see the County property price reduced. She stated that the City has asked for the tree area to be preserved and because staff has looked for other options, that did not work out, she would be comfortable moving forward in the method

proposed. She stated that there are a lot of benefits to having the Bowers Drive access changed onto Highway 10, which helps existing residents.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend that the City Council approve the revised Cost Share Framework including Tree Preservation, including the City contribution to the County Property, updating planned grant fund revenue and ROW acquisition costs, and the Public Works Committee feels that a contribution to a collector road has a broader public benefit and that the revised cost share framework is close to the original framework originally approved (non-binding) by the City Council.

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

5.03: Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

City Engineer Westby reviewed the staff report and asked for input from the Committee.

Chairperson Riley invited the residents to provide input.

Ted Blakely, 5041 Xkimo Court, commented that staff did a great job providing background and describing what they are looking for. He stated that he and his wife have lived in their home for about 20 years and when they first moved in there was less traffic on Highway 47. He stated that since that time there has been an increase in traffic and the noise levels increased after the senior living home was constructed west of Highway 47. He believed that perhaps the noise is bouncing off that building towards the other residential properties. He stated that when they sit on their deck, they often have to pause conversation until loud vehicles pass by. He stated that he can also hear traffic inside his home because of the noise level. He stated that there is a walking path along 47 and the sound wall further up the road provides a huge difference in mitigating the noise from traffic. He stated that many of the residents that live on the cul-de-sac now work from home and therefore have no escape from the traffic noise, therefore the issue can become a bigger problem.

Rick Bailey, 5021Xkimo Court, commented that he is hugely dissatisfied with the experience they are having because of the impact of loud traffic noise. He agreed that he and his wife have to stop conversations when sitting outside because of loud traffic. He commented that he has lived in his home for 13 years and the problem has exponentially increased during that time. He commented on the impact the noise has perpetually and it impacts their quality of life.

Mr. Blakely agreed that the problem wears on them daily and decreases their level of satisfaction in living in that area.

Mr. Bailey commented that the speed increases at the stoplight and therefore traffic accelerates at that point.

Megan Blakely, 5041 Xkimo Court, commented that they are the closest house to the road. She stated that at some point they lost leverage with the builder and asked if there were a part of the

City process that would include visual inspection of the land. She asked whose responsibility it would be to ensure the intent of the sound wall is provided. She stated that she is concerned that this will result in a way that makes them want to move from the cul-de-sac.

Mr. Bailey stated that his email included a drawing showing the noise wall extension going further than it does extend.

Chairperson Riley asked if the error was on the City or developer. He asked if the recourse against the developer has been lost.

City Engineer Westby commented that he can see what was communicated with the residents and agreed that does not align with the plan. He stated that what was built did align with the approved plan. He stated that the last 18 months have been a difficult situation to operate in with numerous people working remotely, acknowledging that communication has lacked and there has been change in staff members that perhaps broke down the process. He stated that moving forward, staff needs to be clear with the residents and developers as to what a wall of this manner would be. He stated that it was never stated in resolution or agreement that the wall would be from the southwest corner of the plat to the northwest corner, that the wall would be six feet in height from the existing pavement, etc. He stated that in future cases, staff will ensure that language is clear, and those specifications are made. He did not think it was the fault of any one person or thing. He stated that the proposed grading was not on the noise wall plan, which only showed existing grading. He acknowledged that the existing and proposed grading are different.

Councilmember Woestehoff asked if the noise wall to the north is in the Highway right-of-way.

City Engineer Westby commented that he believes that is on private property.

Councilmember Woestehoff commented that he feels the pain of the residents as he lives off Variolite where traffic moves at high speeds. He stated that he would not support the sign about the noise law as he feels that will entice people to move at higher speeds. He stated that in terms of leverage with the developer, there were notes from the Planning Commission review which states that the wall would be consistent with the existing noise wall. He noted that the EPB also suggested a noise study.

City Engineer Westby replied that he is unsure if the study was completed.

Councilmember Woestehoff stated that he believes this should be continued to be worked on as it is a problem worth solving and the developer should be involved.

City Engineer Westby stated that he has not reached out to the former Community Development Director to see if he has input that could provide assistance. He commented that could be useful moving forward. He noted that he would also follow up on the study and review various past sets of minutes. He stated that the noise wall to the north appears to be within the easement, just outside of the MnDOT right-of-way.

Councilmember Woestehoff asked if the same conditions exist in the area being discussed.

City Engineer Westby replied that the easement ends where the noise wall ends. He stated that this is an undeveloped corridor moving south and there are some trees that provide a buffer as well.

Councilmember Musgrove stated that if a sound wall were built on the other side of the trail, they would not be in the right-of-way.

City Engineer Westby replied that when you reach the west plat line, MnDOT right-of-way comes into play which is why the wall was constructed in the area it exists.

Mr. Bailey stated that when standing on the trail, you can look down on the wall.

Chairperson Riley commented that it is a six-foot-tall wall, it is just in a hole.

City Engineer Westby commented that the developer believes that the wall covered the homes they constructed, whereas the expectation of the existing residents was that the wall would extend further. He confirmed that the plans were approved by the City in the manner constructed.

Councilmember Musgrove thanked the residents for providing input and continuing to express their opinions. She stated that from the beginning the concern of the residents and Planning Commission was that there would need to be a sound wall there. She stated that she agrees that there needs to be a change to how the description is recorded. She noted that the intent was to have a wall similar to the other walls along 47, which are up high and provide a barrier. She stated that she does not feel that it would be worth addressing it more with MnDOT. She stated that there are not funds available. She asked if MnDOT has any future project plans in that corridor that could impact that wall.

City Engineer Westby stated that MnDOT only has plans to complete an overlay of the corridor in 2027. He stated that when they complete that overlay, they will review whether widening or pedestrian improvements are needed but they do not plan for expansion. He stated that he is not aware of any such improvements, noting that pedestrian improvements were already made at this intersection and Alpine Drive.

Councilmember Musgrove commented that posting signs and increasing enforcement would not provide the desired outcome. She asked staff to focus on potential funding and cost estimates to have a sound wall installed that met in the intent of the Planning Commission and City Council. She was unsure how it would look to have two sound walls and was unsure if the developer would be in agreement with the City moving the wall of the developer to the desired location. She asked the typical timing for sound wall installation.

City Engineer Westby stated that in terms of timing for a noise wall, it would depend on the circumstances. He noted that generally grading would begin and the noise wall would be installed during that time when utility work is completed. He stated that if the noise study was not completed, the City could go back to the developer and that could provide leverage.

Councilmember Woestehoff commented that he believes that they should talk to MnDOT because of the right-of-way that would be needed to complete the sound wall for those additional properties. He commented that would make it a continuous wall with the property to the north, which is more visually pleasing and would provide sound mitigation. He stated that if a new wall were constructed on the other side of the trail, he would simply remove the existing wall.

Councilmember Musgrove commented that if a sound wall is placed on the street side of the sidewalk there would be less visual impact for drivers. She commented that if the sound wall is placed on the other side of the sidewalk, it would be less likely to have impacts on future road projects.

Councilmember Woestehoff agreed that as they move towards the intersection, he would want to ensure there is sufficient visibility for drivers.

Chairperson Riley asked if the direction is for staff to pursue what would be necessary to construct the wall. He also asked for input from staff on the different elements that have been discussed. He stated that he would prefer the wall extend to the end of the plat where it was intended. He stated that he would also want to engage the developer as it sounds like there is blame to be shared, therefore he would support a cost share.

Councilmember Musgrove asked if the additional could be priced out as it appears to be a small portion.

Chairperson Riley commented that he does not believe that section is small but noted that staff could provide a general cost estimate as an alternative.

Mr. Blakely asked if there could be a compromise to extend the wall further, although recognized it may not be able to extend all the way to the other sound wall.

City Engineer Westby confirmed that he has sufficient direction.

Mr. Blakely asked for input on the timeline for that process.

City Engineer Westby replied that the Committee will meet again in November but does not meet in December. He commented that staff has a lot of work to complete in order to provide meaningful answers and responses to address this issue. He noted that perhaps staff could bring this back in January or February.

5.04: Consider Recommending City Council Authorization to Prepare Plans and Specifications for 2022 Pavement Management Program Projects

City Engineer Westby reviewed the staff report and recommended that the Committee recommend that the City Council authorize preparation of plans and specifications for 2022 Pavement Management Program projects.

Councilmember Musgrove asked if there was a 79 percent increase in the cost.

City Engineer Westby replied that the cost should not have been that much different.

Councilmember Musgrove referenced Autumn Heights, which is projected similar to expected. She asked what staff used as an estimated cost increase.

Civil Engineer II Feriancek stated that he went back and reanalyzed using the cost per mile formula. He stated that they budgeted a one percent increase for the next five years in order to build in inflation. He stated that there may need to be some soil corrections in Autumn Heights, which may be reflected in the increase.

Councilmember Musgrove commented that she believed Autumn Heights to be a reasonable increase compared to the other projects.

Mr. Feriancek stated that those projects are looked at differently because of the improvements needed.

Councilmember Musgrove referenced Waco Street and asked if it would be cheaper to reconstruct and leave the curb where it is if the residents like that.

Mr. Feriancek replied that he believes the condition of the curb and gutter is good and there would be spot replacements. He stated that they have not looked at the alternative of leaving that in place. He noted that while the upfront costs may be higher, they would be doing multiple overlays in the future and there would be additional plowing time as well.

City Engineer Westby agreed that the upfront costs would be higher but there would be operational and maintenance savings in the future. He stated that staff could attempt to review the options on cost.

Councilmember Musgrove stated that she believes it would be worth getting the input from the residents on that road.

Chairperson Riley asked if that could be included as an alternative. He stated that he would be interested in the cost difference before they go out to bid.

City Engineer Westby stated that the item could be pushed to the next Committee meeting in order to provide that additional information.

Chairperson Riley stated that he is only interested in the cost estimates for the options and would not direct staff to solicit input from the neighborhood.

Councilmember Woestehoff stated that he likes the narrowing as it would save staff time and provide consistency. He recognized that there would be a higher cost now, but there would be savings in the future.

City Engineer Westby provided clarification on the width of the road and right-of-way. He noted that segment is extremely wide and is the only street of that width in the area.

Councilmember Woestehoff asked if the additional information could be a part of the recommendation to the Council, rather than bringing this back to the Committee and causing a delay. He stated that he is personally comfortable with the project as outlined but if there is a desire to see the other option, that should be presented at the Council to continue the timeline.

Councilmember Musgrove confirmed that she would be comfortable with the additional information being provided to the Council.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council authorization to prepare plans and specifications for 2022 Pavement Management Program projects, along with alternative options for Waco Street.

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

6. COMMITTEE / STAFF INPUT

6.01: Receive Staff Updates on 148th Lane NW Cul-de-Sac and Easement Vacations

City Engineer Westby provided an update on the 148th Lane NW cul-de-sac and easement vacations.

Mr. St. Claire stated that their home was built before the easement was placed on the property and before the other neighbor constructed a home and moved into the property. He stated that when they had to obtain the variance there were some misleading things. He commented that they had to sign something, which they should not have had to. He explained that the current detached garage is 11 feet from the easement. He stated that when they wanted to construct the pole building, the opinion of City staff changed on where the front yard was for their property. He stated that the variance was based off the interpretation that the front yard was now their side yard. He stated that when they were going through the variance process, City staff encouraged them to pursue vacation of the easement as that would negate the need for a variance. He stated that when they spoke with the neighbor, they stated that they were not planning to develop but wanted the option to sell for development in the future, which is why they moved forward with the variance. He stated that they continued to do what staff said was necessary in order to move forward. He stated that if the City wants to make a turnaround, they do not have a problem with that, but if they plan to extend further, he would have an issue. He stated that the interpretation of City staff on where his side yard and front yard are located have complicated things. He identified where his garage and pole building are located. He commented that they are okay with whatever has to be done, they just want to be able to pave their driveway at some time and plan for what will be done in the future.

Councilmember Musgrove stated that the case mentions that public works would like a cul-de-sac or turnaround before winter. She stated that the St. Claires have been working on their variance

and issue for over 18 months. She asked what would be stopping the City from vacating the St. Claires' portion of the easement and allowing any future needs to be accommodated by the other property if that property wants to develop. She commented that the St. Claires have done a lot in trying to make things work and follow the path they are directed upon.

Chairperson Riley commented that the variance has been issued and clarified that the issue remaining is related to the vacation of the easement.

City Engineer Westby identified the right-of-way that would be necessary for a full cul-de-sac, which would go way into the driveway and therefore would not be an option. He stated that staff has discussed this and decided to take that off the menu because it would not work. He stated that in order to allow the other property to develop, perhaps four or five lots could be created on that other property. He stated that if that property owner wanted to retain the existing home, they would need to ensure the setbacks work. He stated that they are attempting to avoid issues in the future without knowing what would happen in the future. He stated that they want to ensure that whatever is done, the property could be served by the roadway. He stated that staff could work with the St. Claires to develop the solution.

Mr. St. Claire confirmed that they are willing to work with staff.

Chairperson Riley asked the benefit that this would provide to the City.

City Engineer Westby replied that he does not have an answer for that.

Chairperson Riley asked if it would be a mistake to let the easement go and then need it back in the future.

City Engineer Westby confirmed that would complicate future development if that were to occur.

Mr. St. Claire commented that Ramsey Elementary has a wetland preservation teaching path and walkway through the back of the school and the area behind his home. He stated that they have zero artificial light in the back of the property, which is home to several different types of wildlife. He stated that homes do not have to be built everywhere. He stated that the neighborhood is all old houses, and it would not make sense to develop new homes on the same road. He noted that if the other property is developed, it could be served by a private road.

Mrs. St. Claire commented that if there were a road put in, it would change the character and use of their property.

Mr. St. Claire commented that whatever the City wants to do, it would need to take over a section of their property. He commented on the landscaping, trees, and boulders on their property.

Mrs. St. Claire commented that they have been in a spot where they do not know what will happen and has put them in the position twice to have conversations with their neighbor which they do not want to have as they have not been pleasant.

Chairperson Riley commented that it would seem that the City would get a turnaround of some sort out of this, as there is currently not adequate space for a turnaround.

Councilmember Musgrove stated that there appears to be a 66-foot easement on the 25-foot-wide dirt road and asked if that is normal or unusually wide for a little country road. She asked if the road would ever be constructed wider.

City Engineer Westby replied that right-of-way varies from 60 to 80 feet. He stated that 66 feet of easement would accommodate any standard road design, gravel or bituminous.

Councilmember Musgrove stated that part of the recommendation to vacate the easement through the planning process was because there was no desire to develop. She stated that if a turnaround were constructed, trucks would be able to turn around and if there is future development the easement on the other side of the road could be used to make that happen.

City Engineer Westby stated that in the case the St. Claire easement is vacated, the easement on the other side would remain. He stated that the concern would be how to transition onto the other property.

Mr. St. Claire commented that it would be doable to use the turnaround to get onto that other property.

Councilmember Musgrove asked if a portion of the easement could be vacated due to the existing setbacks and variance issued. She noted that would help to alleviate concern that the St. Claires have with where the road would be located in the future.

Councilmember Woestehoff stated that he understands the perspective of the St. Claires, but the property to the south also has rights. He stated that it would be tough to vacate an easement that may be needed in the future.

Mrs. St. Claire stated that if the easement is vacated, she would be able to maintain a line of privacy between the properties.

Councilmember Woestehoff commented that there is nothing new impending or scheduled to occur, and therefore there is no urgency to make a decision. He stated that from his perspective, doing nothing is always an option and in this case is the option he would suggest.

Chairperson Riley asked if there would be intention to pave to the end of the easement, if and when it is paved.

City Engineer Westby stated that based on the other uses he would not see a benefit to paving to the end with the exception of building a cul-de-sac for full around ability for emergency vehicles. He stated that if an emergency vehicle had to go down the road, there is no way to turnaround with the exception of using a driveway.

Chairperson Riley asked if there would be any compromise, such as narrowing the easement and whether that would accomplish some goals but keep rights in place.

City Engineer Westby replied that if the intent is to serve properties with a road, if the property to the south develops, the road would need to swing south and that would probably preclude them from keeping the existing home.

Councilmember Woestehoff commented that would be the problem of the developer and not the City.

Councilmember Musgrove commented that it appears the home to the south is setback further than the St. Claire home.

Mrs. St. Claire confirmed that their home is close to the roadway, along with their garage and septic.

Councilmember Woestehoff stated that at the end of the day, everything is replaceable if it is gravel. He stated that perhaps there is a way to create a turnaround within the existing easement and it remain gravel.

Mr. St. Claire commented that the hammerhead they proposed would be 33 feet by 66 feet and would allow a large fire truck to complete a three-point turn.

Councilmember Musgrove commented that the hammerhead would allow for turnaround space for emergency vehicles and service vehicles than currently exists. She stated that would provide for the needs at this time. She stated that if the hammerhead is completed, she would like to see the St. Claire easement vacated.

Mr. St. Claire commented that they are okay with the way the road is.

Mrs. St. Claire commented that this situation just keeps coming up and it is stressful to not have a plan or something certain.

Mr. St. Claire commented that if the City wants to remove trees to create a large cul-de-sac, they would have to live with it but is unsure what the point would be.

Chairperson Riley asked if the hammerhead could be constructed at this time as it would exist within the easement.

Mr. St. Claire commented that would be 100 percent within the easement.

City Engineer Westby commented that the St. Claires agree with the hammerhead, but they would also need to consult the neighbors to the south.

Mr. St. Claire commented that the neighbors to the south support a hammerhead.

Mrs. St. Claire commented that it continues to be a loop where they need to react and respond to things that change on the City's end. She expressed frustration with the process they have gone through the past 18 months.

Councilmember Musgrove referenced direction from the Planning Commission that was given in April of 2020 for staff to begin work on vacating the easement, which did not happen and is where the frustration comes from. She noted that the residents follow through on what they needed to for the variance and home occupation permit, but the City never followed through on the vacation of the easement.

City Engineer Westby stated that generally 60 foot is the minimum right-of-way or easement the City would want. He stated that perhaps there could be an option to vacate a strip of the easement or whether the property owner desires the entire easement vacated.

Mr. St. Claire commented that it would not make sense to have a ten-foot strip, as that still creates a jam in the future. He commented that the property to the south does not intend to develop their property but does not want to lose the value of their property for the time it will be sold. He noted that the property to the south could still have buildable lots and maintain their value with the St. Claire portion of the easement vacated. He stated that someone could purchase the property that wants horses and then the property would not develop, but the value would still be realized at the time of sale.

Mrs. St. Claire commented that there could still be buildable lots on the property to the south with the vacated easement on their property, noting that the road could go through the property to the south to access homes, if homes are eventually built.

Chairperson Riley commented that his issue is that the City currently has something, and he would need to justify why the City would give away something it already has that could be needed in the future.

Mr. St. Claire commented that he would respond that it is because of bad planning. He stated that his home was allowed to be constructed where it is and where the detached garage was allowed to be placed. He noted that the opinion of front and side yard changed from City staff in 2020. He stated that he should have never been required to go through the expense and time to obtain a variance to construct the pole building. He stated that even during the variance discussions he was told by City staff to vacate the easement and they chose to go through the variance process in order to avoid problems for other properties.

Mrs. St. Claire stated that they had to go through the variance process because they were strong armed by City staff. She commented that they only live on the property, and they do not complete landscaping work on the property.

Mr. St. Claire commented that this would fix something the City was wrong about and would be a situation in which the City could do the right thing.

Chairperson Riley commented that if the City vacated this easement and the property to the south wanted to develop in the future, would it then be the responsibility of that property owner to provide sufficient easement for the road. He asked if there would be any liability for the City in vacating the easement.

City Engineer Westby replied that he could not answer that.

Councilmember Woestehoff acknowledged that the property owners have gone through a lot. He stated that if the easement is vacated, that could bring more problems in the future, perhaps just not for the St. Claires.

Mr. St. Claire commented that if a hammerhead were installed it would provide turnaround space. He noted that if a cul-de-sac were built, the City would need to purchase wetland credits.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to recommending City Council to keep the easement necessary to construct the turnaround and vacate any remaining easement on the St. Claire property the easement contingent upon consultation with the City Attorney to ensure that vacating the easement would not provide issues of liability for the City.

Further discussion: City Engineer Westby stated that staff would like to get the turnaround in before winter. Chairperson Riley commented that staff should determine what is necessary for the turnaround and then proceed. He stated that he would prefer the hammerhead design but would support what is needed.

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

Chairperson Riley briefly recessed the meeting.

Chairperson Riley reconvened the meeting.

5. COMMITTEE BUSINESS (Continued)

5.05: Consider Recommending City Council Authorization for Flashing Yellow Arrow Study at the Intersection of Sunwood Drive and Ramsey Boulevard/CSAH 56

City Engineer Westby reviewed the staff report and asked for input from the Committee.

Chairperson Riley asked why this intersection was chosen.

City Engineer Westby replied that this was the intersection brought forward through resident request. He noted that this is one of the primary intersections in The COR that does not have flashing yellow.

Chairperson Riley asked if this would be the intersection staff would say is most pressing.

City Engineer Westby confirmed that it has the highest volume of traffic.

Councilmember Musgrove asked what would be different about this request compared to the other intersection the City reviewed and decided not to move forward on because of the cost. She stated that the City can do the traffic counts, could it also complete the study to provide a cost savings.

City Engineer Westby recognized that the Council reviewed this issue on other intersections but recognized the high cost to complete all the improvements. He stated that this request was brought forward by a resident. He stated that staff does not have a traffic engineer and therefore cannot complete the study.

Councilmember Woestehoff stated that perhaps it would make sense to look at the improvement in the future, closer to when Highway 10 work will be completed, as it would be helpful to have the flashing arrow when that is a detour route.

Chairperson Riley stated that the funding source would be the PIR fund. He stated that the City will end up doing this anyway and therefore the sooner it is done, the more benefit it provides to residents. He stated that perhaps direction is provided to complete one per year until the intersections are completed.

Councilmember Woestehoff agreed that the flashing yellow arrows are beneficial.

Councilmember Musgrove stated that she believed there is a list and estimated cost. She agreed that it would be helpful to create a plan to get these done.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommending City Council authorization to hire SEH Inc. to analyze the feasibility of modifying the signal system at the intersection of Sunwood Drive and Ramsey Boulevard/CSAH 56 to add flashing yellow arrow operations and direct staff to create a plan to improve one intersection annually.

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

5.06: Consider Recommending City Council Approval of Plans and Specifications and Authorization to Advertise Bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

City Engineer Westby reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorization to advertise bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

Councilmember Musgrove asked if this was the project the City hoped to save funds on by aligning the project with the County project on Bunker.

City Engineer Westby replied at previously the City was unsure of the timing of the Anoka County project and what that project would entail. He stated that the City prefers to get this work completed to avoid additional project costs that could come from completing the work after the County project.

Councilmember Musgrove commented that it seems to make sense to get ahead of this and attempt to obtain the best pricing.

Chairperson Riley asked the amount of the bids that were rejected.

City Engineer Westby replied that this was not bid because they anticipated steep price inclines.

Chairperson Riley agreed that it makes sense to provide as much time as possible for a contractor to lock in the best pricing.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recommend City Council approval of Plans and Specifications and authorization to advertise for bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

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

6. COMMITTEE / STAFF INPUT (Continued)

6.02: Review Final Northwest Metro Regional Surface Water Supply Study

City Engineer Westby reviewed the executive summary of the final Northwest Metro Regional Surface Water Supply Study. He stated that the cost would be too high to move forward unless the option of groundwater is no longer an option.

6.03: Staff Updates on Improvement Projects and Items of Interest

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

Councilmember Musgrove referenced the Ramsey gateway sign that was previously located at the Bunker and 47 intersection and asked when that discussion would come back.

Chairperson Riley agreed that sign should be discussed.

City Engineer Westby confirmed he would add that to the future topics calendar.

6.04: Review Future Topics Calendar

City Engineer Westby and the Committee reviewed the future topics calendar.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 9:06 p.m.

Respectfully submitted,



Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 6.**

Meeting Date: 12/14/2021

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title

Adopt Resolution #21-325 Amending Municipal State Aid Street System Designations

Purpose/Background:

The Municipal State Aid Street program provides funding to assist municipalities with the construction and maintenance of community-interest streets on their state aid systems. The program goals are to provide users of the secondary roadway system with safe streets, adequate mobility and structural capacity, and an integrated transportation network. The program is administered by MnDOT's State Aid for Local Transportation.

Within each eligible city, up to 20 percent of the local streets may be designated as MSAS system routes. A street may be selected as a MSAS route if it:

• Is projected to carry a relatively heavier traffic volume or is functionally classified as collector or arterial as identified on the city's functional classification plan.

• Connects points of major traffic interest, parks, parkways or recreational areas.

• Provides an integrated and coordinated highway and street system affording, within practical limits, a state-aid network consistent with projected traffic demands.

The function of a street may change over time requiring periodic revisions to the Municipal State Aid Street system.

The State Aid system returns gas tax money to cities based on a formula in Minnesota Statutes 162.13 which looks at the city population and the construction needs of the city.

The City needs to make some revisions to the local state aid system. This case outlines the proposed changes..

Observations/Alternatives:

Historically, State Aid rules allowed cities to designate future (unconstructed) routes to the MSAS system as long as the total of constructed and unconstructed routes did not exceed 20% of the total local street mileage in the city. The City designated unconstructed routes in areas of the City that were not projected to develop soon. Housing developments have recently occurred or will occur in areas where some of these unconstructed routes were planned. The streets in these recent developments were not designed as collectors or arterial routes so it makes sense to remove these future routes from the map and to re-designate existing streets that are serving as collector or minor arterial routes as part of the MSAS system.

Staff also proposes to designate the planned north frontage road segment between Ramsey Boulevard/County State Aid Highway 56 and Sunfish Lake Boulevard/County State Aid Highway 57 associated with the Ramsey Gateway Highway 10 Improvements as State Aid Streets. Unconstructed streets collect minimal dollars in the annual allotment.

The proposed changes are outlined in the attached resolution.

Funding Source:

The annual allocation from State Aid to the City will decrease due to the proposed removal of unconstructed roads. Within a few years the annual allocation will increase as new streets are constructed.

Recommendation:

Staff recommends approving Resolution #21-325 amending Municipal State Aid Street system designations.

On November 16, 2021, the Public Works Committee recommended approving Resolution #21-325 amending Municipal State Aid Street system designations.

Action:

Motion to adopt Resolution #21-325 amending Municipal State Aid Street system designations.

Attachments

Letter

Map

Resolution

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/09/2021 03:07 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 03:28 PM
Form Started By: Len Linton		Started On: 12/07/2021 11:34 AM
Final Approval Date: 12/09/2021		

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

December 8, 2021

Julie Dresel, P.E.
Minnesota Department of Transportation
Metro State Aid Program Engineer
Water's Edge Building
1500 West CO RD B-2
Roseville, MN 55113

Re: City of Ramsey Proposed Municipal State Aid Street Revocations & Designations

The City of Ramsey proposes to apply the following revocations and designations to its Municipal State Aid Street system when completing the City's 2021 Annual Certification of Mileage due in January of 2022.

Proposed Revocations (2.74 miles) -

Part of MSAS 101: *Uranimite Street* - from Bunker Lake Blvd to 149th Avenue (**0.26 non-existing miles**)

Part of MSAS 104: *Sunwood Drive / 146th Avenue* - from Puma Street to Armstrong Blvd (0.68 non-existing & 0.13 improved for a **total of 0.81 miles**)

Part of MSAS 109: *Puma Street (non-existing) / 142nd Avenue* - from Bunker Lake Blvd to Armstrong Blvd (1.34 non-existing & 0.18 improved for a **total of 1.52 miles**)

Part of MSAS 109: *Traprock Street* - from Riverdale Drive to TH 10 (**0.07 non-existing miles**)

Part of MSAS 116: *Armstrong Blvd* - from Riverdale Drive to TH 10 (0.02 non-existing & 0.06 improved for a **total of 0.08 miles**)

Proposed Designations (2.46 miles) -

Extension of MSAS 101: *Center Street* - from Sunwood Drive to Bunker Lake Blvd, and from Bunker Lake Blvd to 147th Lane; and from 147th Lane to 149th Avenue (0.42 improved & 0.18 non-existing for a **total of 0.60 miles**)

Extension of MSAS 129: *Veterans Drive* - from Rhinestone Street to Ramsey Blvd (**0.27 non-existing mi)**

MSAS 130: *Tiger Street* - from Armstrong Blvd to 173rd Avenue (**0.42 improved miles**)

MSAS 131 *TH 10 North Frontage Road* – from Sunfish Lake Blvd. to Ramsey Blvd (**1.17 non-existing mi**)

	Available Mileage	1.68	2020 Certified Mileage
+	Revoked Mileage	2.74	
-	Designated Mileage	2.46	
	Remaining Available Mileage	1.96	

The City proposes to apply these revisions to the *2021 Annual Certification of Mileage* due in January 2022. Per the City's 2020 Certified Mileage, 1.68 miles of streets may be added to the MSAS system. After applying the proposed revisions, 2.74 miles of MSAS streets would be revoked and 2.46 miles of MSAS streets would be designated to the City's MSAS system. This would result in 1.96 miles of streets remaining available for future designation as MSAS streets.

Upon your concurrence, the Ramsey City Council will consider adopting a resolution approving the proposed revocations and designations. In the meantime, please contact me with any questions.

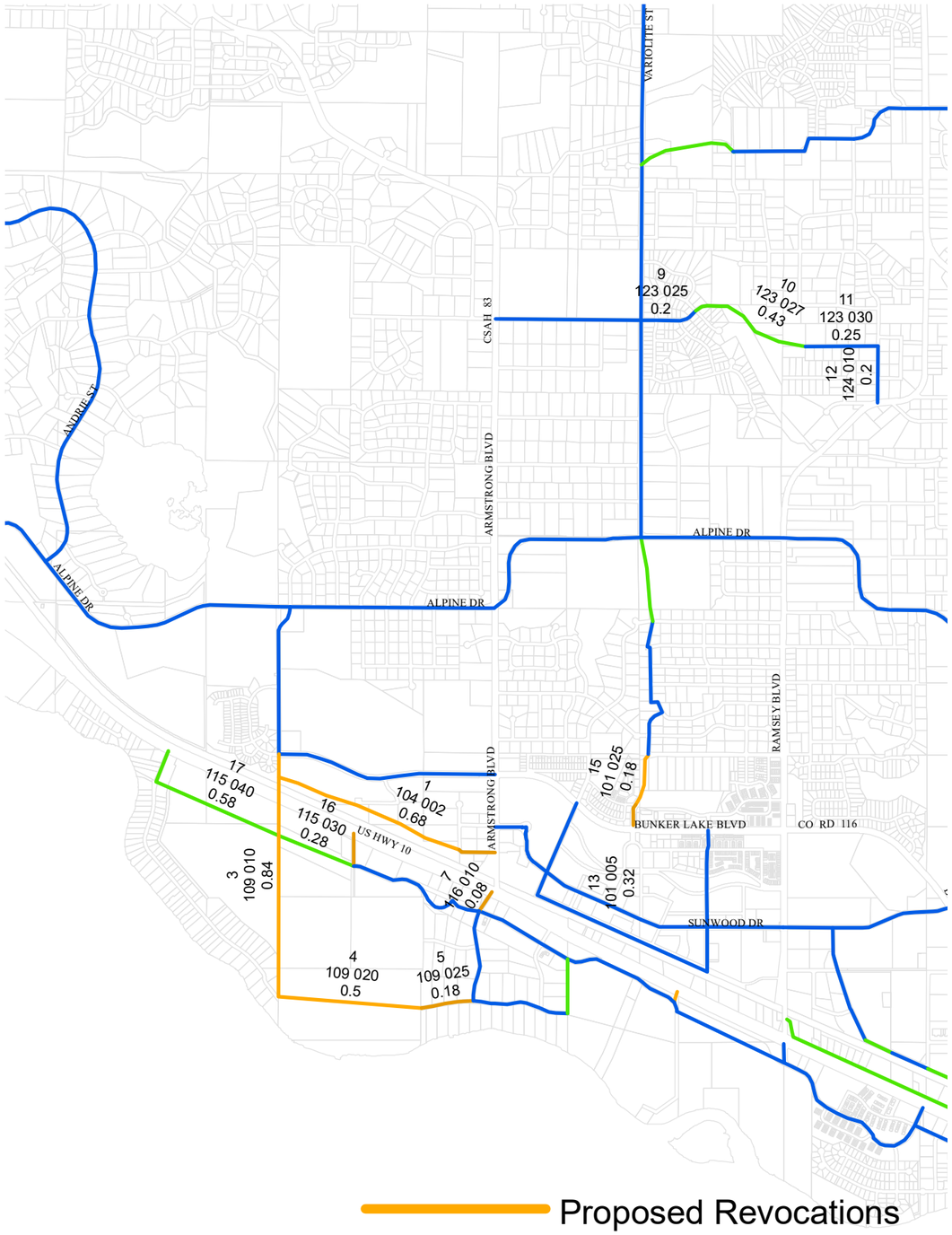
Sincerely,

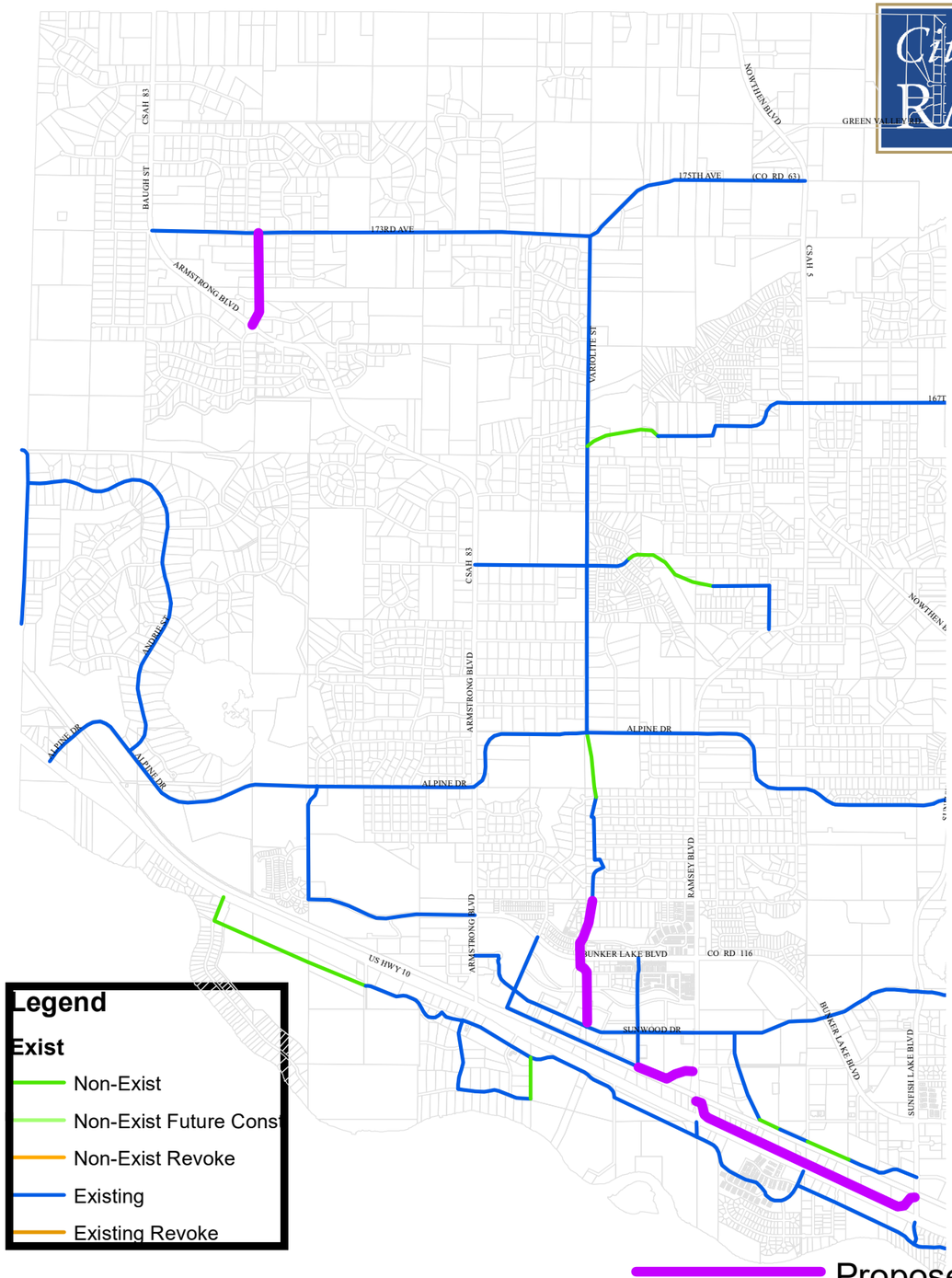
Bruce Westby
City Engineer

2021 MSA SYSTEM PROPOSED REVISIONS

City of RAMSEY

N
W E
S





Legend

Exist

- Non-Exist
- Non-Exist Future Const
- Non-Exist Revoke
- Existing
- Existing Revoke

Proposed Revocations

Proposed Designations

Miles
0 0.25 0.5 1 1.5

Printed November, 2021

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

RESOLUTION #21-325

RESOLUTION AMENDING MUNICIPAL STATE AID SYSTEM DESIGNATIONS AND COLLECTOR ROAD SYSTEM

WHEREAS, the City of Ramsey has adopted a Comprehensive Plan which provides of a system of arterial and collector thoroughfares; and

WHEREAS, the State of Minnesota has established a Municipal State Aid System (MSAS) under chapter 162 of the State Statutes which promotes the construction and maintenance of such an arterial and collector system; and

WHEREAS, it is in the best inters of the City of Ramsey to modify the designated MSAS to conform to its changing transportation needs; and

WHEREAS, a City Council resolution followed by an order from the Commissioner of Transportation is required when revising a nonexistent segment alignment onto an existing roadway.

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

1. That the following described MSAS segments be revoked from the system:

    - Part of MSAS 101: *Uranimite Street* – from Bunker Lake Blvd to 149th Avenue (0.26 non-existing miles)

    - Part of MSAS 104: *Sunwood Drive/ 146th Ave* – from Puma Street to Armstrong Blvd (0.68 non-existing and 0.13 improved for a total of 0.81miles)

    - Part of MSAS 109: *Puma Street (non-existing)/ 142nd Avenue* – from Bunker Lake Blvd to Armstrong Blvd (1.34 non-existing and 0.18 improved for a total of 1.52 miles)

    - Part of MSAS 109: *Traprock Street* – from Riverdale Drive to TH 10 (0.07 non-existing miles)

    - Part of MSAS 116 *Armstrong Blvd* – from Riverdale Drive to TH 10 (0.02 non-existing and 0.06 improved for a total of 0.08 miles)

2. That the following described MSAS segments be added to the system:

- Extension of MSAS 101: *Center Street* – from Sunwood Drive to Bunker Lake Blvd, and from Bunker Lake Blvd to 147th Lane, and from 147th Lane to 149th Lane (0.42 improved and 0.18non-existing for a total of 0.60 miles)

- Extension of MSAS 129: Veterans Drive – from Rhinestone Street to Ramsey Blvd (0.27 non-existing miles)

- MSAS 130: *Tiger Street* – from Armstrong Blvd to 173rd Avenue (0.42 improved miles)

- MSAS 131: TH10 North Frontage Road – from Sunfish Lake Blvd to Ramsey Blvd (1.17 non-existing miles)

3. That the City Administrator is hereby authorized and directed to forward two certified copies of this resolution to the Commissioner of Transportation for consideration 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 the 14th day of December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 7.**

Meeting Date: 12/14/2021

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 11/23/2021
2. City Council Regular Session dated 11/23/2021

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 11/23/2021
2. City Council Regular Session dated 11/23/2021

Attachments

11-23-2021 CCWS

11-23-2021 Mtg

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	12/08/2021 06:58 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:02 AM
Form Started By: Katie Schmidt		Started On: 12/02/2021 01:56 PM
Final Approval Date: 12/09/2021		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, November 23, 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
Economic Development Manager Sean Sullivan
Finance Director Diana Lund
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Parks and Assistant Public Works Superintendent Mark Riverblood
Communications and Events Coordinator Megan Thorstad
Administrative Services Director Colleen Lasher – attended remotely
City Engineer Bruce Westby
Senior Planner Chloe McGuire Brigl
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Communications Quarterly Update - Q3 2021

Communications and Events Coordinator Thorstad reviewed the 3rd Quarter Communications Update, including the months of July, August and September 2021. The Council had requested quarterly updates as a part of the Communications strategic plan that was approved in March 2021.

Mayor Kuzma asked if the website was due for refreshing soon.

Communications and Events Coordinator Thorstad confirmed it is due in 2022.

Mayor Kuzma commented that he has received feedback that the website is difficult to navigate and asked if tracking is being done on complaints regarding navigation.

Communications and Events Coordinator Thorstad replied the reviews have been mixed. Some people have said there is too much content on the homepage but when content has been simplified by the Communications Department, then the feedback is that more is wanted. She stated she will need to work with the IT department to resolve this issue and when the redesign of the webpage happens, the Council will have input.

Mayor Kuzma commented that the web design company would likely have suggestions as far as popular designs.

Communications and Events Coordinator Thorstad agreed.

Councilmember Musgrove commented on the postings by QCTV that only dates are included, but nothing that identifies content so each one would have to be looked through to find a specific topic. She questioned if that skews the posts, the number of times people go to the post, because they are going to check something specific, but have to watch all of it because no title is included. She felt it would be helpful in getting more accurate feedback.

Councilmember Musgrove referenced the second chart in the case and asked if it is the second quarter, the second presentation that has been done. She also asked if an Excel format could be used to have information on the side for comparison from one quarter to the next over the year. She felt if comparing in that way, trends would be easier to determine and the City would get better feedback on input.

Communications and Events Coordinator Thorstad agreed.

Councilmember Specht questioned if searches could be followed through to where it ends up to ensure the search results are relevant.

Communications and Events Coordinator Thorstad replied she would need to follow up with the IT Manager. She believed they tracked how long a user viewed the site but the reason behind it is unknown.

Councilmember Woestehoff commented that the issue with QCTV will probably change and be better in the near future because QCTV is switching to a YouTube channel for distribution. He noted YouTube typically has better descriptors which should improve material going forward, although archived material won't be redone. He replied to the search question commenting that if the site is set up for Google Analytics, visitor flow and routing should be a possibility.

Councilmember Riley commented that he frequently hears feedback regarding a lack of notification and stated that tracking what is being done is helpful but it doesn't seem to address the lack of notification issue. He asked if ideas could be generated to increase notification and communication.

Councilmember Heineman commented, to Councilmember Riley's point, it is very inexpensive to boost posts on Facebook as a way to increase communication. He felt this would be a way to add due diligence.

Councilmember Specht stated they do boost some posts.

Communications and Events Coordinator Thorstad replied that Facebook posts have already been boosted. Traditionally, posts are boosted if event information or job postings are included and consideration is taken as to which posts are boosted due to budgetary considerations. She felt it could be worth more discussion.

Councilmember Heineman replied that should be sufficient, that it shows a good faith effort to push information.

Councilmember Specht commented that he follows the City of Elk River for comparison and to gain ideas. He stated that one idea he gleaned was a posting with a summary of the City Council meeting the following day with highlights of items that had passed. He wondered if any of the Councilmembers would be open to doing something similar for Ramsey.

2.02: Discussion and Update of 2022 Budget/ Levy

Finance Director Lund stated the property tax statements were mailed in the past couple of days. She has received just two calls from residents. One was a question about the franchise fee and the special assessments. The other was about property taxes. She was unclear if there was general acceptance of the new structure or if the statements haven't been looked at yet.

Finance Director Lund stated that the 2022 Budget and Levy is due for final adoption at the next meeting, which is on the December 14, 2021 agenda. The purpose of tonight's discussion is to determine the final levy amount and budget. She reviewed the Staff report.

City Administrator Ulrich highlighted the memberships and events that the City sponsors, stating these are more discretionary.

Finance Director Lund stated that the purchase of four printers has been postponed to 2023. It doesn't impact the tax levy but it did reduce the budget and the corresponding funds.

Councilmember Musgrove referenced the membership information and asked about funding for Youth First, North Metro Mayors Association, and the Manufacturing Cohort. She stated Anoka pulled the Youth First funding because it was felt that other programs were more directly related to their residents. From previous discussion, the City does a cash contribution of $1,500 but there are also in-kind contributions in the form of rental. In 2019, that amount was around $47,000. She mentioned funding comes from the Gambling Fund, but wondered if there were updates from Staff on the in-kind contributions and questioned how the Council felt about it.

Councilmember Specht agreed that it is something that should be monitored. He stated he is on the Board and felt Ramsey residents participate and benefit from the program. He replied to the question about in-kind contributions, stating that the free rent will be ending soon.

City Administrator Ulrich replied that the space does provide free rent; it was a building purchased through right-of-way acquisitional funding so any revenue has to go back into that program. He explained the City chose not to charge Youth First rent but the program does pay utilities.

Councilmember Woestehoff commented that he has received a handful of calls as Councilmember Specht's alternate to get to know the organization better. He agreed it is worthwhile in terms of the investment, especially with Anoka pulling funding. He was in favor of keeping it.

Councilmember Musgrove commented that city contributions are different.

Councilmember Woestehoff asked how much Anoka was contributing.

Councilmember Specht replied $15,000 a year.

Councilmember Musgrove referenced the North Metro Mayors Association and questioned the benefit to the City.

Mayor Kuzma replied that it is very important. He stated he attends the meetings and reported that he learns what is going on in other cities and is able to network with other mayors, which is important to him and worth being a part of.

Councilmember Musgrove commented that the fee was reduced this year and questioned why that was.

Mayor Kuzma replied the fee was reduced to promote participation.

City Administrator Ulrich explained that in 2019, the City belonged to the Association of Metro Municipalities, now called Metro Cities. This group represents all metropolitan communities and deals with legislation and issues that involve metropolitan communities. He noted it was diverse because it included inner city communities and cities all across the metro. He stated the North Metro Mayor's Association fills the gap of being the interest group for the north metro area so being part of this group of 20 communities gives them more influence in legislation that targets the north metro area.

Councilmember Musgrove questioned letters being sent and if that is a part of being a member of the Association.

City Administrator Ulrich explained if it is an item that is on the agenda, typically they add their support. With the Highway 10 project, for example, they support funding for that project. If it was something that was not in line with the Council's priorities, it would be brought back to the Council.

Councilmember Musgrove referenced the Anoka Chamber Manufacturing Cohort and expressed disappointment on the feedback regarding what was happening. She didn't feel an objective business plan was being obtained, didn't see growth, support, or help for businesses. She referenced the recent Anoka Chamber of Commerce flier which says Mr. LeTourneau is the director of manufacturing but she thought it was a separate thing from the Anoka Chamber of Commerce. She was confused about what was being paid for as a manufacturing cohort, which she believed to be separate from the Anoka Chamber but it seems he is actually the manufacturing spokesperson for the Chamber. She questioned the funding, the objective plan, and the value the City was getting from the program. She wasn't sure she could support it when it comes up even though it is in the budget and wanted to see more objectivity and impact statements.

Councilmember Howell concurred with Councilmember Musgrove and shared her concerns, noting she wanted tangible results from programs in the community. She referenced an email with an update that was the same as in February, which she felt lacked tangible examples of impact so she didn't support it.

Mayor Kuzma replied there was one company in which the Cohort had helped with an employee shortage.

Councilmember Heineman commented that he also voted against it due to lack of impact and he still had questions.

Councilmember Woestehoff commented that the budget is set and this is an EDA decision. He would rather see it in the budget and have the EDA deny it, than to hear a case that would support continued funding and have to then find the money.

Mayor Kuzma replied that it may be reasonable to ask Mr. LeTourneau to provide more information for justification. He supported keeping it in the budget.

City Administrator Ulrich asked if it was paid on a calendar year.

Economic Development Manager Sullivan stated that it is typically for a one-year duration but invoices have been received at various times throughout the year. Invoices have been paid through the first month or two of the year when invoices are typically received to be processed. He noted that invoices are brought into EDA to start, the EDA makes a recommendation and ultimately, the City Council decides whether or not to fund it.

City Administrator Ulrich commented his point was that it is typically a mid-year decision.

Councilmember Riley suggested, with this being a budgeting process, that it be left in and when it does come to the Council if more information is needed, those questions get answered. Then, decisions would be based on the answers.

Councilmember Heineman commented he is okay with leaving it in but he wasn't okay with waiting until this comes back around to the Council again before it gets talked about. He suggested being more proactive in getting answers instead of pushing it to next year.

Councilmember Musgrove commented that the Council did discuss it last year when it was passed. She requested an update, one wasn't automatically provided, noting it would be appreciated having a business plan that gives more objective information.

Councilmember Specht commented that there are things the Council could do to get more substantial numbers. He suggested doing a survey of the manufacturers in Ramsey or getting a list of manufacturers that were impacted this year or in past years. He asked for confirmation that was the kind of specifics being requested.

Councilmember Musgrove gave an example from the update that listed "delivery on a workforce training grant" but was lacking specific information about how many people were helped, time frame, or dollar amounts. She felt more information should be provided to inform decisions on continuing to spend money. She noted the Anoka Chamber Manufacturing Cohort has been receiving money for years and she has never seen anything objective come from it. She would like to be able to justify to the residents how money is spent and how it is benefiting the community.

Councilmember Heineman referenced the update and compared it to a poorly written resume. He would like to see more specifics as well, things like numbers, turn over, and placement rates for interns. He thought this information could be found; he just didn't know where it was. He didn't feel he could support it if it comes back around but wasn't sure about taking it out of the budget today either.

City Administrator Ulrich replied he will go back to the contractor and ask for more specific information.

Councilmember Heineman referenced a list he found to be vague, noting each item could have three or four bullet points of explanation to provide details of timing, companies involved, and how many hires were obtained from it.

Councilmember Howell commented that a grant wouldn't be acquired if the submission was so vague but the questions the Council has warrant answers, which they have tried to get in the past.

Mayor Kuzma commented it is fair to ask for more information and if it doesn't come back, then it would be fair to defund it.

City Administrator Ulrich brought a few items to the Council's attention, noting that Family Promise in Anoka County made a request for $3,000 and the last time they were funded was in 2017 so they are not included in this year's budget. He explained their mission is helping families move from homelessness to housing independence and they have been established in the area for quite a while. A request is also pending from Anoka Area Ice Arena Association. He noted that Family Promise is funded out of the General Fund and the Anoka Area Ice Arena Association is funded from the Gambling Fund. He stated this can be addressed in January.

Councilmember Woestehoff referenced the Family Promise program and asked what are the distinguishing factors for what is funded from the Gambling Fund versus the General Fund.

Finance Director Lund explained that to be eligible for Gambling Fund, it needs to serve youth.

Councilmember Specht asked if the Gambling Fund was going to be used for playgrounds as well.

Finance Director Lund confirmed this.

Councilmember Woestehoff questioned what the fund balance was for the Gambling Fund.

Finance Director Lund replied at the end of 2022, the estimated balance was about $377,000 and factors in continuing to fund the Anoka Area Ice Arena.

Councilmember Woestehoff questioned from a cash flow perspective, how the Gambling Fund gets replenished.

Finance Director Lund replied they have Anoka County Ice Area, Anoka-Ramsey Athletic Association, the Hockey Association, and payments from the Ramsey Lions.

Councilmember Woestehoff questioned if the $100,000 designated for parks can sustain being funded out of the Gambling Fund for the year.

Finance Director Lund confirmed this and noted, as an example, the Ramsey Lions for 2021 is projected to make around $90,000 that will be submitted this year. She has them averaged at $60,000 per year going forward.

Councilmember Specht commented that a topic for future discussion could be funding more than one playground per year to complete updates if funds are available.

Mayor Kuzma questioned if the Council wants to fund the $3,000 per year for the Family Promise program.

Councilmember Specht commented it is a very good organization but there are a lot of good organizations and questioned what the vision was, if they focus on Youth First or start committing a few thousand dollars towards different programs.

Councilmember Heineman asked what service Family Promise provides.

City Administrator Ulrich replied the program works with local churches and provides temporary homeless shelter to families in need.

Mayor Kuzma stated he would be in support of the $3,000.

Councilmember Woestehoff commented that he would rather fund Family Promise at $5,000, than the Anoka Area Chamber Manufacturing Cohort. He recognized they are from different funds but he was looking at the overall dollar amount.

Councilmember Musgrove referenced Youth First and commented that the program helps keep kids active and out of trouble. She felt the hockey program in Anoka served a lot of Ramsey students so she supported finding a way to divide the money, whether it goes to Family Promise or another organization, but didn't want to see too many things being supported. She suggested starting to focus on the Alexandra House, which is a very worthy cause that helps families. She noted Youth First also helps a lot of youth in the area. She was more in support of the hockey program than the Family Promise program because churches may be able to support that program.

Mayor Kuzma asked for a show of hands to support or not support Family Promise program for $3,000.

Councilmember Specht commented his concern is that there are a lot of good organizations in the area that are looking for support and it is difficult to say if there will be more.

City Administrator Ulrich stated the history decisions on which groups to fund relates to which groups directly benefit City operations. Alexander House is used extensively by police in terms of domestic violence. Youth First gets to kids first so they don't become a drain on public services later in life so those two meet that criteria. He agreed with Councilmember Specht that there is a long list of organizations that would like to be funded.

Councilmember Heineman agreed with City Administrator Ulrich that what is currently being funded are those that help the community. Family Promise is an excellent charity but is being funded by tax-payer dollars. He would rather the community have a choice to support charities instead of the government.

Councilmember Woestehoff asked Police Chief Katers how much of a problem homelessness is in Ramsey.

Police Chief Katers replied that officers do encounter it, mostly on the southern end of Ramey. In regard to youth, he wasn't sure what the numbers are, but knew there may be a lot of young adults who are separated from their parents and live at friend's houses or in their cars. With this organization, church space is used to house people on a short-time basis. He explained the Police Department had some concerns about housing people because it is a different use for a church.

Mayor Kuzma again asked for a show of hands.

The majority consensus of the Council was to not fund the Family Promise program.

Finance Director Lund asked for further comment and consensus on the budget.

Councilmember Musgrove referenced the personnel requests and asked if reclassifications were done for equity opportunity because there was an opening, or qualification.

City Administrator Ulrich replied it may be a mix of all of the above. With Community Development it was an extra opportunity, education, and experience. The Engineering position was to move the Engineering Tech forward to Senior Engineering Tech to retain him. The promotion is to take advantage of someone who has accumulated additional hours of certifications and experience and is in a position to be promoted based on the work he is doing and the work he is capable of doing.

Public Works Superintendent Riemer gave a history from January 1, 2021 to January 1, 2022, noting he has seven new people in his department. One was a new hire, two people retired, and four people moved on to the private sector because of different opportunities. He feels the two people he has selected for the positions will be able to take the department forward. He doesn't want to lose them to another opportunity because they are well qualified for the positions. The person going for the Street Supervisor, currently pretty much runs the Street Department. The other person to move up into leadership is an excellent mechanic and operator who is training the crews. He doesn't want to lose them and that is the reason for the promotion requests.

Upon inquiry by Mayor Kuzma, the Council consensus was that they were comfortable with the levy.

2.03: Review of 2022-2031 Capital Improvement Plan (CIP)

Finance Director Lund reviewed the staff report. She stated the recommendations that were made at the last meeting were to push the park project out to the supplemental, painting of the water towers was set to two separate years, and the Ford Explorer is no longer a hybrid. If the Council is in agreement with the CIP as presented, the public hearing can be scheduled for December 14, 2021. She asked the Council for any more recommendations.

Councilmember Musgrove asked for confirmation that when both the parks supplemental and the CIP are listed, both are moving forward as one process even though they are separated. She commented that she appreciated the work that has been put in so far and the discussion that has gone on. With the general CIP, she has some concerns with the Parks CIP. She referenced the Parks CIP 2130 and noted that eight projects for 2021 were moved to 2022. She understood that everything can't be done but felt there were some things that have been in the CIP for quite a while that haven't been moved forward. She stated in Councilmember Heineman's absence, she filled in at the Parks and Recreation Commission meeting where there was good discussion. The Parks and Recreation Commission was doing a good job of looking at the different projects' funding, how to make it match up, and potentially even having increases in fees. She didn't want to get into details but shared a question from a Commissioner who asked about the number of projects, the funding available, but nothing has happened. The answer was given that there was too much work to do in cleaning up Alpine Park. She didn't feel the Parks and Recreation Commission got an answer that was helpful. She recommended that the Council goes to an RFP for the aeration of Sunfish Lake because in the same meeting, they were told there was too much work. If that had been said about the Public Works building or the Water Treatment building, that isn't an appropriate answer. She asked why some of the projects aren't moved along. She stated the other one is Elm Crest signage, noting she does not know how much time it takes to design a sign and

get it done. She stated the River's Bend Park sign was taken down and asked if it could be added to 2022 signage plan or if it was built into another plan. She wanted to see some projects done and suggested there be an RFP for the Elm Crest signage.

Mayor Kuzma asked if the signage Councilmember Musgrove requested was in the budget.

Parks and Assistant Public Works Superintendent Riverblood replied, with respect to the signage at the River's Bend Park, the idea was that a community entrance monument was at Bunker and 47th which was taken out by a car, so those two would be put together. He noted Staff has been going through the City's sign guidelines and when estimates were put together, they were surprised at the amount so Staff was redesigning something more modest. The sign was going to be replaced when the intersection improvement project was completed, which just happened. He explained the idea was to do River's Bend at the same time. Regarding funding, the River's Bend sign would best be funded by the Parks Maintenance Fund also known as the Capital Maintenance Fund because that was an investment the community already made but needs to be replaced. At Elm Crest Park, there was discussion about economic improvements with Community Development that maybe it's a larger sign. The question was about if the sign was only for the park or for community benefits. The sign scheduled for the Draw was brought to City Council and was projected because of the cost. During that time, different sign guidelines were adopted which were very expensive. He stated he would be happy to move all three projects forward, get estimates, and have City Council give direction on the design and how best to proceed.

Finance Director Lund referenced the Park and Recreation Commission meeting and stated that the topic of the increase in park dedication and trail maintenance fees was on the rates and charges. The rates and charges are on tonight, and that was not presented to the Council at the introduction, so she was wondering if Council was in agreement with the Park and Recreation Commission's proposal that the park dedication go on residential properties for cash from $3,500 to $4,050 and the trail development fee increase from $1,000 to $1,150.

Parks and Assistant Public Works Superintendent Riverblood provided some background. He explained that each year, the recommendation is brought from the Park and Recreation Commission to City Council before the introduction is done for rates and charges. That had been done in October, more information was requested, that is why it wasn't addressed but was tabled until November. The Commission suggested that these two rates represent about 15% increase for residential, with no increases for commercial or industrial, and recognizing that the rates hadn't been recommended for any increase since 2018. He noted it seemed modest from the Commission's perspective. He stated the list and scope of the projects to fulfill the needs as projected in the CIP are huge and far out pays the park dedication fee that is being collected. That was the basis for the recommendation, for what the Commission thinks is a modest increase of about 15% covering the past three years.

Councilmember Riley commented that he doesn't consider 15% a modest increase but it is already going forward and he thinks it should stay where it is. He would like to hear more about this, why that may or may not be a good number.

Councilmember Specht commented that he would not be in favor of increasing the fees and thinks development ought to be encouraged.

Councilmember Howell asked how the City's rates compare to the City of Andover.

Parks and Assistant Public Works Superintendent Riverblood replied he can look at the Commission's agenda and get that information. He stated some of the adjacent communities were near similar, some were higher, and he believed Andover may have been higher. It gets difficult to tell because some communities are requiring developers to put all trails in their costs while other communities, like Ramsey and Andover, have trail fees and some communities don't have trail fees. He explained that was a part of the discussion with the Commission last Thursday and there are other variables as well. He noted Elk River has part of the revenue from the liquor store go back into the parks so there is not a very good comparison.

City Administrator Ulrich interjected that it is clear the Council wants to hear more about this so it will be kept off the agenda tonight and brought to a future work session when more details can be discussed.

Councilmember Specht agreed stating he would like to hear more details and determine how to bring the current parks up to standards.

Councilmember Heineman commented he was a part of the meeting where rates from surrounding communities were discussed and Ramsey's rates were low in comparison even with the 15% increase.

City Administrator Ulrich commented for clarification in response to Councilmember Musgrove's questions, he didn't get a summary if any or all of those items would be moved up and asked for direction. He noted aeration and signage were proposed and asked if those would be moved up and funded from the Parks Maintenance Fund.

Councilmember Howell asked if it would be possible to see multiple price points for the signage so there are options.

Parks and Assistant Public Works Superintendent Riverblood confirmed this. He added that discussions should include Community Development because the entrance monument has been worked on for Bunker and 47.

Councilmember Woestehoff commented that he would support moving the items earlier in the CIP with the understanding that it is a guiding document that doesn't require commitment. He would support getting things done as soon as possible.

Finance Director Lund asked whether they are under the year 2022, noting projects have to be approved by Council and there is one meeting left in 2021.

Councilmember Musgrove commented she wasn't sure that is stalling projects, to the Commission's point, given that there is revenue, it just seems like progress isn't happening when some things are getting done while other things on the CIP keep getting delayed over and over.

Finance Director Lund asked Councilmember Musgrove if she was okay with the projects being slated for 2022.

Councilmember Musgrove confirmed this.

2.04: Consider Soliciting Quotes for Park Improvements at the Proposed Trott Brook Crossing (Sotarra) Subdivision

City Administrator Ulrich commented that Councilmembers Howell and Musgrove requested that this item be brought to a Work Session to discuss direction to Parks and Assistant Public Works Superintendent Riverblood to get three quotes for a complete renovation and restoration of the farmhouse and barns that are a part of the Sotarra Project that will be given to the City as park dedication.

Councilmember Howell commented that the EDA has been discussing the cost of a basic renovation of the Ramsey Town Hall. Estimates were around $100,000. Regarding the historic buildings, she expected estimates would be much higher, so if the developer didn't give them to the City, he would have to pay for demolition. She didn't want tax payers to get stuck with a significant and unexpected cost and thought it would be nice to get the information up front to have an idea of what it would cost to take on buildings that need significant work.

Councilmember Musgrove agreed with Councilmember Howell that the rehab for the donated buildings is going to cost the City. She asked for confirmation that the donation decreases the park dedication fee for the developer.

Parks and Assistant Public Works Superintendent Riverblood replied the developers are not getting any credit for park dedication but for the land that is high ground against land dedication. He noted 50% park dedication was credited for all the land that was underneath the powerlines and there was no consideration for the buildings.

Councilmember Musgrove asked if the park dedication fee pays for the building rehab.

Parks and Assistant Public Works Superintendent Riverblood replied that the project probably has merit. His early estimates were if there were 3,000 square feet of building to renovate, including fire suppression and electrical, and if it was $100 per square foot that's about $300,000. He noted the final phases of the proposed Trott Brook Crossing would pay in excess of $300,000 in park dedication toward the latter phases and better estimate numbers would be needed. He has asked the developer for access to the buildings for analysis, noting that two months ago, a home inspection was ordered on the dwelling, which was just received.

Councilmember Musgrove commented she has a copy of the Municipal Plaza North probable construction costs. She stated if something could be put together that is similar for probable

construction cost estimates, then the Council could know what they are looking at for the three buildings. She felt that was important before accepting the donation of the buildings so the City knows what the costs might be.

City Administrator Ulrich suggested hiring a professional engineer or architect to do a feasibility study, noting an objective would have to be defined to determine the cost estimates.

Councilmember Heineman commented it would be good to take a proactive look at what the buildings could do as far as a venue, as a wedding site for example. He supported doing a cost/ benefit analysis to determine if it is going to be worth putting in the work on the buildings and looking not only at what renovation would cost but also what revenue could be generated. He noted if it could be used as a wedding venue, it could be pretty profitable.

2.05: Consider Request to Study Cost of City Parks and Trails Maintenance and Operations

City Administrator Ulrich stated this case was brought up by Councilmembers Howell and Musgrove requesting a detailed and itemized expenditure list from Parks in regard to the operations and maintenance of the parks including turf maintenance, trails, and the park system. In discussion with Staff, costs are not itemized currently but activity costs are generalized so recreating some of the numbers is not something Staff has done and would be difficult. He explained that estimating could be done although not as accurate and detailed as requested.

Mayor Kuzma questioned whether this is something the Council wanted Staff to spend a lot of time on and is it necessary.

Councilmember Howell explained the turf and trails information request was made to get an idea of what the expenditures are. She compared it to a large corporation where expenditures are tracked for specific projects, noting information could be included such as mowing so many hours and so many hours on trails, so when more trails are added, it could be known what it would cost in man hours and other expenses. She felt having this information would help the Council understand better, noting she struggles with vague numbers.

Parks and Assistant Public Works Superintendent Riverblood replied getting information about mowing and snow removal could be done with the use of GPS to determine time and cost. Determining the information on park repairs could be a little harder because the timecard is set up to be more general and tasks are not itemized. With the Street Department, items like street maintenance, stormwater, snowplowing, and sign work could be divided out. He stated general numbers and estimates could be given but more specifics would have to be determined and implemented going forward.

Councilmember Specht commented it sounds like a good part of a bigger discussion at a Work Session with questions about projects in the CIP and getting more information about expenditures in the parks now. Also, discussion about using funds to get more playgrounds updated. He felt a bigger Work Session discussion on the parks and what could be done to support the Parks Department could be beneficial.

Councilmember Musgrove commented that it goes back to the discussion raised during the Parks and Recreation Commission meeting about concerns with not having enough money for the projects and not being able to move forward with projects because of staff time. She felt it would be helpful to know what is contracted out, what is done in house, where the costs are, and how the Council can look forward. She stated there was a disconnect in the discussion held by the Park and Recreation Commission related to park dedication fees and trail fees because that money is available but things are not getting done, so maybe more funding was needed. She stated it would be nice to have more information so the Council can make more informed decisions about if the costs are projected out sufficiently enough to cover the increase in parks, park maintenance, and trail maintenance. She noted part of park maintenance funding comes from the Gambling Fund. She stated some things that the Parks and Recreation Commission held a healthy discussion on were the need to be able to increase that to fully fund the items in the CIP.

Councilmember Riley stated it was a good idea, noting that periodically, there have been issues about maintaining parks to the level the Council wants. He stated this could help the Council make decisions in identifying priority jobs, change priorities on tasks, or potentially increase staffing, if needed. As part of the Park fee discussion, he would like to know how park fees can be used. He didn't feel that in regard to park maintenance issues, having park funds that are coming in on new buildings could be used but he did not know what the flexibility would be. He stated this sounds like a large job and wanted to ensure Staff had ample time to get it done.

RECESS

Motion by Councilmember Musgrove, Seconded by Councilmember Riley to recess the meeting until after the regular City Council meeting.

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

Mayor Kuzma recessed the meeting until after the regular City Council meeting at 6:55 p.m.

RECONVENE

Mayor Kuzma reconvened the meeting at 7:21 p.m.

2.06: Consider Offer to Sell Portion of Outlot A of the Elmcrest Sanctuary, Anoka County, Minnesota (Portions may be closed to the Public)

City Administrator Ulrich stated this case pertains to a sale of real estate and recommended that discussion be held in a Closed Session to consider an offer and counter offer.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recess to Closed Session at 7:22 p.m.

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

The meeting was reconvened to open session at 8:39 p.m.

City Administrator Ulrich summarized the discussion during the closed meeting, stating that direction from the Council was given to Staff to continue with negotiations on the proposed purchase of property in the Outlot A of the Elmcrest Sanctuary.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 9:40 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

Drafted by Joni Helmeke
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a Closed Session on Tuesday, November 23, 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
City Attorney Fritz Knaak
Police Chief Jeff Katers
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

Mayor Kuzma called the Closed Session of the City Council to order at 7:23 p.m.

2. COUNCIL BUSINESS

2.01: Consider Offer to Sell Portion of Outlot A of the Elmcrest Sanctuary, Anoka County, Minnesota (Closed to the Public)

City Administrator Ulrich introduced the item to consider the offer and counter offer for the sale of the real estate.

The Council discussed negotiation strategies and gave direction to staff.

3. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adjourn the Closed Session.

Motion carried.

The Closed Session was adjourned at 8:38 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Joni Helmeke
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 2
5. CONSENT AGENDA 3
6. PUBLIC HEARING 4
6.01: Introduce Ordinance #21-21 Amending City Code Article XVI- Tobacco, Sections 26-749 to 26-789 4
6.02: Adopt Ordinance #21-24 Adopting the 2022 Schedule of Rates, Fees, and Charges 5
7. COUNCIL BUSINESS 6
7.01: Adopt Resolution #21-334 Approving the Restoration of the 25-Year-Old Lake Itasca Boardwalk 6
8. MAYOR, COUNCIL AND STAFF INPUT 7
9. ADJOURNMENT 7

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, November 23, 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: Economic Development Manager Sean Sullivan
City Administrator Kurtis Ulrich
Finance Director Diana Lund
Parks and Assistant Public Works Superintendent Mark Riverblood
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Note the Following Boards, Commissions, and Committee Meeting Minutes:
1) Environmental Policy Board Meeting Minutes dated 8/16/2021
2) Planning Commission Meeting Minutes dated 8/26/2021
3) Planning Commission Meeting Minutes dated 9/23/2021
4) Economic Development Authority Meeting Minutes dated 9/9/2021
5) Park and Recreation Commission Meeting Minutes dated 9/9/2021
6) Public Works Committee Meeting Minutes dated 9/21/2021

5.02: Consider Escrow Agreement for Property Identification Number Division at 14503 Bowers Drive; Case of Robert Walker

5.03: Consider Hiring a Part-time Precreation Specialist Backfilling a Vacant Position

5.04: Consider Hiring a Mechanic in the Public Works Department

5.05: Consider Recommendations to Terminate a City Employee

5.06: Schedule Public Hearing for Adoption of 2022-2031 Capital Improvement Plan

5.07: Approve the Following Meeting Minutes:
1) City Council Work Session dated 11/9/2021
2) City Council Regular Session dated 11/9/2021

5.08: Approve Business Licenses

5.09: Approve Rental Licenses

5.10: Adopt Resolution #21-333 Approving Cash Disbursements Made and Authorizing Payment Accounts Payable Invoicing Received During the Period of November 4, 2021 through November 17, 2021

5.11: Adopt Resolution # 21-326 Adopting the 2022 Parking Ramp Maintenance Budget and Adopt Resolution #21-327 Allocating the Parking Ramp Maintenance Costs Per the Adopted 2022 Budget

5.12: Adopt Resolution #21-328 Adopting Special Assessment Rebate (Formerly Lessor Special Assessment or Franchise Fee)

5.13: Adopt Resolution #21-329 Not Waiving Statutory Tort Limits

5.14: Adopt Resolution #21-320 Authorizing Partial Payment #14 to RJM Construction for Improvement Project 20-07 New Public Works Facility

5.15: Adopt Resolution #21-321 authorizing partial payment No. 4 to North Valley, Inc. for Improvement Project #21-04, 2021 Neighborhood Pavement Overlay Improvements

5.16: Adopt Resolution #21-322 Authorizing Partial Payment No. 3 to North Valley, Inc. for Improvement Project #21-02, Tiger Street Reconstruction

5.17: Adopt Resolution #21-323 Authorizing Partial Payment No. 4 to North Valley, Inc. for Improvement Project #21-05, 2021 MSA Pavement Overlay Improvement

5.18: Adopt Resolution #21-324 Authorizing Partial Payment No. 3 to North Valley, Inc. for Improvement Project #21-12, 2021 Additional Pavement Overly Improvements

5.19: Adopt Resolution #21-331 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of 6701 Hwy 10

5.20: Adopt Resolution #21-332 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW

5.21: Adopt Resolution #21-335 to Approve a Three-Year Union Contract with AFSCME

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

6. PUBLIC HEARING

6.01: Introduce Ordinance #21-21 Amending City Code Article XVI- Tobacco, Sections 26-749 to 26-789

Economic Development Manager Sullivan introduced the ordinance to reflect the Minnesota Tobacco Law that went into effect in August of 2020 which changed the legal age of tobacco sales from 18 to 21, according to Minnesota State Statutes. It also incorporates electronic tobacco delivery devices within the City of Ramsey.

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, Woestehoff. Voting No: None.

Mayor Kuzma called the public hearing to order at 7:03 p.m.

Citizen Input

None.

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

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Woestehoff, Heineman, Howell, Riley, Specht.

Mayor Kuzma closed the public hearing at 7:31 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to introduce Ordinance #21-21 Amending City Code Article XVI- Tobacco, Sections 26-749 to 26-789.

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

6.02: Adopt Ordinance #21-24 Adopting the 2022 Schedule of Rates, Fees, and Charges

Finance Director Lund introduced the ordinance for adoption stating that the City annually adopts a schedule for rates, fees and charges. This ordinance was introduced to the City Council on November 9, 2021 and was posted in the newspaper. She highlighted some of the recommended changes that if approved tonight will come into effect in January 2022.

Public Hearing

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

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

Mayor Kuzma called the public hearing to order at 7:08 p.m.

Citizen Input

None.

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

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

Mayor Kuzma closed the public hearing at 7:09 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #21-24 Adopting the 2022 Schedule of Rates, Fees, and Charges.

A roll call vote was performed.

Councilmember Musgrove	No
Councilmember Specht	Aye
Councilmember Riley	Aye
Councilmember Howell	No
Councilmember Woestehoff	Aye
Councilmember Heineman	Aye
Mayor Kuzma	Aye

Motion carried.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #21-334 Approving the Restoration of the 25-Year-Old Lake Itasca Boardwalk

Parks and Assistant Public Works Superintendent Riverblood presented the resolution and gave a background on park maintenance and infrastructure. He stated around 2006 the City established a park maintenance fund recognizing that certain parts of the park's infrastructure would need maintenance and replacement. He highlighted several parks that have had maintenance improvements paid by the Parks Maintenance Fund. The boardwalk included in this case is considered at the end of its useful life. It is one of the most popular of the park improvements. It is proposed that the width of the boardwalk would go from six feet to eight feet. The not-to-exceed amount is $138,000. Minnesota Boardwalks LLC submitted the lowest bid for the work. If approved, construction could begin in mid-to-late December with completion sometime during the winter.

Mayor Kuzma referenced the bridge going over Trout Brook Creek and asked if the frequent flooding occurring there is going to be addressed.

Parks and Assistant Public Works Superintendent Riverblood replied that the bridge was replaced three or four years ago. It was elevated above the high-water mark and the supports were reconfigured so it is less likely to capture brush and have water loading on it. He stated the new over decking will match that bridge.

Councilmember Musgrove asked for confirmation that the funding for this park is coming from the Parks Maintenance Fund.

Parks and Assistant Public Works Superintendent Riverblood confirmed this, noting it was renamed a couple of years ago by the City Council to be the Capital Maintenance Fund.

Councilmember Musgrove commented that part of what she likes about this case is that the residents can see that the City is working on the existing parks. She noted that from the pictures presented tonight, the current boardwalk doesn't look safe. She asked when the project would be done.

Parks and Assistant Public Works Superintendent Riverblood replied the RFP was issued, giving the construction company a window for construction from award of the project by the City Council until April 30, 2022. The projected start time is mid-December with a construction time of a few weeks, dependent on the weather. He noted a stipulation of the project is that the boardwalk would be available to the public the entire time.

Motion by Councilmember Musgrove, seconded by Councilmember Howell to, adopt Resolution #21-334, Awarding Lake Itasca Boardwalk restoration to Minnesota Boardwalk LLC, at the not-to-exceed amount of $138,000.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced the first ever Community Holiday Lights Contest has begun. Details can be found online, registrations are open until December 3, 2021, and judging will be done a couple of weeks after that. He noted the locations will be published on a map for viewing and voting. He announced that the Coffee with a Cop event is Wednesday, December 8, 2021, at Elmcrest Park. This is a chance for members of the community to meet with one of the police officers in the morning. A tree lighting ceremony is scheduled for next Tuesday, November 30, 2021, at 5:00 p.m. The Mayor and City Council will be in attendance for the lighting of the new tree and Santa is also scheduled to make an appearance. He stated beverages and cookies will be provided by the Lions, decorations are being donated by Green Valley Greenhouse and the Ramsey Garden Club.

City Administrator Ulrich announced that City Hall is closed this Thursday and Friday in honor of the Thanksgiving holiday. The next regular meeting will be Tuesday, December 14, 2021. He reported a work session occurred before this meeting and will reconvene immediately following.

Mayor Kuzma wished everyone a Happy Thanksgiving.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:19 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

Drafted by Joni Helmeke
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **5. 8.**

Meeting Date: 12/14/2021

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Information

Title

Approve Business Licenses

Purpose/Background:

To obtain City Council approval of business license requests (not including Rental or BRC) including 2022 business license renewals.
Background: Certain businesses in the City of Ramsey are required to apply for a business license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC, may also be included in this approval. Those new license requests and/or renewals are attached for City Council approval.

Recommendation:

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

Action:

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

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	12/07/2021 06:24 PM
Brian Hagen	Brian Hagen	12/08/2021 08:57 AM
Bruce Westby	Bruce Westby	12/08/2021 09:30 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:36 AM
Form Started By: Wendy Schlueter		Started On: 11/16/2021 02:08 PM
Final Approval Date: 12/09/2021		

Report Name: License Report - License Types
Council Dates: 12/14/2021 to 12/14/2021
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Garbage Haulers						
LePage & Sons Inc.	Clint LePage			12/31/2022	12/14/2021	A
Curbside Waste Inc	Chad Lewis Master			12/31/2022	12/14/2021	A
Waste Management of Minnesota, Inc.	Garrett Christianson			12/31/2022	12/14/2021	A
Allied Waste Services of NA LLC	Jessica Zahn			12/31/2022	12/14/2021	A
Aspen Waste Systems, Inc.	Thor W. Nelson			12/31/2022	12/14/2021	A
Randy's Sanitation, Inc. /A Republic Services Comp	Peggy Schaefer			12/31/2022	12/14/2021	A
Walters Recycling & Refuse, Inc.	Matt Holland	2830		12/31/2022	12/14/2021	A
Ace Solid Waste Inc	Jami Monda	6601 McKinley St NW	Ace Solid Waste Inc	12/31/2022	12/14/2021	A
				Garbage Haulers License Count:		**8**
Pawnbroker						
Ramsey Pawn, LLC	Michael Ralph Whitelaw	6650 Highway 10 NW		12/31/2022	12/14/2021	A
				Pawnbroker License Count:		**1**
Therapeutic Massage Establishment						
Balance Through Bodywork, LLC	Michele Ann Reid	15469 Iodine St NW		12/31/2022	12/14/2021	A
				Therapeutic Massage Establishment License Count:		**1**
Therapeutic Massage Therapist						
Reid, Michele	Michele A Reid	15469 Iodine St NW	Balance Through Bc	12/31/2022	12/14/2021	A
Nebelung, Kayla M	Kayla Marie Nebelung	14245 St Francis Blvd NW #104	Rum River Chiropra	12/31/2022	12/14/2021	A
Konn, Olivia	Konn, Olivia B	14245 St Francis Blvd NW #104	Rum River Chiropra	12/31/2022	12/14/2021	A
				Therapeutic Massage Therapist License Count:		**3**
Tobacco						
Links At Northfork GC, LLC	Michael James Tozier	9333 Alpine Dr NW		12/31/2022	12/14/2021	A
Ramsey Tobacco LLC	Rafil Salman Jassim	6415 Highway 10 NW 108		12/31/2022	12/14/2021	A
Holiday Stationstores, LLC #395	Gary Brant	14075 Ramsey Blvd NW		12/31/2022	12/14/2021	A
Ramsey Market, Inc.	Aladdin Qutob	14911 Ramsey Blvd NW		12/31/2022	12/14/2021	A
Northern Tier Retail, LLC	Kimberly Duncan	14000 St Francis Blvd NW		12/31/2022	12/14/2021	A

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Tobacco						
Yayin Gadol, LLC	Jon Halper	14107 St Francis Blvd NW		12/31/2022	12/14/2021	A
Holiday Stationstores, LLC #323	Gary Brant	14350 Xkimo St NW		12/31/2022	12/14/2021	A
Rademacher Companies, Inc.	James Frank Kast	15299 St Francis Blvd NW	Bill's Superette	12/31/2022	12/14/2021	A
Casey's Retail Company	Douglas Marshall Beech	14131 Sunfish Lake Blvd NW	Casey's Retail #198	12/31/2022	12/14/2021	A
Casey's Retail Company	Douglas Marshall Beech	7222 Sunwood Dr NW	Casey's Retail #346	12/31/2022	12/14/2021	A
Cloud X Vapes Ramsey LLC	Courtney Lynn James	13939 St Francis Blvd NW 200	Cloud X Vapes	12/31/2022	12/14/2021	A
Coborn's, Inc.	David Meyer	7900 Sunwood Dr NW	Coborns #2033	12/31/2022	12/14/2021	A
Coborn's, Inc - Liquor	David Meyer	7880 Sunwood Dr NW	Coborns Liquor #60	12/31/2022	12/14/2021	A
E-CIG Warehouse, Inc.	Trevor William Courtney	6111 Highway 10 NW 500	E-CIG Warehouse	12/31/2022	12/14/2021	A
Atlantic Cargo Company Inc. LLC	Bruce Alan Mathson	5900 167th Ave NW	Fairway Liquors	12/31/2022	12/14/2021	A
Ohm Premier Vaping LLC	Sallyann Marie Phelps	7876 Sunwood Dr NW 100B	Northstar Marketpla	12/31/2022	12/14/2021	A
Ramsey #1 Smoke Shop, Inc.	Omar Awny Alkatout	14050 St Francis Blvd NW E	Ramsey Towne Squa	12/31/2022	12/14/2021	A

Tobacco License Count: 17

Total Licenses: 30

CC Regular Session **5. 9.**

Meeting Date: 12/14/2021

Submitted For: Jeff Katers, Police **By:** Tim Frankfurth, Police

Information

Title

Approve Extending Animal Impound Services Contract with North Metro Animal Care and Control

Purpose/Background:

The purpose of this case is to authorize the extension of the Animal Impound Services Contract with North Metro Animal Care and Control.

The City of Ramsey had contracted with the City of Anoka for animal containment services until 2019. This is when the City of Anoka informed us the animal impound facility would be closing so the property could be redeveloped. In September 2019, the City of Ramsey began utilizing North Metro Animal Care and Control (NMACC) of Andover for their services.

The Ramsey Police Department is responsible for animal control in the City of Ramsey and requests approval of the contract so this service can continue. The attached contract would continue services through 2022. There have been some price changes to the contract which are covered in the addendum.

The contract and addendum are attached for review.

Observations/Alternatives:

The City is satisfied with the service and cost proposed by this provider.

As an alternative, the Council could reject this proposal and seek other vendors. This alternative is not recommended at this time.

Funding Source:

The budgeted amount for animal containment services for the 2022 budget is $2000. This is a reduction from the budgeted amount of $4000 in 2021. The actual annual expense will vary based upon the number of impounded animals.

Recommendation:

Staff recommends approval of the attached contract with North Metro Animal Care and Control to allow them to continue providing services for the City of Ramsey.

Action:

Motion to approve the attached contract with North Metro Animal Care and Control to provide animal and impound services for the City of Ramsey.

Attachments

Addendum of Changes

animal contract 2022

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	12/09/2021 09:27 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:41 AM
Form Started By: Tim Frankfurth		Started On: 12/08/2021 01:52 PM
Final Approval Date: 12/09/2021		

NORTH METRO ANIMAL CARE AND CONTROL
PRICE CHANGES, GENERAL POLICIES 2022

CITY FEES – Charged Only when animals are unclaimed:

- Daily Boarding – **increased** from $15/day to **$19/day** to a maximum of 7 calendar days, or longer if required by local rule or ordinance. (NOTE –Stray holds are calculated in accordance with MN STAT 347.14 Subd.2 and MN Board of Animal Health Rules 1721.0520 Subpart 10. Which mandate minimum hold periods of 5 regular business days.
- Emergency Veterinary Care – **increased** from a maximum of $300 to a maximum of **$500.**
- Humane Euthanasia and disposal when necessary for untreatable animals or when an animal poses a public safety risk, or pursuant to a valid destruct order – **reimbursement of actual cost.**
- Bite Quarantines – If an owner fails to claim an animal after a bite quarantine, $19/day for a maximum of the mandated quarantine period.
- There is no charge to the City for pickup of animals when requested by local law enforcement or designated City Staff

OWNER FEES – Due when animals are claimed:

- Impound Fee – Minimum Fee Assessed when animals are impounded and brought into our facility- **$45.00**
- Pickup Fee – Flat rate service fee for picking up animal - **Increasing** from $25 (during business hours) and $35 (during non-business hours) to a flat rate fee of **$50.00**
- Daily Boarding – After the first 24 hours **$28.00/day**
- **Shelter Diversion / Field Release Fee** – When an animal has a collar tag, micro-chip, or other means of identification AND when the legal owner can show compliance with local licensing, rabies control, or other local regulation, an animal may be returned to the owner in lieu of impound. We will charge a field release fee of **$50.00**
- Dangerous Dog Registration – **When requested by addendum to its contract**, North Metro Animal Care and Control will provide Dangerous Dog Registration Services in accordance with MN STAT 347.50 – 347-565. Pursuant to MN STAT 347.51 Subd. 3 North Metro Animal Care and Control shall charge a fee not to exceed **$500.00.**

PUBLIC HOURS – North Metro Animal Care and Control is open to the public for claiming animals between the hours of 9:00AM and 6:00PM Monday through Friday and 9:00AM to Noon on Saturday. We are closed on Sundays and all Legal Holidays. North Metro Animal Care and Control **DOES NOT RELEASE ANIMALS OUTSIDE OF PUBLIC HOURS.**

PUBLIC SERVICE HOURS – North Metro Animal Care and Control will no longer respond to private residences to pick up animals on a 24/7 basis. **Residents will no longer be able to request pick-up of found or stray animals between the hours of 10PM and 8AM.**

LAW ENFORCEMENT REQUESTS FOR ASSISTANCE – North Metro Animal Care and Control will continue to respond to assist law enforcement on a 24/7 on call basis, when requested by an officer and when needed to help with a public safety issue or to accomplish a law enforcement objective.

Police, Sheriff's Deputies and Community Service Officers and/or Reserve Officers and Deputies shall have 24/7 access and may continue to transport animals to our facility in accordance with established procedures. Or, in the alternative, Law Enforcement Officers may request North Metro Animal Care and Control personnel to **meet them at a designated location to take custody of an animal.**

STRAY CATS – North Metro Animal Care and Control's contracts specify that it will pick up and hold companion animals **found to be in violation of Minnesota State Statutes or Local Ordinances.**

There is no Minnesota State Statute that regulates or prohibits cats from being at large or requiring them to be licensed.

Therefore, a local ordinance **must exist** in order to **grant legal authority** to impound a stray house or outdoor access cat. North Metro Animal Care and Control will accept cats under the following circumstances:

- Cat is of the domesticated variety and **NOT FERAL.**
- Cat is in violation of a local ordinance which specifically prohibits cats being allowed to roam outside and off the owner(s) property.

AND/OR

- The Cat is declawed, ill, injured, or otherwise unable to defend itself and return home on its own.
- Weather conditions pose a risk to the health and safety of the Cat that it must be sheltered for its survival.
- A cat has bitten someone or poses a threat to the public safety.

Impounded Cats will be held for the same period as for impounded dogs to allow owner(s) to claim them.

In communities without a stray cat ordinance, if the finder is willing and able, they would be best advised to post signs in the immediate area where the cat was found, post on local social media and talk with neighbors in the area to find where the cat belongs and return it home.

If the cat requires veterinary care, or the finder cannot locate an owner, they will need to make arrangements with the Animal Humane Society or their local open access animal shelter to admit the cat. **In some cases, there may be a significant waiting period to have the cat admitted to the shelter.**

If the finder cannot care for the cat, and it is able to fend for itself it may be best to release the cat where it was found and allow it to find its way home.

WILDLIFE

North Metro Animal Care and Control does not handle wildlife unless specifically requested to assist local law enforcement.

FERAL CATS

North Metro Animal Care and Control does not trap or offer services to trap spay/neuter return or relocate feral cats. This should be viewed as a homeowner issue and **not a police or city issue** unless there is a significant public safety risk. (ie: bite). Homeowners should be advised to avail themselves of programs for feral cats offered by the Animal Humane Society.

NUISANCE ANIMALS
REFERRAL TO APPROPRIATE CITY OR LOCAL LAW ENFORCEMENT

North Metro Animal Care and Control does not respond to nuisance calls from the public directly. All calls we receive regarding nuisance animals will be referred to City Officials or local law enforcement. If the services of North Metro Animal Care and Control are needed, they may be requested only through City Officials or Local Law Enforcement.

This information is provided for City Use Only. If there are any questions or concerns regarding these general policies, please contact me directly.

Mark Anderson
Director/Animal Control Officer
North Metro Animal Care and Control
Office 763-434-7332 ext. 1
Direct 763-269-1102
Email director@northmetroacc.org

NORTH METRO COMPANION ANIMALCARE AND CONTROL STANDARD COMPANION ANIMAL AND IMPOUND SERVICES AGREEMENT

THIS AGREEMENT made **this 1st day of January 2022** by and between North Metro Animal Care and Control (NMACC) at 1662 164th Lane NW, Andover, MN 55304 hereinafter referred to as "Contractor", and the **RAMSEY POLICE DEPARTMENT AND THE CITY OF RAMSEY, Minnesota,** hereinafter referred to as "Police Department and/or the City".

WITNESSETH, that Contractor and City, for the consideration stated herein, mutually agree as follows:

1. STATEMENT OF WORK. Contractor shall furnish all labor, equipment, and services necessary to function as the designated impound facility for the **RAMSEY POLICE DEPARTMENT and the CITY OF RAMSEY,** as set forth below, in an efficient and workmanlike manner and in accordance with this Agreement. Contractor shall comply with all federal, state and local laws and ordinances in performing the duties as specified herein.

2. TERM. This Agreement shall commence on the **1st day of January 2022** and continue through December 31, 2022, unless otherwise terminated as provided herein.

3. CONTACTOR'S DUTIES.

a) Upon the request of a member of the Ramsey Police Department, City Administration, or the City Clerk, Contractor shall take and accept for impoundment any companion animal found by any of the aforementioned individuals to be in violation of any City Ordinance or Minnesota State Statute.
b) All such companion animals received by Contractor shall be treated humanely.
c) The Contractor agrees to comply with all state and local laws regarding waiting periods.
d) The Contractor shall be responsible for the advertisement and publication of notice for all companion animals received by Contractor.
e) The Contractor shall, when requested, pick up companion animals from private residences between the hours of 8:00AM to 10:PM, seven days a week at the request of the police department or the City.
f) The Contractor shall provide access to its impound facility to members of the police department on a 24/7 basis.
g) The Contractor shall be available to the police department on a 24/7 on-call basis.
h) The Contractor shall be open to the public Monday-Friday 9:00AM to 6:00 PM and Saturdays 9:00 AM to Noon.
i) Any other duties as requested or directed by the City or the police department and deemed necessary to enforce of state statutes and local ordinances pertaining to the ownership companion animals and their welfare and to accomplish a law enforcement or public safety objective.

4. THE CONTRACT PRICE.

(A) When companion animals are unclaimed, the police department and/or the City shall pay the Contractor for services rendered under this agreement as follows:

1. Boarding Fees **- $19.00** per calendar day, per animal.
2. Veterinary Expenses – Emergency services for unclaimed companion animals will be reimbursed to a maximum of **$500.00**/per occurrence provided receipt for services is included with the Contractor's invoice. Non-emergency Veterinary care must be for a reasonable purpose and be pre-approved by the police department or City. Receipt for services must accompany the Contractor's invoice. The police department or City shall have the benefit of NMACC's discount(s) with its contracted Veterinary Care Providers.
3. Euthanasia/Disposal of Deceased companion animals – will be reimbursed at actual cost provided receipt for services is included with the Contractor's invoice.
4. If pick up of a companion animal is requested by the police department or the City, Contractor will pick up the companion animal at no charge.

(B) When companion animals are claimed by their owner, the owner shall pay all fees prior to the release of the animal. Fees for owners are as follows:

1. Minimum Fee - **$45.00** per companion animal within the first 24 hours.
2. Boarding Fees - **$28.00** per calendar day, per companion animal.
4. Veterinary Expenses – Expenses for all Veterinary care must be reimbursed by the owner prior to the release of their animal.
5. If pick up of a companion animal is requested by the police department or the City, the **owner** will be assessed a flat rate pickup fee of **$50.00**
6. Field Release Fee – If the companion animal and its legal owner can be identified at the time of pickup, North Metro Animal Care and Control may release the companion animal to its legal owner in lieu of impounding. North Metro Animal Care and Control will **charge the owner a flat fee of $50.00**.

5. BILLS TO CITY FOR SERVICES. Contractor shall submit bills for services rendered under this Agreement, for which Police Department/City is responsible, monthly to the Police Department/City, which shall be paid by the City within thirty (30) days of receipt. **If the contractor is required to collect a City Impound Fee on behalf of the City/Police Department, such fees will be credited to the account of the Police Department/City. A refund of City Impound Fees if due, will be paid at the end of the calendar year.**

6. INDEPENDENT CONTRACTOR. In rendering services hereunder, Contractor shall be an Independent Contractor and no employer/employee relationship shall arise out of or result from rendering such services to City. Contractor and its employees will acquire no rights to tenure, workers compensation benefits, re-employment compensation benefits, medical and hospital benefits, sick and vacation leave, severance pay, pension benefits or other rights or benefits offered to employees of the City, its department or agencies. All persons employed by Contractor shall be the sole and exclusive employees of Contractor

and shall be paid by Contractor. In connection with the employment of said employees during the term of this Agreement, Contractor shall accept full and exclusive liability for all applicable social security, unemployment, workers' compensation, or other employment taxes or contributions of insurance, and all employee benefits, and shall comply with all federal and state laws and regulations relating to employment generally, minimum wages, social security, unemployment insurance, and workers' compensation. Certificates evidencing compliance with the foregoing shall be submitted to the City as reasonably requested by the City. Contractor shall indemnify, defend, and hold harmless the City, its councilmembers, officers, agents, servants, and employees from all liability, loss, costs, and expenses, including reasonable attorney's fees, which may be imposed in connection with employees of Contractor.

7. REPRESENTATION. The Contractor represents that he/she employs employees who are properly trained to perform the services contemplated in this Agreement, and if required by the State, are certified by the State of Minnesota.

8. LICENSES AND PERMITS. Contractor shall, at its own expense, procure all necessary licenses and permits required to fulfill its obligations under this Agreement.

9. THIRD PARTY BENEFICIARIES. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and assigns, and no third parties are intended to or shall have any rights hereunder.

10. ASSIGNMENTS; SUBCONTRACTS. The duties and obligations of Contractor contained in this Agreement may not be delegated, assigned, or subcontracted out to another party either directly or indirectly without the prior written consent of the City, which consent may be withheld in the City's sole discretion. No such delegation or subcontract, if approved by the City, shall relieve Contractor of its obligations hereunder.

11. INSURANCE. Contractor shall, at its own expense, procure insurance to include, but not be limited to, liability insurance covering bodily injury, death and property damages, worker’s compensation, and commercial general liability, in a form and amount acceptable to City, and by a company admitted and licensed to issue said policies in the State of Minnesota. The insurance specified may be in a policy or policies of insurance, primary or excess. Such insurance shall be in full force and effect on the date of execution of this Agreement and shall remain continuously in full force and effect for the duration of this Agreement and shall be evidenced by a Certificate(s) of Insurance provided to City.

12. IDEMNIFICATION. Contractor agrees to defend, indemnify and hold harmless the City, along with its officers and employees, from any liabilities, claims, damages, costs, judgments, and expenses, including attorney’s fees, resulting directly or indirectly from any act or omission of Contractor, its employees or its agents, in the performance of the services provided by this Agreement or by reason of the failure of Contractor to fully perform, in any respect, any of its obligations under this Agreement. Further, City shall not be liable for any loss suffered by Contractor due to personal injury or because of damage to, or destruction of, any property, or any loss of profits or other consequential damages or any inconveniences.

13. NOTICES AND COMMUNICATIONS: All notices and communications provided for in this Agreement shall be in writing and shall be personally delivered or sent by a reputable private commercial courier service or sent by United States registered or certified mail, postage pre-paid, return receipt requested, to the Parties at the address set forth in the opening paragraph of this Agreement. Notice shall be deemed effective upon receipt when delivered personally, or upon mailing.

14. TERMINATION. The City may terminate this Agreement at any time upon thirty (30) days prior written notice to Contractor. In the event of a breach or non-performance of this Agreement by Contractor, City may terminate this Agreement immediately upon written notice to Contractor.

15. FORMALITIES. Any change to or modification of this Agreement must be in writing signed by both Parties. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument. The captions for each section of this Agreement are intended for convenience only and shall not be deemed to construe or limit in any manner this Agreement. This Agreement is separate and independent of any other document, agreement, or understanding of the Parties. This Agreement constitutes the entire agreement of the Parties with respect to the matters addressed herein.

16. SEVERABILITY: If any one or more of the provisions of this Agreement, or any application thereof, shall be found to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions or any application thereof shall not in any way be effected or impaired thereby.

17. APPLICABLE LAW: This Agreement is governed by and is to be interpreted pursuant to the laws of the State of Minnesota. City and Contractor each hereby consent to the personal jurisdiction of the District Court of Anoka County, Minnesota, in any action, suit, or proceeding arising under this Agreement and agree that any such action, suit, or proceeding shall be venued in such court and agree to waive any objection based on forum non convenience to the bringing of any action in such court.

MINNESOTA DATA PRACTICES ACT NOTICE:

(a) If a government entity enters into a contract with a private person to perform any of its functions, all of the data created, collected, received, stored, used, maintained, or disseminated by the private person in performing those functions is subject to the requirements of this chapter and the private person must comply with those requirements as if it were a government entity. All contracts entered into by a government entity must include a notice that the requirements of this subdivision apply to the contract. Failure to include the notice in the contract does not invalidate the application of this subdivision. The remedies in section 13.08 apply to the private person under this subdivision.

(b) This subdivision does not create a duty on the part of the private person to provide access to public data to the public if the public data are available from the government entity, except as required by the terms of the contract.

Ref Minnesota State Statutes 13.05 subd. 11

IN WITNESS THEREOF, the parties have executed this Agreement on the day and year appearing opposite their signatures below.

CONTRACTOR

Date:_____ By: _____
Its: _____

CITY OF RAMSEY

Date:_____ By: _____

Attested by:

Date:_____ _____
City Clerk

CC Regular Session **5. 10.**

Meeting Date: 12/14/2021

By: Nicole Laubach, 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 Licenses

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 02:06 PM
Form Started By: Nicole Laubach		Started On: 12/08/2021 08:39 AM
Final Approval Date: 12/09/2021		

Report Name: License Report - License Types
Council Dates: 12/14/2021 to 12/14/2021
Status: Active, Inactive
License Type(s): Rental, Multi-Family Rental

City of Ramsey
License Report - License Types

Printed: 12/8/2021

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Lien Lam		6178 146th Ave NW		12/10/2024	12/14/2021	A
Don Volner		8062 154th Ave NW		12/10/2024	12/14/2021	A
SFR Acquisitions 1 LLC		5544 154th La NW		12/10/2024	12/14/2021	A
Bailey Johnson		16257 Kamacite St NW		12/10/2024	12/14/2021	A
SFR Acquisitions 1 LLC		16025 Uranimite St NW		12/10/2024	12/14/2021	A
Birch Hill Lodges	Ross William Peterson	14701 Cobalt St NW	Birch Hill Lodges	12/10/2024	12/14/2021	A

Rental License Count: 6

Total Licenses: 6

CC Regular Session **5. 11.**

Meeting Date: 12/14/2021

Submitted For: Kurt Ulrich, Administrative Services

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #21-359 Approving the Memorandum of Agreement (MOA) Between the State of Minnesota and Local Governments and Authorizing Participation in National Opioid Settlement

Purpose/Background:

The City of Ramsey received a notice from the Minnesota Attorney General (see attached) in regard to participating in the National Opioid Settlement Agreement.

Overview:

After years of negotiations, two proposed nationwide settlement agreements ("Settlements") have been reached that would resolve all opioid litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors, McKesson, Cardinal Health and AmerisourceBergen ("Distributors"), and one manufacturer, Janssen Pharmaceuticals, Inc., and its parent company Johnson & Johnson (collectively, "Janssen").

The proposed Settlements require the Distributors and Janssen to pay billions of dollars to abate the opioid epidemic. Specifically, the Settlements require the Distributors to pay up to $21 billion over 18 years and Janssen to pay up to $5 billion over no more than 9 years, for a total of $26 billion (the "Settlement Amount"). Of the Settlement Amount, approximately $22.7 billion is earmarked for use by participating states and subdivisions to remediate and abate the impacts of the opioid crisis.

The Settlements also contain injunctive relief provisions governing the opioid marketing, sale and distribution practices at the heart of the states' and subdivisions' lawsuits and further require the Distributors to implement additional safeguards to prevent diversion of prescription opioids.

Each of the proposed Settlements has two key participation steps. First, each state decides whether to participate in the Settlement. Minnesota has joined both Settlements. Second, the subdivisions within each participating state must then decide whether to participate in the Settlements. Generally, the more subdivisions that participate, the greater the amount of funds that flow to that state and its participating subdivisions. Any subdivision that does not participate cannot directly share in any of the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds.

This letter is part of the formal notice required by the Settlements.

Allocation of Settlement Funds:

The settlement funds are first divided among the participating states according to a formula developed by the Attorneys General that considers population and the severity of harm caused by the opioid epidemic in each participating state. Each state's share of the abatement funds is then further allocated within each state according to agreement between the state and its subdivisions, applicable state allocation legislation, or, in the absence of these, the default provisions in the agreements.

legislation can be found on the national settlement website as well as on the Minnesota Attorney General's website. The allocation section of the national website will be supplemented as more intra-state allocation arrangements are finalized.opioidsMany states have or are in the process of reaching an agreement on how to allocate abatement funds within the states. Information about Minnesota's

In reviewing allocation information, please note that while all subdivisions may participate in the Settlements, not all subdivisions are eligible to receive direct payments. To promote efficiency in the use of abatement funds and avoid administratively burdensome disbursements that would be too small to add a meaningful abatement response, certain smaller subdivisions do not automatically receive a direct allocation. However, participation by such subdivisions will help maximize the amount of abatement funds being paid in the Settlements, including those going to counties, cities, parishes, and other larger subdivisions in their communities.

In some states there will be a proposed state-subdivision agreement that is in the process of being adopted by subdivisions. Any questions concerning the status or terms of the state-subdivision agreement, allocation statute, and/or statutory trust in your state, if applicable, can be directed to the Attorney General's Office.

You may be contacted by the Attorney General's Office with additional information regarding the allocation of settlement funds in Minnesota. Subdivisions with representation can expect information from their attorneys as well. We encourage you to review all materials and to follow up with any questions. The terms of these Settlements are complex and we want to be sure you have all the information you need to make your participation decision.

The League of Minnesota Cities (LMC) is participating on an advisory panel that will make recommendations for a statewide framework for the allocation and use of funds to be received from national opioid lawsuits. The plan presented would override the default allocation plans derived from the national litigation where direct payments would be sent to individual cities with populations over 10,000.

LMC Key Points to note:
• Cities and counties have until Jan. 2, 2022, to sign onto a settlement agreement negotiated against a Pharmaceutical Supply Chain Participant in the national litigation. The more political subdivisions that sign, the more money Minnesota will receive.
• The goal of the advisory panel is to have a statewide allocation plan agreed upon and incorporated into the settlement terms. States across the country are developing unique allocation plans and Minnesota's advisory panel is reviewing all for ideas and templates.
• Any Opioid Settlement Funds received will be restricted to remediation and abatement uses. The counties' plan will allow for direct funding of programs (primarily public health and human services) that fit within these uses.
• One reason provided for county specific funding is that smaller amounts divided among numerous local governments would not have as great an impact on the opioid crisis as larger blocks of money.
• Alternative allocation plans are being created and will be reviewed by the advisory panel. Input is needed from individual cities on whether direct city funding versus county funding is preferable, and on any suggested terms for city access and administration of Opioid Settlement Funds

<u>Why City Should Participate</u>

The Attorney General's notice listed the following reasons to participate:
A vast majority of states have joined the Settlements, and attorneys for many subdivisions have already announced support for them. For example, the Plaintiffs' Executive Committee, charged with leading the litigation on behalf of more than 3,000 cities, counties and others against the opioid industry, and consolidated in the national multi-district litigation ("MDL") pending before Judge Dan Aaron Polster in the Northern District of Ohio, recommends participation in these Settlements.

Subdivision participation is strongly encouraged, for the following reasons:

First, the amounts to be paid under the Settlements, while insufficient to abate the epidemic fully, will allow state and local governments to commence with meaningful change designed to curb opioid addiction, overdose and death;

Second, time is of the essence. The opioid epidemic continues to devastate communities around the country and it is critical that the funds begin to flow to allow governments to address the epidemic in their communities ***as soon as***

***possible**;*

Third, if there is not sufficient subdivision participation in these proposed Settlements, the Settlements will not be finalized, the important business practice changes will not be implemented, the billions of dollars in abatement funds will not flow to communities, and more than 3,000 cases may be sent back to their home courts for trial, which will take many years;

Fourth, the extent of participation also will determine how much money each state and its local subdivisions will receive because approximately half of the abatement funds are in the form of "incentive payments," i.e., the higher the participation of subdivisions in a state, the greater the amount of settlement funds that flow into that state;

Fifth, you know first-hand the effects of the opioid epidemic on your community. Funds from these Settlements will be used to commence abatement of the crisis and provide relief to your citizens while litigation and settlement discussions proceed against numerous other defendants in the opioid industry; and

Sixth, because pills do not respect boundaries, the opioid epidemic is a national crisis that needs a national solution.

Notification:
Not applicable.

Observations/Alternatives:
The City's Fire Chief, Police Chief, City Attorney, and City Administrator have reviewed this information and recommend that the City Council authorize the City Administrator to execute documents necessary for the City to participate in the National Opioid Settlement Agreement as described in the attached documents.

Funding Source:
Not applicable.

Recommendation:
It is recommended that the City Council authorize the City Administrator to execute documents necessary for the City to participate in the National Opioid Settlement Agreement as outlined by the Minnesota Attorney General.

Action:
Adopt Resolution #21-359 Approving the Memorandum of Agreement (MOA) Between the State of Minnesota and Local Governments and Authorizing Participation in National Opioid Settlement

---

Attachments

Opiod Doc.
Natl Opiod Settlement Notice
The Opioid Crisis in MN
Res 21-359

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	11/17/2021 01:49 PM
Kurt Ulrich	Kathy Schmitz	12/09/2021 02:39 PM
Colleen Lasher (Originator)	Kathy Schmitz	12/09/2021 02:39 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 03:22 PM

Kurt Ulrich	Kurt Ulrich	12/09/2021 03:23 PM
Form Started By: Colleen Lasher		Started On: 11/16/2021 02:24 PM
Final Approval Date: 12/09/2021		

EXHIBIT G

Subdivisions Eligible to Receive Direct Allocations from the Subdivision Fund and Default Subdivision Fund Allocation Percentages

The Subdivisions set forth on this Exhibit G are eligible to receive direct allocations from the Subdivision Fund, if such Subdivisions are otherwise eligible to receive such funds under this Agreement. By default, the Subdivisions set forth on this Exhibit G shall include: (1) all Litigating Subdivisions that are General Purpose Governments; (2) all counties and parishes in States with functional counties or parishes; (3) all Subdivisions that are the highest level of General Purpose Government in States without functional counties or parishes; and (4) all other Subdivisions that are General Purpose Governments with a population of 10,000 or greater. A State may elect to add any additional Subdivisions to this Exhibit G at any time prior to the Initial Participation Date.

Immediately upon the effectiveness of any State-Subdivision Agreement, Allocation Statute, Statutory Trust, or voluntary redistribution allowed by Section V.D.3 (or upon the effectiveness of an amendment to any State-Subdivision Agreement, Allocation Statute, Statutory Trust, or voluntary redistribution allowed by Section V.D.3) that addresses allocation from the Subdivision Fund, whether before or after the Initial Participation Date, this Exhibit G will automatically be amended to reflect the allocation from the Subdivision Fund pursuant to the State-Subdivision Agreement, Allocation Statute, Statutory Trust, or voluntary redistribution allowed by Section V.D.3.

For the avoidance of doubt, inclusion on this Exhibit G shall not create any claim for any amount of the Settlement Fund, and no such amounts shall be allocated or distributed to any Subdivision included herein if such Subdivision does not otherwise meet all requirements to receive any such funds pursuant to this Agreement.

The Parties recognize the benefits of remediation funds reaching all communities, including through direct payments from the Subdivision Fund. However, to promote efficiency in the use of such funds and avoid administratively-burdensome disbursements that would be too small to add a meaningful abatement response, certain Subdivisions do not receive a direct allocation from the Subdivision Fund. However, such Subdivisions will benefit from Opioid Remediation in their community, and are eligible to receive direct benefits from the Abatement Accounts Fund in their State. All settlement funds, whether allocated to a Settling State, an Abatement Accounts Fund or a Subdivision listed on this Exhibit G can be used for Opioid Remediation in communities not listed herein.

As provided by Section V.D.4.c, the Allocation Percentages shown below apply to distribution of each Settling State's Subdivision Fund in the absence of a State-Subdivision Agreement, Allocation Statute, or Statutory Trust. The allocation that would have otherwise gone to General Purpose Government Subdivisions not listed below as receiving a direct allocation shall be (1) directed to the county or parish in which such Subdivision is located in Settling States with functional counties or parishes if the relevant county or parish is a Participating Subdivision or (2) to the highest-level General Purpose Government in which such Subdivision is located in Settling States without functional counties or parishes if the relevant highest-level General

Purpose Government is a Participating Subdivision. Where the relevant county, parish or highest-level General Purpose Government is not a Participating Subdivision, allocations of General Purpose Subdivisions not listed below as eligible to become Participating Subdivisions shall be allocated pursuant to Section VII.I. The redirecting of funds described in this paragraph is intended to promote the efficient use of Opioid Remediation funds while keeping, where possible, local control of the distribution of those funds.

MN1	Aitkin County, Minnesota	0.5286814148%
MN2	Albert Lea City, Minnesota	0.0977622743%
MN3	Alexandria City, Minnesota	0.0160492533%
MN4	Andover City, Minnesota	0.1252665067%
MN5	Anoka City, Minnesota	0.1440564244%
MN6	Anoka County, Minnesota	4.6242592739%
MN7	Apple Valley City, Minnesota	0.2744845059%
MN8	Arden Hills City, Minnesota	0.0767181792%
MN9	Austin City, Minnesota	0.1311616775%
MN10	Becker County, Minnesota	0.6074940403%
MN11	Beltrami County, Minnesota	0.7012389686%
MN12	Bemidji City, Minnesota	0.1574833165%
MN13	Benton County, Minnesota	0.5911228450%
MN14	Big Lake City, Minnesota	0.0420448659%
MN15	Big Stone County, Minnesota	0.1096599784%
MN16	Blaine City, Minnesota	0.3900026032%
MN17	Bloomington City, Minnesota	0.4497191234%
MN18	Blue Earth County, Minnesota	0.6089707140%
MN19	Brainerd City, Minnesota	0.1504466885%
MN20	Brooklyn Center City, Minnesota	0.1297575027%
MN21	Brooklyn Park City, Minnesota	0.2573517070%
MN22	Brown County, Minnesota	0.3051842351%
MN23	Buffalo City, Minnesota	0.0781258548%
MN24	Burnsville City, Minnesota	0.4713016362%
MN25	Carlton County, Minnesota	0.9030359158%
MN26	Carver County, Minnesota	1.0510920355%
MN27	Cass County, Minnesota	0.8164078457%
MN28	Champlin City, Minnesota	0.0508611460%
MN29	Chanhassen City, Minnesota	0.0711696030%
MN30	Chaska City, Minnesota	0.1150720173%
MN31	Chippewa County, Minnesota	0.1920510176%
MN32	Chisago County, Minnesota	0.9131864974%
MN33	Clay County, Minnesota	0.8653053935%
MN34	Clearwater County, Minnesota	0.1705736793%
MN35	Cloquet City, Minnesota	0.1186651642%
MN36	Columbia Heights City, Minnesota	0.2218103028%
MN37	Cook County, Minnesota	0.0986217587%
MN38	Coon Rapids City, Minnesota	0.5297885918%
MN39	Cottage Grove City, Minnesota	0.2579811495%
MN40	Cottonwood County, Minnesota	0.1596040200%
MN41	Crow Wing County, Minnesota	1.0457717507%
MN42	Crystal City, Minnesota	0.0875990017%
MN43	Dakota County, Minnesota	4.0571434991%
MN44	Dodge County, Minnesota	0.2031881392%
MN45	Douglas County, Minnesota	0.5526533294%
MN46	Duluth City, Minnesota	1.0556152695%
MN47	Eagan City, Minnesota	0.3357112506%
MN48	East Bethel City, Minnesota	0.0544402891%
MN49	Eden Prairie City, Minnesota	0.2342274611%

MN50	Edina City, Minnesota	0.1810785868%
MN51	Elk River City, Minnesota	0.1845146283%
MN52	Fairmont City, Minnesota	0.0691539281%
MN53	Faribault City, Minnesota	0.0597051421%
MN54	Faribault County, Minnesota	0.1990991695%
MN55	Farmington City, Minnesota	0.1233974343%
MN56	Fergus Falls City, Minnesota	0.0953555135%
MN57	Fillmore County, Minnesota	0.2137999717%
MN58	Forest Lake City, Minnesota	0.1371068827%
MN59	Freeborn County, Minnesota	0.3218731421%
MN60	Fridley City, Minnesota	0.2363297846%
MN61	Golden Valley City, Minnesota	0.0785357583%
MN62	Goodhue County, Minnesota	0.5154623919%
MN63	Grand Rapids City, Minnesota	0.0379045489%
MN64	Grant County, Minnesota	0.0701677463%
MN65	Ham Lake City, Minnesota	0.0398258439%
MN66	Hastings City, Minnesota	0.1717268064%
MN67	Hennepin County, Minnesota	17.4947177407%
MN68	Hibbing City, Minnesota	0.1399140652%
MN69	Hopkins City, Minnesota	0.1103006531%
MN70	Houston County, Minnesota	0.2844148191%
MN71	Hubbard County, Minnesota	0.4205503327%
MN72	Hugo City, Minnesota	0.0294053970%
MN73	Hutchinson City, Minnesota	0.4500983935%
MN74	Inver Grove Heights City, Minnesota	0.2013009785%
MN75	Isanti County, Minnesota	0.7078656931%
MN76	Itasca County, Minnesota	1.0468316649%
MN77	Jackson County, Minnesota	0.1293074841%
MN78	Kanabec County, Minnesota	0.2825744837%
MN79	Kandiyohi County, Minnesota	0.1451128376%
MN80	Kittson County, Minnesota	0.0745984967%
MN81	Koochiching County, Minnesota	0.2397716611%
MN82	Lac Qui Parle County, Minnesota	0.0904601572%
MN83	Lake County, Minnesota	0.1677431571%
MN84	Lake of the Woods County, Minnesota	0.1030738066%
MN85	Lakeville City, Minnesota	0.2590140772%
MN86	Le Sueur County, Minnesota	0.2960413451%
MN87	Lincoln County, Minnesota	0.1002117758%
MN88	Lino Lakes City, Minnesota	0.1385206851%
MN89	Little Canada City, Minnesota	0.1205138143%
MN90	Lyon County, Minnesota	0.2693726739%
MN91	Mahnomen County, Minnesota	0.1299927961%
MN92	Mankato City, Minnesota	0.3394403512%
MN93	Maple Grove City, Minnesota	0.1664829592%
MN94	Maplewood City, Minnesota	0.1720888635%
MN95	Marshall City, Minnesota	0.0861816984%
MN96	Marshall County, Minnesota	0.1189736859%
MN97	Martin County, Minnesota	0.2333916080%
MN98	McLeod County, Minnesota	0.1144539528%

MN99	Meeker County, Minnesota	0.3436113016%
MN100	Mendota Heights City, Minnesota	0.0821776269%
MN101	Mille Lacs County, Minnesota	0.8536527563%
MN102	Minneapolis City, Minnesota	4.4766025549%
MN103	Minnetonka City, Minnesota	0.1805441076%
MN104	Monticello City, Minnesota	0.0182370585%
MN105	Moorhead City, Minnesota	0.3980660322%
MN106	Morrison County, Minnesota	0.6588564064%
MN107	Mounds View City, Minnesota	0.0723117896%
MN108	Mower County, Minnesota	0.5324617169%
MN109	Murray County, Minnesota	0.1237848734%
MN110	New Brighton City, Minnesota	0.1030123940%
MN111	New Hope City, Minnesota	0.0689628343%
MN112	New Ulm City, Minnesota	0.0519862655%
MN113	Nicollet County, Minnesota	0.1443064509%
MN114	Nobles County, Minnesota	0.1433541912%
MN115	Norman County, Minnesota	0.0998150009%
MN116	North Branch City, Minnesota	0.0501205482%
MN117	North Mankato City, Minnesota	0.0267890165%
MN118	North St. Paul City, Minnesota	0.0528485215%
MN119	Northfield City, Minnesota	0.6851668132%
MN120	Oakdale City, Minnesota	0.1765286580%
MN121	Olmsted County, Minnesota	1.7654639618%
MN122	Otsego City, Minnesota	0.0389412692%
MN123	Otter Tail County, Minnesota	0.7650587540%
MN124	Owatonna City, Minnesota	0.1301345848%
MN125	Pennington County, Minnesota	0.2829057616%
MN126	Pine County, Minnesota	0.5204807192%
MN127	Pipestone County, Minnesota	0.1408899564%
MN128	Plymouth City, Minnesota	0.1617585661%
MN129	Polk County, Minnesota	0.7942540937%
MN130	Pope County, Minnesota	0.1716325723%
MN131	Prior Lake City, Minnesota	0.1314862452%
MN132	Proctor City, Minnesota	0.0196743464%
MN133	Ramsey City, Minnesota	0.1289991083%
MN134	Ramsey County, Minnesota	6.5235510364%
MN135	Red Lake County, Minnesota	0.0488842734%
MN136	Red Wing City, Minnesota	0.1690608291%
MN137	Redwood County, Minnesota	0.2578753915%
MN138	Renville County, Minnesota	0.2484267514%
MN139	Rice County, Minnesota	0.2454785096%
MN140	Richfield City, Minnesota	0.2325614441%
MN141	Robbinsdale City, Minnesota	0.0829119522%
MN142	Rochester City, Minnesota	0.6757524532%
MN143	Rock County, Minnesota	0.1875379948%
MN144	Rogers City, Minnesota	0.0282340357%
MN145	Roseau County, Minnesota	0.2310796648%
MN146	Rosemount City, Minnesota	0.1131711446%
MN147	Roseville City, Minnesota	0.1580291737%

MN148	Sartell City, Minnesota	0.0580331443%
MN149	Sauk Rapids City, Minnesota	0.0730830208%
MN150	Savage City, Minnesota	0.1728666590%
MN151	Scott County, Minnesota	1.2182589937%
MN152	Shakopee City, Minnesota	0.2643025616%
MN153	Sherburne County, Minnesota	1.1511844871%
MN154	Shoreview City, Minnesota	0.0620723712%
MN155	Sibley County, Minnesota	0.2196634879%
MN156	South St. Paul City, Minnesota	0.3555870478%
MN157	St Louis County, Minnesota	4.3508834038%
MN158	St. Cloud City, Minnesota	0.6727244188%
MN159	St. Louis Park City, Minnesota	0.1354267160%
MN160	St. Michael City, Minnesota	0.0148139997%
MN161	St. Paul City, Minnesota	3.4393152229%
MN162	St. Peter City, Minnesota	0.2421250322%
MN163	Stearns County, Minnesota	2.2171264071%
MN164	Steele County, Minnesota	0.3643474585%
MN165	Stevens County, Minnesota	0.1321088317%
MN166	Stillwater City, Minnesota	0.1531139787%
MN167	Swift County, Minnesota	0.1233619872%
MN168	Todd County, Minnesota	0.3837061355%
MN169	Traverse County, Minnesota	0.0829619867%
MN170	Vadnais Heights City, Minnesota	0.0942702174%
MN171	Victoria City, Minnesota	0.0058887523%
MN172	Wabasha County, Minnesota	0.2847837323%
MN173	Waconia City, Minnesota	0.0066220565%
MN174	Wadena County, Minnesota	0.2426637417%
MN175	Waseca County, Minnesota	0.2622870325%
MN176	Washington County, Minnesota	2.8315446071%
MN177	Watonwan County, Minnesota	0.1354898791%
MN178	West St. Paul City, Minnesota	0.1910746887%
MN179	White Bear Lake City, Minnesota	0.1136132860%
MN180	White Bear Township, Minnesota	0.0181037305%
MN181	Wilkin County, Minnesota	0.0860822129%
MN182	Willmar City, Minnesota	0.4208360981%
MN183	Winona City, Minnesota	0.2780074878%
MN184	Winona County, Minnesota	0.7117454807%
MN185	Woodbury City, Minnesota	0.4292599795%
MN186	Worthington City, Minnesota	0.0568155413%
MN187	Wright County, Minnesota	1.5588358425%
MN188	Yellow Medicine County, Minnesota	0.1598976626%

From: National Opioids Settlement
To: Kurt Ulrich
Subject: National Opioids Settlement Notice
Date: Thursday, September 30, 2021 7:36:31 PM



NPD CM-710-323
Kurtis Ulrich Administrator
7550 Sunwood Dr NW
Ramsey, MN 55303

TO LOCAL POLITICAL SUBDIVISIONS:
IMPORTANT INFORMATION ABOUT THE NATIONAL OPIOID SETTLEMENT.
SUBDIVISIONS MUST SUBMIT SIGNED DOCUMENTATION TO PARTICIPATE.
THE DEADLINE FOR PARTICIPATION TO MAXIMIZE SETTLEMENT BENEFITS IS JANUARY 2, 2022.

If your subdivision is represented by an attorney with respect to opioid claims, please immediately contact them.

SETTLEMENT OVERVIEW

After years of negotiations, two proposed nationwide settlement agreements ("Settlements") have been reached that would resolve all opioid litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors, McKesson, Cardinal Health and AmerisourceBergen ("Distributors"), and one manufacturer, Janssen Pharmaceuticals, Inc., and its parent company Johnson & Johnson (collectively, "Janssen").

The proposed Settlements require the Distributors and Janssen to pay billions of dollars to abate the opioid epidemic. Specifically, the Settlements require the Distributors to pay up to $21 billion over 18 years and Janssen to pay up to $5 billion over no more than 9 years, for a total of $26 billion (the "Settlement Amount"). Of the Settlement Amount, approximately $22.7 billion is earmarked for use by participating states and subdivisions to remediate and abate the impacts of the opioid crisis.

The Settlements also contain injunctive relief provisions governing the opioid marketing, sale and distribution practices at the heart of the states' and subdivisions' lawsuits and further require the Distributors to implement additional safeguards to prevent diversion of prescription opioids.

Each of the proposed Settlements has two key participation steps. First, each state decides whether to participate in the Settlement. Minnesota has joined both Settlements. Second, the subdivisions within each participating state must then decide whether to participate in the Settlements. Generally, the more subdivisions that participate, the greater the amount of funds that flow to that state and its participating subdivisions. Any subdivision that does not participate cannot directly share in any of the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds.

This letter is part of the formal notice required by the Settlements.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

You are receiving this letter because Minnesota has elected to participate in both of the two national Settlements against (1) the Distributors, and (2) Janssen, and your subdivision may participate in the Settlements to which your state has agreed. This notice is being sent directly to subdivisions and also to attorneys for subdivisions that we understand are litigating against these companies. If you are represented by an attorney with respect to opioid claims, please immediately contact them. Please note that there is no need for subdivisions to be represented by an attorney or to have filed a lawsuit to participate in the Settlements.

WHERE CAN YOU FIND MORE INFORMATION?

This letter is intended to provide a brief overview of the Settlements. Detailed information about the Settlements may be found at: www.nationalopioidsettlement.com. This national settlement website also includes links to information about how the Settlements are being implemented in your state and how settlement funds will be allocated within your state. This website will be supplemented as additional

documents are created. The Minnesota Attorney General's Office has also set up a state-specific website, which may be found at: www.ag.state.mn.us/opioids. This website includes Minnesota-specific information regarding Minnesota's Opioid Epidemic Response Advisory Council and the Attorney General's opioid-related cases. Minnesota's website will be supplemented to include additional information about allocation and distribution of settlement funds within Minnesota.

HOW DO YOU PARTICIPATE IN THE SETTLEMENTS?

You must go to the national settlement website to register to receive in the coming weeks and months the documentation your subdivision will need to participate in the Settlements (if your subdivision is eligible). All required documentation must be executed and submitted electronically through the website and must be executed using the "DocuSign" service. As part of the registration process, your subdivision will need to identify, and provide the email address for, the individual who will be authorized to sign formal and binding documents on behalf of your subdivision.

Your unique Subdivision Registration Code to use to register is: J5MYZG.

HOW WILL SETTLEMENT FUNDS BE ALLOCATED IN EACH STATE?

The settlement funds are first divided among the participating states according to a formula developed by the Attorneys General that considers population and the severity of harm caused by the opioid epidemic in each participating state. Each state's share of the abatement funds is then further allocated within each state according to agreement between the state and its subdivisions, applicable state allocation legislation, or, in the absence of these, the default provisions in the agreements.

Many states have or are in the process of reaching an agreement on how to allocate abatement funds within the states. Information about Minnesota's opioids legislation can be found on the national settlement website as well as on the Minnesota Attorney General's website. The allocation section of the national website will be supplemented as more intra-state allocation arrangements are finalized.

In reviewing allocation information, please note that while all subdivisions may participate in the Settlements, not all subdivisions are eligible to receive direct payments. To promote efficiency in the use of abatement funds and avoid administratively burdensome disbursements that would be too small to add a meaningful abatement response, certain smaller subdivisions do not automatically receive a direct allocation. However, participation by such subdivisions will help maximize the amount of abatement funds being paid in the Settlements, including those going to counties, cities, parishes, and other larger subdivisions in their communities.

In some states there will be a proposed state-subdivision agreement that is in the process of being adopted by subdivisions. Any questions concerning the status or terms of the state-subdivision agreement, allocation statute, and/or statutory trust in your state, if applicable, can be directed to the Attorney General's Office.

You may be contacted by the Attorney General's Office with additional information regarding the allocation of settlement funds in Minnesota. Subdivisions with representation can expect information from their attorneys as well. We encourage you to review all materials and to follow up with any questions. The terms of these Settlements are complex and we want to be sure you have all the

information you need to make your participation decision.

WHY YOU SHOULD PARTICIPATE

A vast majority of states have joined the Settlements, and attorneys for many subdivisions have already announced support for them. For example, the Plaintiffs' Executive Committee, charged with leading the litigation on behalf of more than 3,000 cities, counties and others against the opioid industry, and consolidated in the national multi-district litigation ("MDL") pending before Judge Dan Aaron Polster in the Northern District of Ohio, recommends participation in these Settlements.

Subdivision participation is strongly encouraged, for the following reasons:

First, the amounts to be paid under the Settlements, while insufficient to abate the epidemic fully, will allow state and local governments to commence with meaningful change designed to curb opioid addiction, overdose and death;

Second, time is of the essence. The opioid epidemic continues to devastate communities around the country and it is critical that the funds begin to flow to allow governments to address the epidemic in their communities ***as soon as possible***;

Third, if there is not sufficient subdivision participation in these proposed Settlements, the Settlements will not be finalized, the important business practice changes will not be implemented, the billions of dollars in abatement funds will not flow to communities, and more than 3,000 cases may be sent back to their home courts for trial, which will take many years;

Fourth, the extent of participation also will determine how much money each state and its local subdivisions will receive because approximately half of the abatement funds are in the form of "incentive payments," *i.e.*, the higher the participation of subdivisions in a state, the greater the amount of settlement funds that flow into that state;

Fifth, you know first-hand the effects of the opioid epidemic on your community. Funds from these Settlements will be used to commence abatement of the crisis and provide relief to your citizens while litigation and settlement discussions proceed against numerous other defendants in the opioid industry; and

Sixth, because pills do not respect boundaries, the opioid epidemic is a national crisis that needs a national solution.

NEXT STEPS

These Settlements require that you take affirmative steps to "opt in" to the Settlements. If you do not act, you will not receive any settlement funds and you will not contribute to reaching the participation thresholds that will deliver the maximum amount of abatement funds to your state.

First, register your subdivision on the national settlement website so that information and documents required to participate can be sent to you. You will need the email address of the person who will be authorized to sign on behalf of your subdivision. This is the only action item needed at this time.

Second, have your authorizing person(s) or body begin to review the materials on the websites concerning the settlement agreement terms, allocation and other matters. Develop a list of questions for your counsel or the Attorney General's Office. In the very near future, your subdivision will need to begin the process of deciding whether to participate in the proposed Settlements, and subdivisions are encouraged to work through this process well before the January 2, 2022 deadline to be an initial participating subdivision. Again, the Attorney General's Office, your counsel, and other contacts within the state are available to discuss the specifics of the Settlements within your state, and we encourage you to discuss the terms and benefits of the Settlements with them.

Third, monitor your email for further communications, which will include a Participation Agreement, Release, (where applicable) a model Resolution, and instructions on executing using DocuSign.

We urge you to view the national settlement website and the Minnesota website at your earliest convenience. Information and documents regarding the national Settlements and your state allocation can be found on the settlement website at www.nationalopioidsettlement.com. The Minnesota Attorney General's website can be found at www.ag.state.mn.us/opioids.

If you have questions about the Settlements and your subdivision is represented by an attorney with respect to opioid claims, you should contact your attorney. If you have questions for the Minnesota Attorney General's Office, you can send an email to opioids@ag.state.mn.us for the following attorneys in the Minnesota Attorney General's Office who are working on opioid-related matters:

James Canaday
Deputy Attorney General

Carly Melin
Director of Government Affairs

Eric Maloney
Assistant Attorney General

Evan Romanoff
Assistant Attorney General

You can also call the Minnesota Attorney General's Office Opioid Issues phone line at **(612) 429-7126** and leave a message regarding any questions you have or any additional information you would like. One of the attorneys listed above will get back to you.

Unsubscribe

The Opioid Crisis in Minnesota

Minnesotans have suffered tremendously from the opioid epidemic. Opioid overdose deaths have increased dramatically during the COVID-19 pandemic. Preliminary reports show 654 opioid-involved deaths in Minnesota in 2020, a 59% increase from 2019.

Additional data on the opioid epidemic in Minnesota can be found on Minnesota Department of Health's opioid dashboard, located here. The dashboard contains detailed information on overdose deaths, opioid-related hospital visits, the number of opioid prescriptions dispensed, the prevalence of substance use disorder, and more. It also includes links to sources where some of the above-referenced data can be tracked on a county-level.

How Cities and Counties Can Join the National Opioid Settlements

On August 20, 2021, the Attorney General's Office joined historic $26 billion multistate settlement agreements with pharmaceutical distributors McKesson, Cardinal Health, and AmerisourceBergen, and opioid manufacturer Johnson & Johnson. The parties to these settlements are states and cities and counties. Tribal nations are negotiating their own separate settlements. Additional information on the settlements can be found here and here. The settlement agreements, which remain subject to sign-on by local governments and final approval by the companies and courts, resolve investigations into the companies' roles in distributing and marketing opioids. Minnesota's maximum share of the settlements is **nearly $300 million**, but could be as little as half that amount if cities and counties do not sign on.

On December 6, 2021 the Attorney General's Office announced an agreement with Minnesota cities and counties on how funds from these settlements will be allocated: 75% to counties and cities that sign on, and 25% to the State, to be spent on opioid abatement.

In order to receive payments, cities and counties must sign the Minnesota Opioids State-Subdivision Memorandum of Agreement (MN MOA), and separately sign on to both settlement agreements with Distributors and Johnson & Johnson. Cities and counties must sign on to the settlements by **January 2, 2021**. To join the settlements, cities and counties must visit www.nationalopioidsettlement.com and register their subdivision. Registering is a necessary step toward participation in the settlements. The notice each subdivision received by mail and email provides its unique subdivision registration code, which must be used to register.

Next: Each subdivision, via its local legislative body, should adopt a resolution that authorizes a representative of the subdivision to execute the MN MOA and *both* subdivision settlement participation forms (Distributors and Johnson & Johnson), which are required to join the settlements. Cities and counties can obtain model resolutions by contacting the Association of Minnesota Counties or the League of Minnesota Cities, or see the models linked below. The resolutions should be submitted to the subdivision's legislative body (*i.e.*, county commission or city council) for approval.

By January 2, 2022: After the appropriate resolution is passed by each subdivision, the authorized representative should sign the MN MOA, the Distributor Agreement, and the Johnson & Johnson Agreement. The Distributor and Johnson & Johnson agreements can be signed electronically via DocuSign. Subdivisions should receive an email with a link to sign electronically upon registering at www.nationalopioidsettlement.com.

After signing the MN MOA, subdivisions should send the executed signature page, along with a copy of the resolution authorizing approval, to opioids@ag.state.mn.us.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-359

RESOLUTION APPROVING THE MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE STATE OF MINNESOTA AND LOCAL GOVERNMENTS AND AUTHORIZING PARTICIPATION IN NATIONAL OPIOID SETTLEMENTS

WHEREAS, the State of Minnesota, Minnesota counties and cities, and their people, have been harmed by misconduct committed by certain entities that engage in the manufacture, marketing, promotion, distribution, or dispensing of opioids; and

WHEREAS, the State of Minnesota and numerous Minnesota cities and counties joined with thousands of local governments across the country to file lawsuits against opioid manufacturer and pharmaceutical distribution companies and hold those companies accountable for their misconduct; and

WHEREAS, representatives of local Minnesota governments, the League of Minnesota Cities, the Association of Minnesota Counties, the Coalition of Greater Minnesota Cities, the State of Minnesota, and the Minnesota Attorney General's Office have negotiated and prepared a Memorandum of Agreement (MOA) to provide for the equitable distribution of proceeds to the State of Minnesota and to individual local governments from recent settlements in the national opioid litigation; and

WHEREAS, by signing onto the MOA, the state and local governments maximize Minnesota's share of opioid settlement funds, demonstrate solidarity in response to the opioid epidemic, and ensure needed resources reach the most impacted communities; and

WHEREAS, it is in the best interests of the State of Minnesota and the residents of the City of Ramsey, and the County of Anoka, that the City participate in the national opioid litigation settlements.

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

1) Participation in the opioid litigation settlements promotes the public health, safety, and welfare of the residents of the City of Ramsey.

2) The City of Ramsey supports and opts-in to the national opioid litigation settlements with the Distributors McKesson, Cardinal Health, and Amerisource Bergen, and with the Manufacturer Johnson & Johnson.

3) The Memorandum of Agreement (MOA) between the State of Minnesota and Local Governments relating to the distribution of settlement funds is hereby approved by the City of Ramsey.

4) City Staff is hereby authorized to take such measures as necessary to sign the MOA and otherwise participate in the national opioid settlements, including executing the Participation Agreement and accompanying Release.

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 December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 12.**

Meeting Date: 12/14/2021

By: Colleen Lasher, Administrative Services

Information

Title:

Authorization to Increase a Part-time Police Records Technician to Full-time

Purpose/Background:

The purpose of this case is to ask the City Council to authorize increasing a part-time Police Records Technician to a full-time.

As a result of budget discussions and feedback from staff, the City Council included funds in the 2022 budget to increase a 25 hour per week part-time Police Records Technician to full-time.

This position is one of the primary front counter contacts for customer service requests of the Police Department. The Police Records Technician processes and provides police reports to other criminal justice partners, insurance companies, and the public while complying with the Minnesota Government Data Practices Act (MGDPA) and other regulatory restrictions. The position compiles police statistical information/analysis and the duplication/dissemination of police squad videos. The Police Department currently has 2 full-time and 2 part-time employees in this area and 1 full-time manager of office operations. This request is to add 15 hours per week to make one of the part-time employees full-time to provide additional coverage, ensuring continuity of operations and service. This position will assist with the additional workload anticipated with the implementation of Police Body Cameras in 2022.

Funding Source:

The funding required to increase the part-time Police Records Technician to full-time has been included in the 2022 budget and is estimated to be $26,117.

Recommendation:

To increase a part-time twenty-five hour per week Police Records Technician to full-time.

Outcome/Action:

Motion to approve, contingent upon approval of the 2022 general fund budget including this action, an increase of Police Records Technician Ms. Nicole Crampton, from part-time, 25 hours per week, to full-time at 40 hours per week, effective January 1, 2022.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:59 AM
Form Started By: Colleen Lasher		Started On: 11/30/2021 03:18 PM
Final Approval Date: 12/09/2021		

CC Regular Session **5. 13.**

Meeting Date: 12/14/2021

By: Colleen Lasher, Administrative Services

Information

Title

Authorization to Promote the Lead Streets Maintenance Worker to Streets Supervisor

Purpose/Background:

The purpose of this case is to request the City Council authorize promoting Mr. Shane Turner to the position of Public Works Streets Supervisor.

Background: The Public Works Department has four divisions: Building, Parks, Streets, and Utilities. Three of the four divisions (Building, Parks, and Utiliites) have a supervisor leading the division. The Streets Division has a Lead Worker position, but not a Supervisor. However, within the limitations of AFSCME, Mr. Turner has been performing many supervisory related duties for some time now. This includes overseeing snow removal operations, equipment training for PW employees, assisting with the hiring process for new employees, as well as giving input on performace and other employment issues, when needed.

Mr. Turner was hired in 2014 as a Streets Maintenance Worker and was reclassified in 2019 to Streets Lead Worker. Mr. Turner earned several LEAD Acadamy Certificates (Public Sector Supervisory Courses) and earned his American Public Works Association - Public Works Certificate.

Staff recommends Mr. Turner for the Streets Supervisor position.

Funding Source:

The net funding required for this action has been included in the 2022 budget and is estimated to be $3,453.

Recommendation:

Staff recommends promoting Mr. Shane Turner as the new Public Works Streets Supervisor, a non-union, non-exempt position, effective January 1, 2022, at step 2 of the 2022 pay scale; subject to a 6 month probation.

Action:

Motion to authorize contingent upon approval of the 2022 general fund budget including this action, the promotion of Mr. Shane Turner to Public Works Streets Supervisor, a non-union, non-exempt position, effective January 1, 2022, at step 2 of the 2022 pay scale; subject to a 6 month probation.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 10:47 AM

Form Started By: Colleen Lasher Started On: 11/30/2021 03:24 PM
Final Approval Date: 12/09/2021

CC Regular Session **5. 14.**

Meeting Date: 12/14/2021

By: Katie Schmidt, Administrative Services

Information

Title

Authorization to Hire Temporary Ice Rink Attendants

Purpose/Background:

The purpose of this case is to request authorization to hire Temporary Ice Rink Attendants. Annually, the City employs Temporary Ice Rink Attendants to supervise and perform various tasks at Central Park and Ramsey Elementary School ice rinks, warming houses and grounds for approximately ten weeks. The process to hire Temporary Ice Rink Attendants includes an open competitive recruitment, interviews, verifying qualifications and backgrounds, orientation, and City Council authorization to hire.

Funding Source:

The funding required to hire the 2021/2022 temporary ice rink attendants is included in the annual budget.

Recommendation:

Staff recommends hiring Mr. Jacob Marcoux, Ms. McKenzie Boyce, Mr. Kamren Bearl, Ms. Katelyn Hilary, Ms. Sydney Kress, and Mr. Riley Nelson as Temporary Ice Rink Attendants, all within the Rink Attendant pay scale which is $10.33 to $11.33 per hour; effective on or near December 9, 2021.

Action:

Motion to authorize hiring Temporary Ice Rink Attendants: Mr. Jacob Marcoux, Ms. McKenzie Boyce, Mr. Kamren Bearl, Ms. Katelyn Hilary, Ms. Sydney Kress, and Mr. Riley Nelson, all within the Rink Attendant pay scale which is $10.33 to $11.33 per hour; effective on or near December 9, 2021.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	12/08/2021 10:49 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:26 AM
Form Started By: Katie Schmidt		Started On: 12/08/2021 10:09 AM
Final Approval Date: 12/09/2021		

CC Regular Session **5. 15.**

Meeting Date: 12/14/2021

By: Katie Schmidt, Administrative Services

Information

Title

Authorization to a Hire Temporary On-call Snow Plow Driver

Purpose/Background:

The purpose of this case is to seek City Council approval to hire a Temporary On-call Snow Plow Driver for the Public Works Department.

Temporary On-call Snow Plow Drivers assist the Public Works Department with cul-de-sac routes using the City's 1 ton pickups, on an as-needed basis through the winter months. These positions do not require a commercial driver's license. The process to fill these positions includes an open competitive recruitment, interviews, background checks, pre-employment testing, City Council approval to hire and on-boarding.

At this time, Mr. Ted Erickson has passed the City's pre-employment background checks and staff recommends hiring him.

Funding Source:

The funding required to fill the Temporary On-call Snow Plow Drivers is included in the 2021 / 2022 budget.

Recommendation:

Staff recommends hiring the following Temporary On-call Snow Plow Driver: Mr. Ted Erickson at $13.00 per hour, effective on or near December 13, 2021.

Action:

Motion to authorize hiring Mr. Ted Erickson as a Temporary On-call Snow Plow Driver at $13.00 per hour, effective on or near December 13, 2021.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	12/08/2021 11:04 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:26 AM
Form Started By: Katie Schmidt		Started On: 12/08/2021 10:40 AM
Final Approval Date: 12/09/2021		

CC Regular Session **5. 16.**

Meeting Date: 12/14/2021

By: Tammy Oakes, Finance

Information

Title

Adopt Resolution #21-355 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 18, 2021 through December 8, 2021

Purpose/Background:

Adopt Resolution #21-355 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 18, 2021 through December 8, 2021

Recommendation:

Staff Recommends to Adopt Resolution #21-355 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 18, 2021 through December 8, 2021

Action:

Motion to Adopt Resolution #21-355 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 18, 2021 through December 8, 2021

Attachments

Bills List 12/14/2021

Resolution 21-355

Form Review

Inbox	Reviewed By	Date
Diana Lund	Kathy Schmitz	12/09/2021 01:45 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 02:07 PM
Form Started By: Tammy Oakes		Started On: 12/09/2021 12:29 PM
Final Approval Date: 12/09/2021		

CITY OF RAMSEY - FINANCE OFFICE Printed 12/9/2021

RAMSEY CITY COUNCIL MEETING

12/14/2021

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 11/18/21-12/8/21	794,932.34
Accounts Payable 11/18/21-12/8/21	219,071.92
Payroll 11/26/2021	237,864.11
Debt Service	351,831.25
Pay Estimates- Projects	609,565.25
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 2,213,264.87**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2021 Y.T.D.
NET PAYROLL TOTAL	$ 189,933.27	$ 4,594,480.45
- CORRECTION TO PAYROLL		
PREPAIDS	418,520.92	10,516,714.15
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		412,455.64
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	616,017.34	7,516,783.07
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	200,150.33	15,125,100.99
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,424,621.86**	**$ 38,165,534.30**

THIS PAGE INTENTIONALLY LEFT BLANK

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113813	**11/18/2021**		**100012 ACE SOLID WASTE INC**						
		709.41	PAPER SHREDDING FALL EVENT		110240	7302672	9604.6249		MISCELLANEOUS OPER/
		709.41							
113814	**11/18/2021**		**100063 ASPEN MILLS**						
		1,330.00	HONOR GUARD BADGES		110242	280361	0220.6231		UNIFORMS & TURN-OUT
		1,330.00							
113815	**11/18/2021**		**118823 BRANHAM, BRADLEY OR ANNA**						
		190.26	REISSUE-UB REF 15271 SODIUM ST		110230	09012021	9601.4651		WATER REVENUE
		190.26							
113816	**11/18/2021**		**100652 CARM DISTRIBUTING INC**						
		149.90	VEHICLE WASH SOAP		110241	91603	0220.6249		MISCELLANEOUS OPER/
		149.90							
113817	**11/18/2021**		**117280 CENTRA HOMES**						
		1,500.00	REF EROS ESC 7288 BUNKER LK BV		110237	111221	9804.6433	00118560	REFUNDS
		32,500.00	RELEASE SURETY		110243	C116742	9804.6433	00116742	REFUNDS
		34,000.00							
113818	**11/18/2021**		**100111 COMMERCIAL ASPHALT COMPANY**						
		317.11	HOT MIX		110246	211115	0311.6265		ASPHALT
		317.11							
113819	**11/18/2021**		**110760 FIRE SAFETY USA, INC**						
		45.00	GRASS FIRE TOOL		110244	149389	0220.6281		SMALL TOOLS & MINOR I
		45.00							
113820	**11/18/2021**		**118999 GREG ROEHL CONSTRUCTION LLC**						
		1,500.00	REF EROS ESCR 8800 162ND LN NW		110235	110921A	9804.6433	00118395	REFUNDS
		5,000.00	REF LNSCP ESC 8800 162ND LN NW		110236	110921B	9252.1155.1		MANUAL-ACCOUNTS RE(
		6,500.00							
113821	**11/18/2021**		**113985 HYDRO KLEAN**						
		1,988.46	TELEVISE PRIOR TO RECONSTRUCTS		110247	075917	9602.6315		MISCELLANEOUS PROFE
		2,459.01	TELEVISE PRIOR TO RECONSTRUCTS		110247	075917	9605.6315		MISCELLANEOUS PROFE
		4,447.47							
113822	**11/18/2021**		**100678 PETTY CASH**						
		19.54	STAFF APPRECIATION TREAT		110231	11182021	0130.6208		MISCELLANEOUS OFFICI
		21.00	DUPL TAX EXEMPT PLATE #636		110231	11182021	0194.6249		MISCELLANEOUS OPER/
		100.00	ADD FUNDS TO PETTY CASH		110231	11182021	9101.1021		CITY-PETTY CASH
		10.00	PARKING FOR EDAM CONFERENCE		110231	11182021	9230.6335		TRAINING
		150.54							
113823	**11/18/2021**		**100391 POSTMASTER**						
		1,960.73	POSTAGE FOR RAMSEY RECYCLER		110239	11/10/21	9604.6249		MISCELLANEOUS OPER/
		1,960.73							
113824	**11/18/2021**		**111839 REGENTS OF THE UNIVERSITY OF MINNESOTA**						
		5,000.00	RCP-RAMSEY FUNDING ROAD RECON		110233	2010696650	9435.6315		MISCELLANEOUS PROFE
		5,000.00							
113825	**11/18/2021**		**118749 ZILLOW CLOSING SERVICES LLC**						
		93.92	REISSUE UB REF 14565 OLIVINE W		110234	072921	9601.4651		WATER REVENUE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113825	**11/18/2021**		**118749 ZILLOW CLOSING SERVICES LLC**						**Continued.**
		93.92							
113870	**11/24/2021**		**100033 ANOKA COUNTY ATTORNEY**						
		303.00	DRUG FORFEITURE 21-033837		110269	11102021	0223.6249		MISCELLANEOUS OPER/
		303.00							
113871	**11/24/2021**		**100033 ANOKA COUNTY ATTORNEY**						
		220.00	DRUG FORFEITURE 20-288488		110276	11102021B	0223.6249		MISCELLANEOUS OPER/
		220.00							
113872	**11/24/2021**		**111377 ANOKA MUNICIPAL UTILITY**						
		82.25	OCT. ELECTRIC		110299	22-613120-01 OCT 2021	0260.6371		ELECTRIC UTILITIES
		50.14	OCT. ELECTRIC		110300	22-612000-01 OCT 2021	0260.6371		ELECTRIC UTILITIES
		58.84	OCT. ELECTRIC		110301	22-610280-00 OCT 2021	9603.6371		ELECTRIC UTILITIES
		88.80	OCT. ELECTRIC		110302	22-990005-01 OCT 2021	9603.6371		ELECTRIC UTILITIES
		280.03							
113873	**11/24/2021**		**117422 CARPENTER, JETHRO**						
		670.77	REFUND ESCROW BALANCE		110346	A118174	9804.6433	00118174	REFUNDS
		670.77							
113874	**11/24/2021**		**100297 CENTERPOINT ENERGY**						
		2,199.94	C/H GAS BILL		110291	6702493-5 OCT 2021	0194.6373		GAS
		192.72	ST1 NATURAL GAS OCT		110293	5914352-9 OCT 2021	0220.6373		GAS
		397.48	ST2 NATURAL GAS OCT		110294	5961540-1 OCT 2021	0220.6373		GAS
		183.74	GAS 6701 HWY 10 (10/8-11/5)		110297	6011580-5 OCT 2021	9410.6373	00041012	GAS
		189.76	NATURAL GAS AT PH#3		110303	8782239-1 OCT 2021	9601.6373		GAS
		3,163.64							
113875	**11/24/2021**		**110734 CITY OF RAMSEY**						
		165.00	UB 693891391 WILLIAMS		110271	11242021	9601.4651		WATER REVENUE
		29.26	UB 674451896 CIENIK		110271	11242021	9601.4651		WATER REVENUE
		29.06	UB 729524 THAO		110271	11242021	9601.4651		WATER REVENUE
		286.00	UB 720561 HAJI/HASSAN		110271	11242021	9601.4651		WATER REVENUE
		40.00	UB 718889 ROBA		110271	11242021	9601.4651		WATER REVENUE
		1,044.48	ACCT 721765 OCT BILLING		110298	721765 3RD QTR 2021	9410.6372	00041001	WATER/IRRIGATION
		1,593.80							
113876	**11/24/2021**		**119010 COVENTRY PROPERTIES OF RAMSEY**						
		64,237.50	REFUND PARTIAL SURETY		110311	A117950	9804.6433	00117950	REFUNDS
		64,237.50							
113877	**11/24/2021**		**106065 DIVERSIFIED TEXTURING AND ENGRAVING**						
		43.00	REISSUE CK-PAR TAGS FOR NEW FF		110272	1291	0220.6231		UNIFORMS & TURN-OUT
		43.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113877	11/24/2021		106065 DIVERSIFIED TEXTURING AND ENGRAVING						Continued
113878	11/24/2021		118286 MAC DONALD, SCOTT						
		100.00	REF IMPRV ESCROW 9220 164TH LA		110296	111821	9804.6433	00118391	REFUNDS
		100.00							
113879	11/24/2021		118910 OLSON, SHANNON						
		131.54	REISSUE UB REF 14201 XENON U19		110273	09302021	9601.4651		WATER REVENUE
		131.54							
113880	11/24/2021		113273 STATE OF MINNESOTA						
		152.00	DRUG FORFEITURE 21-033837		110274	11102021	0223.6249		MISCELLANEOUS OPER/
		152.00							
113881	11/24/2021		113273 STATE OF MINNESOTA						
		110.00	DRUG FORFEITURE 20-288488		110275	11102021B	0223.6249		MISCELLANEOUS OPER/
		110.00							
113882	11/24/2021		109273 TACTICAL SOLUTIONS						
		213.00	RADAR LASER CERTIFICATIONS		110308	8591	0211.6382		MACHINERY & EQUIPMEI
		213.00							
113883	11/30/2021		100179 FIRE FIGHTERS RELIEF ASSN						
		574.00			110248	1119211541451	9101.2177		UNION DUES
		574.00							
113884	12/2/2021		119022 BADGEANDWALLET.COM						
		6,501.60	UNIFORM BADGES		110400	400619	0220.6231		UNIFORMS & TURN-OUT
		6,501.60							
113885	12/2/2021		107657 BEACON ATHLETICS						
		546.00	ATHLETIC FIELD BASES		110390	0535492-IN	0452.6249		MISCELLANEOUS OPER/
		546.00							
113886	12/2/2021		100297 CENTERPOINT ENERGY						
		776.97	GAS CHARGES 10/8-11/5		110394	8000014064-2 OCT 21	0452.6373		GAS
		507.43	GAS CHARGES 10/8-11/5		110394	8000014064-2 OCT 21	0311.6373		GAS
		507.43	GAS CHARGES 10/8-11/5		110394	8000014064-2 OCT 21	9601.6373		GAS
		507.43	GAS CHARGES 10/8-11/5		110394	8000014064-2 OCT 21	9602.6373		GAS
		507.43	GAS CHARGES 10/8-11/5		110394	8000014064-2 OCT 21	9605.6373		GAS
		2,806.69							
113887	12/2/2021		117280 CENTRA HOMES						
		1,500.00	REF EROSION 14840 WILLEMITE ST		110383	113021	9804.6433	00118425	REFUNDS
		1,500.00	REF EROS ESCR 7290 BUNKER LK		110386	113021A	9804.6433	00118563	REFUNDS
		3,000.00							
113888	12/2/2021		110734 CITY OF RAMSEY						
		37.21	UB CASH PAYMENT 725092		110404	12022021	9601.4651		WATER REVENUE
		157.98	UB CASH PAYMENT 729064		110404	12022021	9601.4651		WATER REVENUE
		195.19							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113888	12/2/2021		110734 CITY OF RAMSEY						Continued
113889	12/2/2021		100116 CONNEXUS ENERGY						
		249.49	759126-303107 OCT 19-NOV18		110387	759126-303107 NOV 21	0194.6371		ELECTRIC UTILITIES
		6,649.07	759126-303107 OCT 19-NOV18		110387	759126-303107 NOV 21	0194.6371		ELECTRIC UTILITIES
		1,393.64	759126-303107 OCT 19-NOV18		110387	759126-303107 NOV 21	0220.6371		ELECTRIC UTILITIES
		74.26	759126-303107 OCT 19-NOV18		110387	759126-303107 NOV 21	9230.6249		MISCELLANEOUS OPER/
		3,659.40	759126-303107 OCT 19-NOV18		110387	759126-303107 NOV 21	9240.6371		ELECTRIC UTILITIES
		523.59	759126-303107 OCT 19-NOV18		110387	759126-303107 NOV 21	9410.6371	00041012	ELECTRIC UTILITIES
		28.76	759126-303107 OCT 19-NOV18		110387	759126-303107 NOV 21	9410.6371	00041018	ELECTRIC UTILITIES
		10,305.47	759126-303101 OCT 19-NOV 18		110388	759126-303101 NOV 21	9603.6371		ELECTRIC UTILITIES
		8,508.62	ELECTRIC FOR WATER UTILITY		110389	759126-303102 NOV 21	9601.6371		ELECTRIC UTILITIES
		1,391.09	ELECTRIC FOR SEWER UTILITY		110389	759126-303102 NOV 21	9602.6371		ELECTRIC UTILITIES
		985.48	TRAFFIC LIGHTS 10/14-11/15		110392	759126-303100 NOV 21	0260.6371		ELECTRIC UTILITIES
		2,379.72	ELECTRIC 10/14-11/15		110393	759126-303106 NOV 21	0452.6371		ELECTRIC UTILITIES
		1,013.85	ELECTRIC 10/14-11/15		110393	759126-303106 NOV 21	0311.6371		ELECTRIC UTILITIES
		1,013.85	ELECTRIC 10/14-11/15		110393	759126-303106 NOV 21	9601.6371		ELECTRIC UTILITIES
		1,013.85	ELECTRIC 10/14-11/15		110393	759126-303106 NOV 21	9602.6371		ELECTRIC UTILITIES
		1,013.85	ELECTRIC 10/14-11/15		110393	759126-303106 NOV 21	9605.6371		ELECTRIC UTILITIES
		85.00	SIRENS ELECTRIC 10/19-11/18		110403	759126-303095 NOV 21	0250.6371		ELECTRIC UTILITIES
		40,288.99							
113890	12/2/2021		106583 DELTA DENTAL PLAN OF MINNESOTA						
		3,955.95	DEC 2021 PREMIUMS		110397	RIS0003829843	9101.2170		DENTAL/DISABILITY/LIFE
		3,955.95							
113891	12/2/2021		119018 DONNELLY STUCCO SERVICES, LLC						
		500.00	REFUND ESCROW 14569 WACO ST NW		110391	113021	9804.6433	00116706	REFUNDS
		500.00							
113892	12/2/2021		115574 HEALTHPARTNERS						
		66,236.00	DEC 2021 PREMIUMS		110395	108584001	9101.2176		LIFE/HEALTH-EMPLOYEE
		66,236.00							
113893	12/2/2021		100151 MN DRIVER VEHICLE SERVICES						
		26.00	REGULAR TAB FEE - FIRE SQ 573		110405	12020221	0220.6257		OTHER VEHICLE PARTS
		26.00							
113894	12/2/2021		100351 NCPERS GROUP LIFE INS						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
113894	12/2/2021		100351 NCPERS GROUP LIFE INS						Continued.
		416.00	DEC 2021 PREMIUMS		110396	704800122021	9101.2170		DENTAL/DISABILITY/LIFE
		416.00							
113895	12/2/2021		112183 PSD, LLC						
		17,451.00	REFUND ESCROW BALANCE		110398	A114896	9804.6433	00114896	REFUNDS
		90,503.71	REFUND ESCROW BALANCE		110399	A114893	9804.6433	00114893	REFUNDS
		143,572.89	REFUND ESCROW BALANCE		110401	A114892	9804.6433	00114892	REFUNDS
		251,527.60							
113896	12/2/2021		106915 SHANK, KENNETH L						
		275.00	2021 HOLIDAY TREE LTING SANTA		110406	12022021	0111.6249		MISCELLANEOUS OPER/
		275.00							
113897	12/2/2021		108658 SPARKLE POOL SERVICE						
		100.00	REF ESCROW 15359 ZUNI CT NW		110385	113021	9804.6433	00118182	REFUNDS
		100.00							
1003186	11/19/2021		117343 AMAZON CAPITAL SERVICES INC						
		23.37	AMAZON-SMALL ITEM ORGANIZER		110245	1KRD-CXGD-7XW7	9438.6281		SMALL TOOLS & MINOR I
		23.37							
1003187	11/19/2021		112663 CAPSTONE HOMES INC						
		1,500.00	REF EROS ESCR 15197 TIGER ST		110238	111221	9804.6433	00118623	REFUNDS
		1,500.00							
1003188	11/19/2021		100291 MET COUNCIL SAC						
		84,490.00	OCT 2021 SAC REMITTANCE		110232	11182021	9602.2083		SAC CHARGES
		844.90-	OCT 2021 SAC REMIT-DISCOUNT		110232	11182021	9602.4356		SEWER AVAILABILITY CH
		83,645.10							
1003234	11/26/2021		117343 AMAZON CAPITAL SERVICES INC						
		15.96	ROSSUM AUTO START BATTERY		110309	1RHY-HT79-6GF1	0211.6233		BATTERIES EQUIP
		15.96							
1003235	11/26/2021		112663 CAPSTONE HOMES INC						
		1,500.00	REF EROS ESCR 8705 152ND AVE		110305	112321A	9804.6433	00118616	REFUNDS
		1,500.00	REF EROS ESCR 8715 152ND AVE		110306	112321B	9804.6433	00118595	REFUNDS
		1,500.00	REF EROS ESCR 15248 SNOWY OWL		110307	112321C	9804.6433	00118626	REFUNDS
		4,500.00							
1003236	11/26/2021		100283 MENARDS COON RAPIDS						
		59.41	MISC. SUPPLIES		110292	60213	0452.6249		MISCELLANEOUS OPER/
		153.11	MISC. SUPPLIES		110295	60221	0452.6249		MISCELLANEOUS OPER/
		212.52							
1003237	11/26/2021		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		1,872.80	NOV 2021 LIFE PREM		110312	99241121	9101.2176		LIFE/HEALTH-EMPLOYEE
		475.18	NOV 2021 LTD VOL		110312	99241121	9101.2170		DENTAL/DISABILITY/LIFE
		377.72	NOV 2021 LTD NON-VOL		110312	99241121	9101.2170		DENTAL/DISABILITY/LIFE
		2,725.70							
1003238	11/26/2021		100510 VERIZON WIRELESS						
		163.77	VERIZON-STREETS-NOV		110304	9892442973	0311.6323		CELLULAR PHONES
		681.12	VERIZON-PLANNING-NOV		110304	9892442973	0191.6323		CELLULAR PHONES
		210.18	VERIZON-PARKS-NOV		110304	9892442973	0452.6323		CELLULAR PHONES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1003238	**11/26/2021**		**100510 VERIZON WIRELESS**						**Continued**
		130.80	VERIZON-MAINTENANCE-NOV		110304	9892442973	0194.6323		CELLULAR PHONES
		480.14	VERIZON-FIRE-NOV		110304	9892442973	0220.6323		CELLULAR PHONES
		488.50	VERIZON-FINANCE-NOV		110304	9892442973	0192.6323		CELLULAR PHONES
		258.31	VERIZON-ENGINEERING-NOV		110304	9892442973	0301.6323		CELLULAR PHONES
		117.51	VERIZON-BUILDING-NOV		110304	9892442973	0240.6323		CELLULAR PHONES
		77.50	VERIZON-ADMIN-NOV		110304	9892442973	0130.6323		CELLULAR PHONES
		299.73	VERIZON-UTILITIES-NOV		110304	9892442973	9601.6323		CELLULAR PHONES
		508.13	OCT SQUAD LAPTOP CONNECTIONS		110310	9891872141	0211.6415		OTHER EQUIPMENT REN
		92.50	OCT CRO CELL PHONES		110310	9891872141	0280.6323		CELLULAR PHONES
		1,207.14	OCT OFFICER CELL PHONES		110310	9891872141	0211.6323		CELLULAR PHONES
		4,715.33							
1003239	**12/1/2021**		**100257 LAW ENFORCEMENT LABOR SRV INC**						
		889.00			110089	1110211331402	9101.2177		UNION DUES
		889.00			110283	1123211542212	9101.2177		UNION DUES
		1,778.00							
1003240	**12/1/2021**		**100298 MN AFSCME COUNCIL 5**						
		498.56			110090	1110211331403	9101.2177		UNION DUES
		550.84			110284	1123211542213	9101.2177		UNION DUES
		1,049.40							
1003241	**12/3/2021**		**116114 AVESIS THIRD PARTY ADMINISTRATORS**						
		194.61	DEC 2021 PREMIUMS		110402	2799232	9101.2170		DENTAL/DISABILITY/LIFE
		194.61							
1003242	**12/3/2021**		**112663 CAPSTONE HOMES INC**						
		1,500.00	REF EROS ESCR 15137 TIGER ST		110384	113021A	9804.6433	00118617	REFUNDS
		1,500.00							
97112621	**11/26/2021**		**118579 ND CHILD SUPPORT DIVISION**						
		287.08			110282	11232115422114	9101.2185		GARNISHMENTS/SUPPO
		287.08							
98112621	**11/30/2021**		**115568 ALERUS FINANCIAL NA**						
		4,879.37			110281	11232115422113	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,879.37							
99024408	**11/26/2021**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		10,612.48			110279	11232115422111	9101.2175		DEFERRED COMPENSAT
		10,612.48							
99034988	**11/26/2021**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		13,225.53			110280	11232115422112	9101.2176		LIFE/HEALTH-EMPLOYEE
		13,225.53							
99112621	**11/26/2021**		**107962 TOTAL ADMINISTRATIVE SERVICE CORP**						
		1,611.10			110278	11232115422110	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,611.10							
99113021	**11/30/2021**		**114740 BOND TRUST SERVICES CORPORATION**						
		120,000.00	BONDS 2015B		110352	66927	9350.6602		BOND PRINCIPAL
		6,625.00	BONDS 2015B		110352	66927	9350.6611		BOND INTEREST
		180,000.00	BONDS 2015A		110353	66926	9351.6602		BOND PRINCIPAL
		45,206.25	BONDS 2015A		110353	66926	9351.6611		BOND INTEREST

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99113021	11/30/2021		114740 BOND TRUST SERVICES CORPORATION						Continued.
		351,831.25							
99629841	11/26/2021		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		108.33			110253	1122211157191	9101.2174		PERA-EMPLOYEE
		108.33			110254	1122211157192	9101.2183		PERA-EMPLOYER
		30,585.32			110285	1123211542214	9101.2174		PERA-EMPLOYEE
		41,964.27			110286	1123211542215	9101.2183		PERA-EMPLOYER
		72,766.25							
99649461	11/29/2021		100223 ICMA RETIREMENT TRUST 457						
		1,870.85			110277	1123211542211	9101.2175		DEFERRED COMPENSAT
		1,870.85							
99723034	11/26/2021		101306 IRS						
		287.38			110250	1119211541453	9101.2171		FEDERAL WITHHOLDING
		1,350.26			110251	1119211541454	9101.2173		FICA & MEDICARE-EMPL
		1,350.26			110252	1119211541455	9101.2182		FICA & MEDICARE-EMPL
		398.09			110256	1122211157194	9101.2171		FEDERAL WITHHOLDING
		280.10			110257	1122211157195	9101.2173		FICA & MEDICARE-EMPL
		280.10			110258	1122211157196	9101.2182		FICA & MEDICARE-EMPL
		35,208.79			110288	1123211542217	9101.2171		FEDERAL WITHHOLDING
		15,284.25			110289	1123211542218	9101.2173		FICA & MEDICARE-EMPL
		15,284.25			110290	1123211542219	9101.2182		FICA & MEDICARE-EMPL
		69,723.48							
99929504	11/26/2021		100601 MN DEPT OF REV WH						
		197.75			110249	1119211541452	9101.2172		STATE WITHHOLDING
		50.00			110255	1122211157193	9101.2172		STATE WITHHOLDING
		14,786.82			110287	1123211542216	9101.2172		STATE WITHHOLDING
		15,034.57							
		1,146,763.59	Grand Total						

Payment Instrument Totals

Checks	503,061.64
EFT Payments	541,841.96
A/P ACH Payment	101,859.99
Total Payments	1,146,763.59

Debt service - 351,831.25

$ 794,932.34

THIS PAGE INTENTIONALLY LEFT BLANK

Payment Group Control Number	3323		
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
119011	WILTFANG, LINDA	WATER REBATE PROGRAM	PV	110354	001	00999	11/24/2021	112421	165.00
	LINDA WILTFANG 14762 WACO STREET NW RAMSEY MN 55303					Summary Total			165.00
						Payment Amount			165.00
107708	ACOUSTICS ASSOCIATES INC	PAY APP 1 OPER PARTN PW CAMPUS	PV	110506	001	09438	12/8/2021	12082021	18,522.15
	ACOUSTICS ASSOCIATES INC					Summary Total			18,522.15
	1250 ZANE AVENUE N	PAY APP 1 ACOUST CEILG PW CAMP	PV	110507	001	09438	12/8/2021	12082021B	28,321.40
	MINNEAPOLIS MN 55422					Summary Total			28,321.40
						Payment Amount			46,843.55
100618	ANCOM COMMUNICATIONS INC	BILL TO 932 / SO 44982-00	PV	110442	001	00999	11/30/2021	105117	105.00
	ANCOM COMMUNICATIONS INC 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337					Summary Total			105.00
						Payment Amount			105.00
100028	ANDOVER WHEEL AND FRAME INC		PV	110342	001	00999	11/18/2021	12991	229.53
	ANDOVER WHEEL AND FRAME INC 13476 HANSON BLVD ANDOVER MN 55304					Summary Total			229.53
						Payment Amount			229.53
100046	ANOKA COUNTY SHERIFF'S OFFICE		PV	110264	001	00999	11/9/2021	110921	1,200.00
	ANOKA COUNTY SHERIFF'S OFFICE					Summary Total			1,200.00
	13301 HANSON BLVD NW		PV	110341	001	00999	11/17/2021	11172021	250.00
	ANDOVER MN 55304					Summary Total			250.00
						Payment Amount			1,450.00
100086	BLUE VELVET INC		PV	110262	001	00999	11/15/2021	139	119.80
	BLUE VELVET INC 14101 ST FRANCIS BLVD NW RAMSEY MN 55303					Summary Total			119.80

Payment Group Control Number	3323		
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
						Payment Amount			119.80
118685	BREDEMUS HARDWARE COMPANY INC	PAY APP 5 PW CAMPUS	PV	110508	001	09438	12/8/2021	12082021	7,846.05
	BREDEMUS HARDWARE COMPANY INC 1285 SYLVAN STREET ST PAUL MN 55117					Summary Total			7,846.05
						Payment Amount			7,846.05
107672	BRIN GLASS SERVICE	CUST ID CIT305/WO 14390	PV	110369	001	00999	11/19/2021	12912	1,198.00
	BRIN GLASS SERVICE 2300 NORTH 2ND STREET MINNEAPOLIS MN 55411					Summary Total			1,198.00
						Payment Amount			1,198.00
119039	CONSTRUCTION SUPPLY, INC	PAY APP 1 PW CAMPUS	PV	110509	001	09438	12/8/2021	12082021	14,311.28
	CONSTRUCTION SUPPLY, INC 2410 5TH AVENUE N FARGO ND 58102					Summary Total			14,311.28
						Payment Amount			14,311.28
100167	CORNERSTONE FORD		PV	110332	001	00999	11/18/2021	16345161/1	92.00
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330					Summary Total			92.00
						Payment Amount			92.00
118687	DISTINCTIVE CABINET DESIGN	PAY APP 3 PW CAMPUS	PV	110510	001	09438	12/8/2021	12082021	1,726.15
	DISTINCTIVE CABINET DESIGN 30 2ND AVENUE W FOLEY MN 56329					Summary Total			1,726.15
						Payment Amount			1,726.15
118780	DONLAR CONSTRUCTION	PAY APP 5 PW CAMPUS	PV	110511	001	09438	12/8/2021	12082021	4,213.25
	DONLAR CONSTRUCTION					Summary Total			4,213.25

Payment Group Control Number	3323		
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
	550 SHOREVIEW PARK ROAD SHOREVIEW MN 55126								
				Payment Amount					4,213.25
119021	DOUGHMAN, SCOTT	REFUND PERMIT CANCELLED	PV	110467	001	00999	11/24/2021	112421A	51.00
	SCOTT DOUGHMAN 105 BUTTONBALL LANE GLASTONBURY CT 06033			Summary Total					51.00
				Payment Amount					51.00
119008	DUANE'S SEPTIC SERVICE, LLC	16303 Quicksilver St	PV	110357	001	00999	11/19/2021	5138	350.00
	DUANE'S SEPTIC SERVICE, LLC 1205 LABEAUX AVE NE ST MICHAEL MN 55376			Summary Total					350.00
				Payment Amount					350.00
104267	ELITE SANITATION		PV	110378	001	00999	11/22/2021	28311	312.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					312.00
				Payment Amount					312.00
100143	FERGUSON WATERWORKS # 2516	CUST #24740	PV	110320	001	00999	11/18/2021	0486693	12,900.00
	FERGUSON WATERWORKS 2516 P O BOX 802817	CUST 24741		Summary Total					12,900.00
			PV	110322	001	00999	11/5/2021	0486086	946.04
	CHICAGO IL 60680-2817			Summary Total					946.04
				Payment Amount					13,846.04
110760	FIRE SAFETY USA, INC		PV	110410	001	00999	11/15/2021	153344	430.00
	FIRE SAFETY USA, INC 3253 19TH STREET NW			Summary Total					430.00
			PD	110411	001	00999	12/15/2021	153652CM	384.95-
	ROCHESTER MN 55901			Summary Total					384.95-
				Payment Amount					45.05
110388	FRATTALLONE'S ACE HARDWARE STORES		PV	110407	001	00999	11/29/2021	044298/J	19.56

Payment Group Control Number 3323
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	FRATTALLONE'S ACE HARDWARE STORES			Summary Total					19.56
	1203 COUNTY ROAD E WEST		PV	110429	001	00999	12/1/2021	044322/J	19.99
	ARDEN HILLS MN 55112-3738			Summary Total					19.99
				Payment Amount					39.55
117332	HEARTLAND TIRE INC	WO #9030298	PV	110448	001	00999	12/2/2021	9024688	43.19
	HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303			Summary Total					43.19
				Payment Amount					43.19
118398	HENRICKSEN AND COMPANY INC	PAY APP 3 PW CAMPUS	PV	110512	001	09438	12/8/2021	12082021	826.59
	HENRICKSEN AND COMPANY INC			Summary Total					826.59
	1101 WEST THORNDALE AVENUE	PAY APP 4-FINAL PW CAMPUS	PD	110513	001	09438	12/8/2021	12082021B	2.94-
	ITASCA IL 60143			Summary Total					2.94-
				Payment Amount					823.65
112160	HOLIDAY COMPANIES		PV	110445	001	00999	12/1/2021	046801122100	144.50
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437			Summary Total					144.50
				Payment Amount					144.50
119037	HOLSTAD & KNAAK, PLC		PV	110473	001	00999	11/27/2021	11272021	4,050.00
	HKB LAW 4501 ALLENDALE DRIVE WHITE BEAR LAKE MN 55127			Summary Total					4,050.00
				Payment Amount					4,050.00
119002	HUNT ELECTRIC CORPORATION	PERMIT #49701 CANCELLED	PV	110339	001	00999	11/15/2021	11/15/2021	21.00
	HUNT ELECTRIC CORPORATION 7900 CHICAGO AVENUE SOUTH BLOOMINGTON MN 55420			Summary Total					21.00
				Payment Amount					21.00
107712	KLAMM MECHANICAL	PAY APP 11 PW CAMPUS	PV	110516	001	09438	12/8/2021	12082021	3,462.67

Payment Group Control Number	3323		
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
	CONTRACTORS								
	KLAMM MECHANICAL CONTRACTORS 12409 COUNTY ROAD 11 BURNSVILLE MN 55337			Summary Total					3,462.67
				Payment Amount					3,462.67
100256	LANO EQUIPMENT INC		PV	110358	001	00999	11/19/2021	02-877580	2,477.85
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					2,477.85
				Payment Amount					2,477.85
102954	LITTLE FALLS MACHINE INC		PV	110325	001	00999	11/10/2021	362234	653.94
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH			Summary Total					653.94
			PV	110326	001	00999	11/10/2021	362229	108.66
	LITTLE FALLS MN 56345-1598			Summary Total					108.66
			PV	110449	001	00999	11/24/2021	362407	105.91
				Summary Total					105.91
				Payment Amount					868.51
117918	MACQUEEN EMERGENCY	ACCT: RAMSE009	PV	110424	001	00999	11/30/2021	W00406	291.25
	MACQUEEN EMERGENCY 1125 7TH STREET E ST PAUL MN 55106			Summary Total					291.25
				Payment Amount					291.25
118201	MET CON CONSTRUCTION INC	PAY APP 8 PW CAMPUS	PV	110514	001	09438	12/8/2021	12082021	859.71
	MET CON CONSTRUCTION INC 15760 ACRON TRAIL FARIBAULT MN 55021			Summary Total					859.71
				Payment Amount					859.71
108208	METRO PRODUCTS INC		PV	110355	001	00999	11/18/2021	163338	66.33
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE			Summary Total					66.33
			PV	110408	001	00999	11/29/2021	163468	29.95
	FRIDLEY MN 55432			Summary Total					29.95

Payment Group Control Number 3323
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	110447	001	00999	12/2/2021	163573	329.99
							Summary Total		329.99
							Payment Amount		426.27
119040	MIDWEST FENCE	PAY APP 1 PW CAMPUS	PV	110517	001	09438	12/8/2021	12082021	289,124.90
	MIDWEST FENCE 525 EAST VILLAUME AVENUE SOUTH ST PAUL MN 55075						Summary Total		289,124.90
							Payment Amount		289,124.90
119038	MIDWEST SPECIALTY MAINTENANCE, INC	PAY APP 1 PW CAMPUS	PV	110515	001	09438	12/8/2021	12082021	48,798.65
	MIDWEST SPECIALTY MAINTENANCE, INC 9225 EAST RIVER ROAD NW COON RAPIDS MN 55433						Summary Total		48,798.65
							Payment Amount		48,798.65
100328	MN DEPT OF HEALTH WATER	SYSTEM: 1020035 RAMSEY	PV	110379	001	00999	11/29/2021	1020035 NOV 2021	11,980.00
	MN DEPT OF HEALTH DRINKING WATER PROTECTION SECTION P O BOX 64494 ST PAUL MN 55164-0494						Summary Total		11,980.00
							Payment Amount		11,980.00
107333	MN DEPT OF LABOR AND INDUSTRY	CUSTOMER NO 0000112187	PV	110450	001	00999	11/27/2021	ALR0128014X	100.00
	MN DEPT OF LABOR AND INDUSTRY FINANCIAL SERVICES OFFICE 443 LAFAYETTE ROAD ST PAUL MN 55155						Summary Total		100.00
							Payment Amount		100.00
107333	MN DEPT OF LABOR AND INDUSTRY	CUSTOMER NO 0000112187	PV	110451	001	00999	11/29/2021	ABR0272518X	40.00
	MN DEPT OF LABOR AND INDUSTRY FINANCIAL SERVICES OFFICE 443 LAFAYETTE ROAD ST PAUL MN 55155						Summary Total		40.00
							Payment Amount		40.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3323		
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
107333	MN DEPT OF LABOR AND INDUSTRY	CUSTOMER NO 0000112187	PV	110452	001	00999	11/29/2021	ABR0273128X	10.00
	MN DEPT OF LABOR AND INDUSTRY FINANCIAL SERVICES OFFICE 443 LAFAYETTE ROAD ST PAUL MN 55155			Summary Total					10.00
				Payment Amount					10.00
107333	MN DEPT OF LABOR AND INDUSTRY	CUSTOMER NO 0000112187	PV	110453	001	00999	11/29/2021	ABR0273447X	20.00
	MN DEPT OF LABOR AND INDUSTRY FINANCIAL SERVICES OFFICE 443 LAFAYETTE ROAD ST PAUL MN 55155			Summary Total					20.00
				Payment Amount					20.00
107333	MN DEPT OF LABOR AND INDUSTRY	CUSTOMER NO 0000001317	PV	110454	001	00999	11/27/2021	ALR0128003X	200.00
	MN DEPT OF LABOR AND INDUSTRY FINANCIAL SERVICES OFFICE 443 LAFAYETTE ROAD ST PAUL MN 55155			Summary Total					200.00
				Payment Amount					200.00
100345	NAPA AUTO PARTS ELK RIVER		PV	110434	001	00999	11/29/2021	140073	29.05
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330			Summary Total					29.05
			PV	110457	001	00999	11/12/2021	137986	29.10
				Summary Total					29.10
				Payment Amount					58.15
119019	O'CONNELL, TOM	REFUND CANCELLED PERMIT	PV	110465	001	00999	11/22/2021	112221	66.00
	TOM O'CONNELL 4931 179TH AVENUE NW RAMSEY MN 55303			Summary Total					66.00
				Payment Amount					66.00

Payment Group Control Number	3323		
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
111525	OFFICE OF THE SECRETARY OF STATE	NOTARY APPLICATION FEE MCCANN	PV	110268	001	00999	11/18/2021	111821	120.00
	OFFICE OF THE SECRETARY OF STATE ATTENTION: NOTARY FIRST NATIONAL BANK BLDG 332 MINNESOTA STREET #N201 ST PAUL MN 55101			Summary Total					120.00
				Payment Amount					120.00
111368	POLLARDWATER	CUST 2900	PV	110462	001	00999	11/22/2021	0203988	123.25
	POLLARDWATER			Summary Total					123.25
	P O BOX 417592	CUST 2900	PV	110463	001	00999	11/23/2021	0203987	67.74
	BOSTON MA 02241-7592			Summary Total					67.74
				Payment Amount					190.99
118162	PROFESSIONAL SERVICE INDUSTRIES INC	PAY APP 3 PW CAMPUS	PV	110518	001	09438	12/8/2021	12082021	17,891.59
	PROFESSIONAL SERVICE INDUSTRIES INC 2915 WATERS ROAD SUITE 112 EAGAN MN 55121			Summary Total					17,891.59
				Payment Amount					17,891.59
118400	PUMP AND METER SERVICE	PAY APP 4 PW CAMPUS	PV	110519	001	09438	12/8/2021	12082021	49,177.02
	PUMP AND METER SERVICE 11303 EXCELSIOR BLVD HOPKINS MN 55343			Summary Total					49,177.02
				Payment Amount					49,177.02
117956	RJM CONSTRUCTION LLC	PAY APP 15 PW CAMPUS	PV	110520	001	09438	12/8/2021	12082021	1,967.18
	RJM CONSTRUCTION LLC 830 BOONE AVENUE NORTH GOLDEN VALLEY MN 55427			Summary Total					1,967.18
				Payment Amount					1,967.18
111128	SHERBURNE COUNTY SHERIFFS OFFICE	Hassel, Stolp, and Bagne	PV	110455	001	00999	12/2/2021	0202112-RPD	90.00
	SHERBURNE COUNTY SHERIFFS OFFICE 13880 BUSINESS CENTER DRIVE NW ELK RIVER MN 55330			Summary Total					90.00

Payment Group Control Number	3323		
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
				Payment Amount					90.00
119024	SHERRILL, RAY	REFUND PERMIT 49603 CANCELLED	PV	110468	001	00999	12/2/2021	120221	76.00
	RAY SHERRILL 4880 MCALLISTER AVENUE NE ST MICHAEL MN 55376			Summary Total					76.00
				Payment Amount					76.00
112545	SHI	CUST #1020930	PV	110316	001	00999	11/16/2021	B14364176	1,975.05
	SHI INTERNATIONAL CORP. P O BOX 952121 DALLAS TX 75395-2121			Summary Total					1,975.05
				Payment Amount					1,975.05
118852	SPC ENGINEERING & TESTING INC		PV	110437	001	00999	11/19/2021	#21-188RA	498.00
	SPC ENGINEERING & TESTING, INC 13307 LEYTE STREET NE HAM LAKE MN 55304			Summary Total					498.00
				Payment Amount					498.00
117856	SPECTRUM SIGN SYSTEMS INC	PAY APP 1 PW CAMPUS	PV	110521	001	09438	12/8/2021	12082021	17,690.90
	SPECTRUM SIGN SYSTEMS INC 8786 WEST 35W SERVICE DRIVE NE BLAINE MN 55449			Summary Total					17,690.90
				Payment Amount					17,690.90
100456	ST CROIX RECREATION FUN PLAYGROUNDS	EXCLUDE SALES TAX-MUNICIPALTY	PV	110427	001	00999	11/12/2021	21081	1,985.40
	ST CROIX RECREATION FUN PLAYGROUNDS INC 1826 TOWER DRIVE W STILLWATER MN 55082			Summary Total					1,985.40
				Payment Amount					1,985.40
100461	STAR TRIBUNE		PV	110349	001	00999	11/14/2021	7805754 NOV 2021	501.70
	STAR TRIBUNE P O BOX 4619			Summary Total					501.70

Payment Group Control Number	3323		
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
	CAROL STREAM IL 50197-4619								
								Payment Amount	501.70
118034	STEENBERG WATRUD CONSTRUCTION LLC	PAY APP 7 PW CAMPUS	PV	110522	001	09438	12/8/2021	12082021	2,823.40
	STEENBERG WATRUD CONSTRUCTION LLC 10967 CLARK ROAD INNER GROVE HEIGHTS MN 55077							Summary Total	2,823.40
								Payment Amount	2,823.40
119020	STINSON, RYAN	REFUND CANCELLED PERMIT	PV	110466	001	00999	11/24/2021	112421	51.00
	RYAN STINSON 7391 BUSH LAKE ROAD EDINA MN 55439							Summary Total	51.00
								Payment Amount	51.00
118686	SWANSON AND YOUNGDALE INC	PAY APP 5 PW CAMPUS	PV	110523	001	09438	12/8/2021	12082021	17,905.60
	SWANSON AND YOUNGDALE INC 6565 WEST 23RD STREET MINNEAPOLIS MN 55426							Summary Total	17,905.60
								Payment Amount	17,905.60
118853	TIM'S CONSTRUCTION GROUP LLC	PAY APP 2 PW CAMPUS	PV	110524	001	09438	12/8/2021	12082021	513.00
	TIM'S CONSTRUCTION GROUP LLC 15345 SODIUM STREET NW RAMSEY MN 55303							Summary Total	513.00
								Payment Amount	513.00
118163	TOP LITE CONTRACT GLAZING INC	PAY APP 8 PW CAMPUS	PV	110525	001	09438	12/8/2021	12082021	1,955.10
	TOP LITE CONTRACT GLAZING INC 15548 260TH STREET LINDSTROM MN 55045							Summary Total	1,955.10
								Payment Amount	1,955.10
106638	UNIQUE PAVING MATERIALS CORPORATION	CUST ID RAM001	PV	110361	001	00999	11/22/2021	63303	270.00

Payment Group Control Number	3323		
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
	UNIQUE PAVING MATERIALS CORPORATION 3993 EAST 93RD STREET CLEVELAND OH 44105-4096			Summary Total					270.00
				Payment Amount					270.00
110473	VERNON COMPANY	CUST #895959	PV	110472	001	00999	11/11/2021	6251514RI	1,723.20
	VERNON COMPANY ONE PROMOTION PLACE P O BOX 600 NEWTON IA 50208-2065			Summary Total					1,723.20
				Payment Amount					1,723.20
118399	W L HALL COMPANY	PAY APP 2 PW CAMPUS	PV	110526	001	09438	12/8/2021	12082021	75,007.25
	W L HALL COMPANY 530 15TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					75,007.25
				Payment Amount					75,007.25
118947	WARNERS' STELLIAN CO INC	ACCT CUS-146711-1	PV	110423	001	00999	11/18/2021	INV-250086	3,599.98
	WARNERS' STELLIAN CO INC 550 ATWATER CIRCLE ST PAUL MN 55103			Summary Total					3,599.98
				Payment Amount					3,599.98
118166	WOLF RIVER ELECTRIC	PAY APP 12 PW CAMPUS	PV	110527	001	09438	12/8/2021	12082021	6,624.35
	WOLF RIVER ELECTRIC 101 ISANTI PARKWAY NE # G ISANTI MN 55040			Summary Total					6,624.35
				Payment Amount					6,624.35
				Total Amount to be Processed					659,446.26
				Total Number of Payments to be Processed					61

THIS PAGE INTENTIONALLY LEFT BLANK

Payment Group Control Number	3324		
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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100017	AIRGAS USA, LLC	PAYER #2030987	PV	110428	001	00999	11/30/2021	9984179264	32.52
	AIRGAS USA LLC P O BOX 734445 CHICAGO IL 60673-4445				Summary Total				32.52
					Payment Amount				32.52
117343	AMAZON CAPITAL SERVICES INC	Acct A3VYUQ4FSATYMN	PV	110368	001	00999	11/29/2021	179R-MTNQ-K7MC	99.49
	AMAZON CAPITAL SERVICES INC				Summary Total				99.49
	PO BOX 035184	Acct A3VYUQ4FSATYMN	PV	110372	001	00999	11/29/2021	1C46-7X39-VN6F	39.93
	SEATTLE WA 98124-5184				Summary Total				39.93
					Payment Amount				139.42
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Recording	PV	110441	001	00999	11/30/2021	#21-78838	92.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303				Summary Total				92.00
					Payment Amount				92.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	CUST #130878	PV	110333	001	00999	11/18/2021	HWYSQ32021	753.42
	ANOKA COUNTY TREASURY DEPARTMENT				Summary Total				753.42
	2100 THIRD AVENUE	CUST 130878	PV	110343	001	00999	11/18/2021	AR019145	99.75
	ANOKA MN 55303				Summary Total				99.75
		CUST 130878	PV	110373	001	00999	11/17/2021	B211116M	492.00
					Summary Total				492.00
					Payment Amount				1,345.17
106346	BAUER BUILT INCORPORATED		PV	110438	001	00999	11/30/2021	940083501	1,256.50
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR BLAINE MN 55449				Summary Total				1,256.50
					Payment Amount				1,256.50
100647	BOLTON AND MENK INC		PV	110409	001	00999	11/18/2021	0279486	355.00
	BOLTON AND MENK INC				Summary Total				355.00

Payment Group Control Number	3324		
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
	1960 PREMIER DRIVE		PV	110421	001	00999	11/18/2021	0279485	497.00
	MANKATO MN 56001-5900			Summary Total					497.00
				Payment Amount					852.00
103641	BOYER TRUCKS ROGERS		PV	110266	001	00999	11/15/2021	003P13484	86.05
	BOYER TRUCKS			Summary Total					86.05
	P O BOX 18338		PV	110315	001	00999	11/17/2021	003S3276	1,223.96
	MINNEAPOLIS MN 55418			Summary Total					1,223.96
		CUST 7645	PV	110419	001	00999	11/24/2021	003S3352	627.63
				Summary Total					627.63
		CUST 7645	PV	110436	001	00999	11/30/2021	003P14170	55.26
				Summary Total					55.26
				Payment Amount					1,992.90
112019	CENTRAL HYDRAULICS INC		PV	110329	001	00999	11/15/2021	72865	124.28
	CENTRAL HYDRAULICS INC			Summary Total					124.28
	21877 INDUSTRIAL COURT		PV	110330	001	00999	11/15/2021	72871	58.93
	ROGERS MN 55374			Summary Total					58.93
			PV	110331	001	00999	11/16/2021	72893	278.08
				Summary Total					278.08
				Payment Amount					461.29
116197	CINTAS CORPORATION	PAYER #12455483	PV	110267	001	00999	11/17/2021	4101991953	16.56
	CINTAS CORPORATION			Summary Total					16.56
	CINTAS LOC #4K		PV	110314	001	00999	11/17/2021	4101992022	51.28
	P O BOX 650838			Summary Total					51.28
	DALLAS TX 75265-0838	PAYER #12455483	PV	110365	001	00999	11/24/2021	4102791076	13.20
				Summary Total					13.20
			PV	110417	001	00999	11/23/2021	4102613971	44.48
				Summary Total					44.48
			PV	110431	001	00999	12/1/2021	4103296046	51.06
				Summary Total					51.06
				Payment Amount					176.58
100120	CONTINENTAL RESEARCH CORP	ORDER 0026713	PV	110469	001	00999	12/2/2021	0031676	218.00

Payment Group Control Number	3324		
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
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					218.00
				Payment Amount					218.00
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	110366	001	00999	11/22/2021	INV227851	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		PV	110318	001	00999	11/18/2021	25182887	1,528.80
	DEHN OIL COMPANY			Summary Total					1,528.80
	6735 141ST AVENUE NW		PV	110319	001	00999	11/16/2021	85455	1,562.50
	RAMSEY MN 55303			Summary Total					1,562.50
				Payment Amount					3,091.30
118116	DTN LLC	ACCT 2554576	PV	110443	001	00999	12/3/2021	6047966	400.00
	DTN LLC 18205 CAPITOL AVENUE SUITE 100 OMAHA NE 68022			Summary Total					400.00
				Payment Amount					400.00
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	INV 112021	PV	110426	001	00999	11/30/2021	112021	6,085.76
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					6,085.76
				Payment Amount					6,085.76
100158	ECM PUBLISHERS INC	ACCT 370702/AD 1181622	PV	110367	001	00999	11/12/2021	862791	43.00
	ECM PUBLISHERS INC			Summary Total					43.00
	4095 COON RAPIDS BLVD	ACCT 370702/AD 1184534	PV	110376	001	00999	11/19/2021	863881	37.63
	COON RAPIDS MN 55433			Summary Total					37.63
		ACCT 370702/AD 1182289	PV	110415	001	00999	11/12/2021	862792	69.88

Payment Group Control Number	3324		
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					69.88
				Payment Amount					150.51
114680	ELECTRICAL PRODUCTION SERVICES INC		PV	110374	001	00999	11/24/2021	19214	2,035.00
	ELECTRICAL PRODUCTION SERVICES INC			Summary Total					2,035.00
	4201 NOREX DRIVE SUITE 200		PV	110375	001	00999	11/24/2021	19210	4,273.00
	CHASKA MN 55318			Summary Total					4,273.00
				Payment Amount					6,308.00
113651	ELECTRO WATCHMAN INC	CUST # 8080	PV	110259	001	00999	11/12/2021	376684	3,845.11
	ELECTRO WATCHMAN INC			Summary Total					3,845.11
	ONE W WATER STREET SUITE 110	CUST 8080	PV	110334	001	00999	11/19/2021	376898	2,295.90
	ST PAUL MN 55107			Summary Total					2,295.90
				Payment Amount					6,141.01
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	110344	001	00999	11/17/2021	DL10082122A	330.91
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					330.91
	2755 GENEVA AVE N		PV	110345	001	00999	11/15/2021	DL111521-20	25.25
	OAKDALE MN 55128			Summary Total					25.25
			PV	110364	001	00999	11/23/2021	DL11152120A	101.40
				Summary Total					101.40
			PV	110444	001	00999	12/3/2021	DL05272123H	2,275.22
				Summary Total					2,275.22
				Payment Amount					2,732.78
113321	FACTORY MOTOR PARTS CO	ACCT 13613	PV	110328	001	00999	11/17/2021	6-1607265	112.44
	FACTORY MOTOR PARTS CO			Summary Total					112.44
	BIN 139107		PV	110435	001	00999	11/22/2021	1-7261437	510.00
	P O BOX 9107			Summary Total					510.00
	MINNEAPOLIS MN 55480-9107								
				Payment Amount					622.44
107099	FASTENAL		PV	110327	001	00999	11/17/2021	MNTC8198778	36.62

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3324		
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
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					36.62
				Payment Amount					36.62
100186	FRANKENSIGNS INC		PV	110265	001	00999	11/10/2021	278031	52.00
	FRANKENSIGNS 9991 GOODHUE STREET NE			Summary Total					52.00
			PV	110350	001	00999	11/16/2021	278090	32.00
	P O BOX 490301 BLAINE MN 55449			Summary Total					32.00
				Payment Amount					84.00
100200	GOPHER STATE ONE CALL INC	ACCT MN00633	PV	110460	001	00999	11/30/2021	1110689	317.25
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317			Summary Total					317.25
				Payment Amount					317.25
100650	GRAINGER	ACCT 806511127	PV	110432	001	00999	11/30/2021	9135590629	3,247.48
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					3,247.48
				Payment Amount					3,247.48
112475	INNOVATIVE OFFICE SOLUTIONS	Innovative S27569	PV	110337	001	00999	11/18/2021	IN3562235	343.55
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					343.55
	P O BOX 860627	Innovative S27569	PV	110370	001	00999	11/22/2021	IN3565172	7.90
	MINNEAPOLIS MN 55486-0001			Summary Total					7.90
		Innovative S27569	PV	110371	001	00999	11/23/2021	IN3565489	184.10
				Summary Total					184.10
				Payment Amount					535.55
113658	MARCO	ACCT #CO111182	PV	110433	001	00999	12/1/2021	INV9389797	60.00
	MARCO NW 7128 PO BOX 1450 MINNEAPOLIS MN 55485-7128			Summary Total					60.00
				Payment Amount					60.00

R04570

CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3324		
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
100283	MENARDS COON RAPIDS	ACCT 30280262	PV	110356	001	00999	11/18/2021	62828	453.25
	MENARDS COON RAPIDS				Summary Total				453.25
	3045 MAIN STREET	ACCT 30280262	PV	110377	001	00999	11/23/2021	63076	134.99
	COON RAPIDS MN 55433				Summary Total				134.99
		ACCT 30280262	PV	110380	001	00999	11/22/2021	63000	405.69
					Summary Total				405.69
		ACCT 30280262	PV	110381	001	00999	11/22/2021	63006	11.99
					Summary Total				11.99
					Payment Amount				1,005.92
100284	MENARDS ELK RIVER	ACCT 31250289	PV	110321	001	00999	11/8/2021	41609	703.70
	MENARDS ELK RIVER				Summary Total				703.70
	19521 EVANS STREET NW	ACCT 31250289	PV	110360	001	00999	11/15/2021	41993	158.56
	ELK RIVER MN 55330-1077				Summary Total				158.56
			PV	110446	001	00999	11/22/2021	42447	84.99
					Summary Total				84.99
					Payment Amount				947.25
100285	MET COUNCIL ENVIRONMENTAL SRV	CUST #5156	PV	110459	001	00999	12/2/2021	0001132949	82,457.59
	MET COUNCIL ENVIRONMENTAL SRV				Summary Total				82,457.59
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
					Payment Amount				82,457.59
108091	MUNICIPAL CODE CORPORATION	CUST ID: 10-4005	PV	110471	001	00999	12/2/2021	00367461	350.00
	MUNICIPAL CODE CORPORATION				Summary Total				350.00
	P O BOX 2235								
	TALLAHASSEE FL 32316								
					Payment Amount				350.00
115167	NET TRANSCRIPTS INC		PV	110362	001	00999	11/15/2021	#NT7121	356.20
	NET TRANSCRIPTS INC				Summary Total				356.20
	PO BOX 95777								
	CHICAGO IL 60694-5777								
					Payment Amount				356.20

Payment Group Control Number	3324		
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
114239	NORTH AMERICAN SAFETY		PV	110418	001	00999	11/23/2021	#INV61084	239.76
	NORTH AMERICAN SAFETY			Summary Total					239.76
	326 S. ASH STREET		PV	110420	001	00999	11/24/2021	#INV61127	82.10
	BELLE PLAINE MN 56011			Summary Total					82.10
				Payment Amount					321.86
100363	NORTHERN SANITARY SUPPLY CO		PV	110261	001	00999	11/16/2021	203018	446.13
	NORTHERN SANITARY SUPPLY CO			Summary Total					446.13
	341 COON RAPIDS BLVD		PD	110263	001	00999	12/15/2021	107196CM	44.26-
	MINNEAPOLIS MN 55433			Summary Total					44.26-
			PV	110351	001	00999	11/23/2021	203074	202.30
				Summary Total					202.30
			PV	110464	001	00999	12/3/2021	203153	314.18
				Summary Total					314.18
				Payment Amount					918.35
115232	NORTHERN TECHNOLOGIES LLC		PV	110363	001	00999	11/13/2021	40902	556.25
	NORTHERN TECHNOLOGIES LLC			Summary Total					556.25
	3522 4TH AVENUE S		PV	110412	001	00999	11/13/2021	40833	473.25
	FARGO ND 58103			Summary Total					473.25
			PV	110413	001	00999	11/13/2021	40954	597.50
				Summary Total					597.50
			PV	110414	001	00999	11/13/2021	40956	3,396.25
				Summary Total					3,396.25
			PV	110416	001	00999	11/13/2021	40955	1,495.00
				Summary Total					1,495.00
			PV	110425	001	00999	11/13/2021	40894	269.75
				Summary Total					269.75
				Payment Amount					6,788.00
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	110335	001	00999	11/15/2021	12774	150.00
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					150.00
	7533 SUNWOOD DRIVE NW		PV	110336	001	00999	11/18/2021	12855	50.00

Payment Group Control Number	3324		
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
	SUITE 212								
	RAMSEY MN 55303			Summary Total					50.00
				Payment Amount					200.00
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	110347	001	00999	11/22/2021	123138	327.00
	NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175			Summary Total					327.00
				Payment Amount					327.00
117474	OERTEL ARCHITECTS LTD		PV	110313	001	00999	11/13/2021	18	7,000.00
	OERTEL ARCHITECTS LTD 1795 ST CLAIR AVENUE ST PAUL MN 55105			Summary Total					7,000.00
				Payment Amount					7,000.00
110480	OPUS 21 MANAGEMENT SOLUTIONS		PV	110260	001	00999	11/15/2021	211072	14,115.46
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					14,115.46
				Payment Amount					14,115.46
114134	PHASOR ELECTRIC COMPANY	CUST #23711	PV	110324	001	00999	11/19/2021	048611	155.00
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449			Summary Total					155.00
				Payment Amount					155.00
113444	PRECISE		PV	110359	001	00999	11/22/2021	200-1033712	900.00
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					900.00
				Payment Amount					900.00
107978	PREMIER COMMERCIAL	6781 Hwy 10 Mgmt Fee	PV	110422	001	00999	11/30/2021	7948	600.00

Payment Group Control Number	3324		
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
	PROPERTIES INC								
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00
				Payment Amount					600.00
116092	ROADKILL ANIMAL CONTROL		PV	110458	001	00999	11/30/2021	11302021	93.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					93.00
				Payment Amount					93.00
115381	RUMRIVER ART CENTER		PV	110430	001	00999	11/30/2021	1216259	125.00
	RUMRIVER ART CENTER 2665 4TH AVENUE SUITE 102 ANOKA MN 55303			Summary Total					125.00
				Payment Amount					125.00
100431	SAFETY KLEEN CORPORATION	Monthly Service/ACT #C123667	PV	110323	001	00999	11/4/2021	CN13781473	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	110382	001	00999	12/1/2021	8105799802	1,477.74
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					1,477.74
				Payment Amount					1,477.74
116602	TEAM LABORATORY CHEMICAL LLC		PV	110348	001	00999	11/17/2021	INV0028366	3,907.50
	TEAM LABORATORY CHEMICAL LLC P O BOX 1467 28650 STATE HWY 34 DETROIT LAKES MN 56501			Summary Total					3,907.50
				Payment Amount					3,907.50

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3324		
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
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	110338	001	00999	11/14/2021	M26877	1,094.25
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					1,094.25
	21021 KAROLINE COURT N		PV	110470	001	00999	12/1/2021	M26923	2,180.75
	FOREST LAKE MN 55025			Summary Total					2,180.75
				Payment Amount					3,275.00
117767	TROULLIER, MARY		PV	110340	001	00999	11/19/2021	#4	180.00
	MARY TROULLIER 2721 DELAWARE ST SE MINNEAPOLIS MN 55414			Summary Total					180.00
				Payment Amount					180.00
106990	USA BLUE BOOK	customer no. 955135	PV	110456	001	00999	12/2/2021	808077	183.12
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004			Summary Total					183.12
				Payment Amount					183.12
112721	W W GOETSCH ASSOCIATES INC		PV	110317	001	00999	11/4/2021	107146	6,011.27
	W W GOETSCH ASSOCIATES INC 5250 WEST 74TH STREET SUITE 24 MINNEAPOLIS MN 55439-2226			Summary Total					6,011.27
				Payment Amount					6,011.27
106351	WATER LABORATORIES, INC		PV	110461	001	00999	12/2/2021	8820	660.00
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330			Summary Total					660.00
				Payment Amount					660.00
				Total Amount to be Processed					169,190.91
				Total Number of Payments to be Processed					50

EHLERS
BOND TRUST SERVICES

Debt Service Statement

45696

114740 Bond

WIRES due by November 30, 2021
CHECKS due by November 23, 2021

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 66926
Statement Date: October 13, 2021

RE: $3,880,000.00 General Obligation Capital Improvement Plan Bonds, Series 2015A

Debt Service Date	CUSIP	Principal	Interest	Total Due
12-01-2021	751813SG2	$180,000.00	$45,206.25	**$225,206.25**

Payment Instructions

WIRES due by November 30, 2021
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 327741

CHECKS due by November 23, 2021
Make check payable to:
Bond Trust Services Corporation
Ref: 327741
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable; (651) 209-1010

18,000
45,206

9351.6601
9351.6611
$225,206.25

Le602
Le611

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

THIS PAGE INTENTIONALLY LEFT BLANK

EHLERS
BOND TRUST SERVICES

114740 Bond
45696

Debt Service Statement

WIRES due by November 30, 2021
CHECKS due by November 23, 2021

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 66927
Statement Date: October 13, 2021

RE: $1,205,000.00 General Obligation Street Reconstruction Bonds, Series 2015B

Debt Service Date	CUSIP	Principal	Interest	Total Due
12-01-2021	751813TC0	$120,000.00	$6,625.00	**$126,625.00**

Payment Instructions

WIRES due by November 30, 2021
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 327787

CHECKS due by November 23, 2021
Make check payable to:
Bond Trust Services Corporation
Ref: 327787
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable, (651) 209-1010

120,000
6625

935.6601
935.6611

126,625

66602
66611

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-355

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF NOVEMBER 18, 2021 THROUGH DECEMBER 8, 2021

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of November 18, 2021, through December 8, 2021, in the amount of $2,213,264.87 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 November 18, 2021, through December 8, 2021, in the amount of $2,213,264.87.

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 December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 17.**

Meeting Date: 12/14/2021

By: Bria Raines, Community Development

Information

Title

Adopt Resolution #21-207 Approving Lawful Nonconforming Uses and Boundary Agreement for Ken's Repair and Sales

Purpose/Background:

An open code enforcement case from 2018 was recently followed up on and determined that the property had been brought back into compliance. To define the boundary and provide clarification for any possible future code enforcement regarding this property, Staff has worked with the property owner to construct a resolution that outlines allowed uses, when a conditional use permit is needed, the activities on the property, and a plan for avoiding public nuisance complaints by determining storage areas, sales rows, and a 30-day schedule for hauling away old tires.

This resolution is meant to clearly define uses, explain permits needed for new purposed uses or expansions, and how the property will designate locations to avoid public nuisance complaints caused by vehicles awaiting repair.

Notification:

No notification is required for this case.

Observations/Alternatives:

Previously code enforcement violations on the property were for unlawful expansion with the following violations later discovered:

- vehicles in the wetland (shown as "low" in the site map)
- use of an RV as a dwelling
- accumulation of waste (tires)
- inoperable vehicles (non-roadworthy or expired tabs)

At this time, the property has been returned to the original foot print boundary, the vehicles removed from the wetland, and the RV was most recently in the process of being removed from the property. The conditions of the resolution are meant to proactively rid the property of the public nuisance violations such as accumulated waste (tires), and numerous inoperable vehicles; no tabs or expired tabs are considered inoperable.

Funding Source:

Staff handles case as part of regular duties.

Recommendation:

Approve Resolution #21-207 Approving Lawful Nonconforming Uses and Boundary Agreement for Ken's Repair and Sales

Action:

Approve Resolution #21-207 Approving Lawful Nonconforming Uses and Boundary Agreement for Ken's Repair and Sales

Attachments

Resolution #21-207

Declaring Terms Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Bria Raines	12/09/2021 08:49 AM
Brian Hagen	Brian Hagen	12/09/2021 09:36 AM
Brian Hagen	Brian Hagen	12/09/2021 10:19 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 10:44 AM
Form Started By: Bria Raines		Started On: 11/16/2021 09:46 AM
Final Approval Date: 12/09/2021		

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

RESOLUTION #21-207

A RESOLUTION APPROVING LAWFUL NONCONFORMING RIGHTS AND BOUNDARY AGREEMENT FOR KEN'S REPAIR AND SALES AT 15415 ST. FRANCIS BLVD NW

WHEREAS, the property owner Sharon Niles (the "Property Owner") has been operating an automotive repair and sales business with lawful. nonconforming rights on the property generally known as 15415 Saint Francis Blvd NW and 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 LINE 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 SCTRACT) ("the Subject Property")

WHEREAS, the Subject Property has a split zoning designation with the northern three-fourths of the property zoned R-2 Medium Density Residential, and the southern one-fourth zoned as B-1 Business District and is approximately 20.95 acres in size; and

WHEREAS, Ken's Repair and Sales, Inc has been in operation since the late 1960s, prior to the incorporation of the City of Ramsey as a City in 1974, and as such is afforded status as a Lawful, Nonconforming Use to continue operation on a property that is currently zoned as R-2 Residential; and

WHEREAS, the City and the Property Owner seek to agree on the status and limits of the Lawful, Nonconforming Use on the Subject Property in order to provide certain protections to said use for the Property Owner and the City, and allowing for easier enforcement of current Code Standards; and

WHEREAS, the Property Owner added U-Haul services (rentals) to their business in the 1980s; and

WHEREAS, the Property Owner repairs customer and personal vehicles, and stores items in box trucks on the Subject Property; and

WHEREAS, the City Council of the City of Ramsey approved of the proposed declaring terms of the lawful nonconforming rights and boundaries for the Subject Property on December 14, 2021.

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

1. The **CITY** and **OWNER** agree to the following as lawful, nonconforming uses of the Subject Property:
    a. A single line of vehicles along Highway 47 South of "The Loop" and no more than two rows of sales vehicles between the two driveways on the Subject Property; the OWNER agrees to no more than 20 vehicles in the sales rows. Said vehicles may be on the grass.
    b. U-Haul rental services, including up to 10 vehicles onsite for rental. Said rental vehicles include both box trucks and pull behind trailers, both flat bed and enclosed. All U-Haul related items shall be stored on "The Hill" (shown in Exhibit A) with the understanding that customers may leave the rentals in the wrong location from time to time, and the Property Owner shall move the vehicles into compliance within 24 business hours.
        i. U-Haul box trucks shall be parked only upon improved surfacing (Class V gravel or similar), in the area defined as "The Hill" (shown in Exhibit A).
    c. There are no lawful, nonconforming rights associated with living in a camper or motorhome on the Subject Property.
    d. The Subject Property is allowed to maintain an auto repair and sales use on the Subject Property. There are no lawful, nonconforming rights associated with trailer, recreational vehicle, boats, etc. sales or service.
    e. The Subject Property is allowed outdoor storage in "storage" area, limited to that shown in the 1977 aerial photo attached as Exhibit B; and short term outdoor storage in "the Hill", of no more than 2 weeks, for passenger vehicles awaiting repair.
    f. The **OWNER** shall keep existing surface parking areas behind the barn and on "the Hill" as shown in Exhibit A. Future revisions to existing parking areas will require compliance with current Ramsey City Code.

2. The **OWNER** shall maintain the Subject Property in compliance with City Code Chapter 30 (Nuisances) at all times.

3. The **OWNER** shall limit to a total of ten (10) personal vehicles, trailers, and campers on the property in accordance with City Code Section which allows properties greater than 5.0 acres in size to have a total of up to ten (10) such personal vehicles, trailers, and campers.

4. The **OWNER** shall apply for a Sign Permit for any new sign. This Agreement does not provide any approval on proposed signage.

5. The **OWNER** agrees that any expansion of the use which is hereby deemed Lawful, Nonconforming by the City of Ramsey shall only be allowed via a Conditional Use Permit (CUP) on the Subject Property, which is consistent with City Code direction for this type of use and expansion.

6. The **CITY** and **OWNER** agree there are no lawful, nonconforming rights related to "The Low" (shown in Exhibit A) and agree to remove all vehicles and storage from "The Low."

7. The **OWNER** agrees to remove inoperable, or non-road-worth vehicles from the "Hill" to the "Storage" in two (2) to three (3) business days; to allow the Property Owner adequate time over long or holiday weekends.

8. The **OWNER** agrees to turnover customer vehicles from acquisition to resale within two (2) months and "junk", inoperable, or vehicles meant for cannibalization within three (3) months.

9. The **CITY** and **OWNER** agree to the Lawful Nonconforming Rights boundary, shown in Exhibit A.

10. That this Resolution is contingent upon 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 of December, 2021.

CITY OF RAMSEY

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____day of _____, 2021, before me a Notary Public personally appeared Mark 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 Kuzma and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

Exhibit A: Defining Boundaries of the Subject Property

KEN'S REPAIR AND SALES

-LAWFUL NONCONFORMING USES AREAS-



LEGEND

Operations Allowed

Operations Not Allowed

Exhibit B: 1977 Aerial Photo of Subject Property



LAWFUL NONCONFORMING RIGHTS AND BOUNDARY AGREEMENT

THIS AGREEMENT (this "agreement") made this _____ day of _____, 2021, by and between the **CITY OF RAMSEY** a Minnesota municipal corporation (hereinafter referred to as the "City") and **KEN'S REPAIR AND SERVICES, INC**, a Minnesota corporation (hereinafter referred to as the "Owner").

Recitals

1. The **OWNER** is the fee owner of certain real property situated in the City of Ramsey, County of Anoka, State of Minnesota legally described as:

   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 LINE 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 SCTRACT) ("the Subject Property")

2. The **OWNER** has used the Subject Property for an auto sales and repair business since before the **CITY** established a zoning ordinance. The existing use of the Subject Property does not comport with the existing zoning ordinance.

3. The **CITY** and **OWNER** agree to set forth their understanding with respect to the lawful nonconforming rights on the Subject Property.

Agreement

1. The **CITY** and **OWNER** agree to the following as lawful, nonconforming uses of the Subject Property:
   a. A single line of vehicles along Highway 47 South of "The Loop" and no more than two rows of sales vehicles between the two driveways on the Subject Property; the OWNER agrees to no more than 20 vehicles in the sales rows. Said vehicles may be on the grass.
   b. U-Haul rental services, including up to 10 vehicles onsite for rental. Said rental vehicles include both box trucks and pull behind trailers, both flat bed and enclosed. All U-Haul

related items shall be stored on "The Hill" (shown in Exhibit A) with the understanding that customers may leave the rentals in the wrong location from time to time, and the Property Owner shall move the vehicles into compliance within 24 business hours.

i. U-Haul box trucks shall be parked only upon improved surfacing (Class V gravel or similar), in the area defined as "The Hill" (shown in Exhibit A).

c. There are no lawful, nonconforming rights associated with living in a camper or motorhome on the Subject Property.
d. The Subject Property is allowed to maintain an auto repair and sales use on the Subject Property. There are no lawful, nonconforming rights associated with trailer, recreational vehicle, boats, etc. sales or service.
e. The Subject Property is allowed outdoor storage in "storage" area, limited to that shown in the 1977 aerial photo attached as Exhibit B; and short term outdoor storage in "the Hill", of no more than 2 weeks, for passenger vehicles awaiting repair.
f. The **OWNER** shall keep existing surface parking areas behind the barn and on "the Hill" as shown in Exhibit A. Future revisions to existing parking areas will require compliance with current Ramsey City Code.

2. The **OWNER** shall maintain the Subject Property in compliance with City Code Chapter 30 (Nuisances) at all times.

3. The **OWNER** shall limit to a total of ten (10) personal vehicles, trailers, and campers on the property in accordance with City Code Section which allows properties greater than 5.0 acres in size to have a total of up to ten (10) such personal vehicles, trailers, and campers.

4. The **OWNER** shall apply for a Sign Permit for any new sign. This Agreement does not provide any approval on proposed signage.

5. The **OWNER** agrees that any expansion of the use which is hereby deemed Lawful, Nonconforming by the City of Ramsey shall only be allowed via a Conditional Use Permit (CUP) on the Subject Property, which is consistent with City Code direction for this type of use and expansion.

6. The **CITY** and **OWNER** agree there are no lawful, nonconforming rights related to "The Low" (shown in Exhibit A) and agree to remove all vehicles and storage from "The Low."

7. The **OWNER** agrees to remove inoperable, or non-road-worth vehicles from the "Hill" to the "Storage" in two (2) to three (3) business days; to allow the Property Owner adequate time over long or holiday weekends.

8. The **OWNER** agrees to turnover customer vehicles from acquisition to resale within two (2) months and "junk", inoperable, or vehicles meant for cannibalization within three (3) months.

9. The **CITY** and **OWNER** agree to the Lawful Nonconforming Rights boundary, shown in Exhibit A.

11. Recitals Incorporated. Recitals above are hereby incorporated into this Agreement.

12. Terms and Conditions. The terms and conditions of this Agreement shall be binding upon, and shall insure the benefit of, the parties hereto and their respective successors and assigns.

13. Recording. This Agreement shall be recorded in the Anoka County, Minnesota Recorder's Office. It shall be the Developer's responsibility to pay the applicable recording fees.

CITY OF RAMSEY:

By:_____
Its Mayor

By:_____
Its City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Mark E. Kuzma and by Kurtis G. Ulrich, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

Ken's Repair and Services, Inc.

By: _____
Sharon Niles

Its: _____

By: _____
Dave Niles

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, the _____ of Ken's Repair and Services, Inc., a Minnesota corporation.

_____
Notary Public

Exhibit A: Defining Boundaries of the Subject Property

KEN'S REPAIR AND SALES

-LAWFUL NONCONFORMING USES AREAS-



LEGEND

Operations Allowed

Operations Not Allowed

Exhibit B: 1977 Aerial Photo of Subject Property



CC Regular Session **5. 18.**

Meeting Date: 12/14/2021

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title

Adopt Resolution #21-330 Approve Emergency Response Plan for America's Water Infrastructure Act of 2018

Purpose/Background:

America's Water Infrastructure Act (AWIA) was passed in to law in 2018. Section 2013 of the law requires community drinking water systems serving more than 3,300 people to develop or update a risk and resiliency assessment (RRA) and emergency response plan (ERP). The law included deadlines by which water systems must certify to the federal Environmental Protection Agency (EPA) completion of the RRA and ERP. Deadlines for certification were staggered, systems serving a population of 100,000 or more were required to certify by March 31, 2020. Systems serving 50,000 or more and less than 100,000 were required to certify by December 31, 2020. Systems serving a population greater than 3,300 and less than 50,000 were required to certify by June 30, 2021. The City of Ramsey falls into the last category.

City staff requested permission to go out for Requests for Proposals from consultants to prepare the risk and resiliency assessment. The Public Works Committee was hesitant to go out for proposals and requested staff to prepare the risk and resiliency assessment and emergency reponse plan in-house.

The risk and resiliency assessment was previously approved by the City Council on June 22, 2021, and addressed:

1. the risk to the system from malevolent acts and natural hazards;
2. the resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer or other automated systems (including the security of such systems) which are utilized by the system;
3. the monitoring practices of the system;
4. the financial infrastructure of the system;
5. the use, storage, or handling of various chemicals by the system; and
6. the operation and maintenance of the system.

Emergency Response Plans

No later than six months after certifying completion of its risk and resiliency assessment, each system must prepare or revise, where necessary, an emergency response plan that incorporates the findings of the assessment. The plan shall include -

1. strategies and resources to improve the resilience of the system, including the physical security and cybersecurity of the system;
2. plans and procedures that can be implemented, and identification of equipment that can be utilized, in the event of a malevolent act or natural hazard that threatens the ability of the community water system to deliver safe drinking water;
3. actions, procedures, and equipment which can obviate or significantly lessen the impact of a malevolent act or natural hazard on the public health and the safety and supply of drinking water provided to communities and individuals, including the development of alternative source water options, relocation of water intakes, and construction of flood protection barriers; and
4. strategies that can be used to aid in the detection of malevolent acts or natural hazards that threaten the security or resilience of the system.

Community water systems must, to the extent possible, coordinate with local emergency planning committees established under the Emergency Planning and Community Right-To-Know Act of 1986 (42 U.S.C. 11001 *et seq.*)

when preparing or revising a risk and resiliency assessment or emergency response plan under the AWIA. Further, systems must maintain a copy of the assessment and emergency response plan (including any revised assessment or plan) for five years after certifying the plan to the EPA.

Observations/Alternatives:

Staff has completed the Emergency Response Plan and has attached it to the case. The Emergency Response Plan, along with the Risk and Resiliency Assessment, will both need to be revisited and updated in 5 years, which Staff will again complete as part of our normal duties.

Funding Source:

Staff completed the emergency response plan as part of normal duties.

Recommendation:

Staff recommends adoption of Resolution 21-330 accepting the emergency response plan (ERP) for the City of Ramsey's water supply system and authorizing submittal of the ERP to the Environmental Protection Agency on or before December 31, 2021.

Action:

Motion to adopt Resolution 21-330 accepting the emergency response plan for the water supply and authorizing submittal of the plan to the Environmental Protection Agency.

Attachments

AWIA ERP Final Dec 2021

Resolution

Form Review

Inbox	Reviewed By	Date
Kathy Schmitz	Kathy Schmitz	12/09/2021 01:26 PM
Bruce Westby	Bruce Westby	12/09/2021 02:43 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 03:25 PM
Form Started By: Len Linton		Started On: 12/07/2021 11:32 AM
Final Approval Date: 12/09/2021		

Community Water System

City of Ramsey, Minnesota

Emergency Response Plan

CWS and ERP Information

PWSID	MN1020035
Street Address	7550 Sunwood Drive NW
City, State Zip Code	Ramsey, MN 55303
Phone number	(763) 433-9861
Population Served	15,000
Prepared by	Leonard Linton, City of Ramsey
Reviewed by	Bruce Westby, City of Ramsey
Date completed	December 9, 2021

PLAN DISTRIBUTION

Please fill in the recipient's name and title, the person who gave them the plan and on what date.

RECIPIENT/TITLE	DISTRIBUTED BY	DATE

CHANGE HISTORY

Please describe the changes made to this plan since its original development, who made the changes and on what date the changes were incorporated into this plan.

DESCRIPTION OF CHANGE	NAME/TITLE	DATE
Original Document	Leonard Linton / Civil Engineer IV	November 9, 2021
Update for submittal to EPA	Leonard Linton / Civil Engineer IV	December 9, 2021

TABLE OF CONTENTS

UTILITY INFORMATION 1

i Utility Overview 1

ii Personnel Information 2

iii Primary Utility Components 3

iv Industry Chemical Handling and Storage Facilities 4

v Safety 5

vi Response Resources 6

vii Key Local Services 6

1 RESILIENCE STRATEGIES 7

1.1 Emergency Response Roles 7

1.2 Incident Command System (ICS) Roles 7

1.3 Communication 7

1.3.1 Internal Communication 7

1.3.2 External Response Partner Communication 7

1.3.3 Critical Customer Communication 8

1.3.4 Communication Equipment Inventory 9

1.4 Media Outreach 10

1.5 Public Notification Templates 10

2.1 Core Response Procedures 11

2.2 Incident-Specific Response Procedures 12

3 MITIGATION ACTIONS 13

3.1 Alternative Source Water Options and Interconnected Utilities 13

3.2 Other Mitigation Actions 14

4 DETECTION STRATEGIES 15

APPENDIX A 23

APPENDIX B 27

APPENDIX C 32

APPENDIX D 34

UTILITY INFORMATION

During an incident, you need to have system information about your water utility readily available for your personnel, first responders, repair contractors/vendors, the media, and other response partner agencies.

i Utility Overview

Provide basic information about your utility.

Utility Information	
PWSID	1985-6005
Utility name and address	City of Ramsey, 7550 Sunwiood Drive NW Ramsey, MN 55303
Owner	City of Ramsey
Directions to utility from major roadway, include lat./long. coordinates	US Hwy 10 west to Ramsey Blvd, North to Sunwood Drive, West 0.5 miles to Municipal Center on Left
Total population served and total service connections	15,000 served 5,300 connectionse
Name, title, phone number of primary contact (e.g., ERP Lead)	John Nelson (763) 433-9861
Alternate contact	Matt Graf 763-458-5406
Location of treatment, distribution, collection schematics and operation manuals	Public Works 14100 Jaspar Street Alt. Location Municipal Center 7550 Sunwood Drive

Use this checklist to ensure the following additional utility information (as applicable) is included as a part of your ERP.

These documents are in Appendices at the end of the report

- ☒ Map of distribution system
- ☒ Site plans and “as built” drawings for the following components of your system (as applicable):
  - o Pumping and storage facilities
  - o Water treatment facilities
- ☐ Distribution system diagrams and instrumentation information
- ☐ Equipment specifications and operation instructions
- ☒ Emergency power and light generation operation specifications
- ☐ Supervisory Control and Data Acquisition (SCADA) system operation instructions
- ☐ Communications systems operation instructions

ii Personnel Information

Attach your personnel roster here or fill out the table below.

Personnel			
Name and Title	**Job Duties and Responsibilities**	**Contact Information**	**Emergency Information**
John Nelson Utility Supervisor	Sewer and Water	763-250-4592	
Matt Graf Utility Maintenance	Sewer and water	763-458-5406	
Jerry Dube Utility Maintenance	Sewer and water	763-286-2575	

iii Primary Utility Components

List all the components necessary to maintain effective operation of your utility. Simply add more rows to the tables below if you have additional components. Text in italics represents examples – be sure to delete italicized text as necessary as you fill out the tables below and throughout this template.

Wells			
Well Name	**Depth/Location**	**Available Yield**	**Treatment Requirements/Associated Treatment Plant**
Well 1	320 feet	700 gpm	Pump House 1
Well 2	320 feet	220 gpm	Pump House 1
Well 3	345 feet	1450 gpm	Pump House 2
Well 4	321 feet	850 gpm	Pump House 2
Well 5	316 feet	850 gpm	Pump House 3
Well 6	390 feet	900 gpm	Pump House 3
Well 7	332 feet	850 gpm	Pump House 4
Well 8	354 feet	1400 gpm	Pump House 4

Intakes			
Intake Name	**Depth/Location**	**Capacity**	**Treatment Requirements/Associated Treatment Plant**
No Surface Water Intakes			

Treatment Plants			
Plant name	**Location**	**Capacity**	**Treatment Train**
Water Treatment Plant is in planning stages	70XX 143rd Ave	10 MGD	Gravity Filtration Process

Storage and Distribution System – Tanks, Primary Mains and Pumping Stations		
Location	**Area Served**	**Comments**
Nowthen Blvd and Dysprosium Street	Entire City	
Sunwood Drive East of Jaspar Street	Entire City	
Quicksilver Street South of 167th Avenue	Entire City	

Treatment Chemical Storage Facilities		
Location	**Chemical(s)**	**Comments**
Pump House #1	Chlorine	This is in liquid form and there is both an eye wash and shower station in the pump house.
Pump House #2	Chlorine	This is in liquid form and there is both an eye wash and shower station in the pump house.
Pump House #3	Chlorine	This is in liquid form and there is both an eye wash and shower station in the pump house.
Pump House #4	Chlorine	This is in liquid form and there is both an eye wash and shower station in the pump house.
***		Note: Chemicals will be removed from the pump houses when the water treatment plant comes on line.

Other Key Facilities		
Location	**Function**	**Comments**

iv Industry Chemical Handling and Storage Facilities

List surrounding chemical production, handling or storage industries that could impact your utility during incidents such as accidental releases, hurricanes or earthquakes.

Industry Chemical Handling Facilities			
Facility Name	**Location**	**Distance**	**Chemical and Exposure Pathway**
No facilities present in City			

Chemical Storage Tanks

Facility Name	Location	Distance	Chemical and Exposure Pathway
Speedway Station Store	14000 St Francis Blvd	0.21 Miles from Wellfield	*(1) 12,000, (2) 10,000 - gallon underground storage tanks (UST) holding gasoline. (1) 10,000 – gallon underground storage tank for diesel fuel.*
Holiday Station Store	14350 Xkimo St NW	0.22 Miles from Wellfield	(1) *20,000-gallon underground storage tanks (UST) holding gasoline. (1) 20,000-gallon underground storage tank (UST) holding E-85 Fuel. (1) 20,000-gallon underground storage tank (UST) holding diesel.*
Holiday Station Store	14075 Ramsey Blvd	0.84 Miles from Wellfield	(1) *20,000-gallon underground storage tanks (UST) holding gasoline. (1) 20,000-gallon underground storage tank (UST) holding E-85 Fuel. (1) 20,000-gallon underground storage tank (UST) holding diesel.*
Casey's General Store	7222 Sunwood Drive NW	0.40 Miles from Wellfield	(1) 20,000, (1) 8,000-*gallon underground storage tanks (UST) holding gasoline.(1) 12,000-gallon underground storage tank (UST) holding Diesel.*
Ramsey Market	14911 Ramsey Blvd	0.31 Miles from Wellfield	10,000-*gallon underground storage tank (UST) holding gasoline.*
Little Dukes	7900 Sunwood Drive NW	0.05 Miles from Wellfield	(1) 15,000, (1) 10,000 and (2) *6,000-gallon underground storage tank (UST) holding gasoline.*

v Safety

List safety materials and important safety information to help protect utility personnel during an incident. You may also reference your utility Health and Safety Plan, if available.

Safety Materials

Type	Location
Toxic material detection and testing supplies	Public Works has a four gas monitor and the fire department has many of them.
Emergency PPE (note what PPE are present at each location)	Utilities has rubber gloves, N95 masks and Tyvek suits stored at public works.

vi Response Resources

Provide an inventory of available resources (e.g., equipment, supplies) either maintained on site or readily available off site (e.g., neighboring water system) in the table below, or insert an existing inventory sheet.

Resources

Kind	Type	Quantity	Location
Generator	Portable Generator	1	Public Works
Generator	Static	1	Pump House 2
Generator	Static	1	Pump House 3
Fuel	Gasoline Diesel	1 Tank Each	Public Works
Pump			

vii Key Local Services

Note the closest locations of key logistical and medical services that you or mutual aid and assistance providers may need during an incident. Include a map if available.

Essential Services

Facility	Location/Description
Hospital	Mercy Hospital 4050 Coon Rapids Blvd Coon Rapids MN 55433 Emergency Dept., Surgery, Cardiac Unit, Cancer Center, Birthing Center
Gas station	Little Duke's 7900 Sunwood Dr. NW Ramsey, MN 55303 Casey's 7222 Sunwood Dr. NW Ramsey, MN 55303 Holiday Station Store 14075 Ramsey Blvd. Ramsey, MN 55303
Pharmacy	Coborn's Pharmacy 7900 Sunwood Dr. NW Ramsey, MN 55303
ATM	Little Duke's 7900 Sunwood Dr. NW Ramsey, MN 55303 Casey's 7222 Sunwood Dr. NW Ramsey, MN 55303 Holiday Station Store 14075 Ramsey Blvd. Ramsey, MN 55303
Grocery store	Coborn's Grocery 7900 Sunwood Dr. NW Ramsey, MN 55303

1 RESILIENCE STRATEGIES

This section contains strategies and resources to improve the resilience of the system, including the physical security and cybersecurity of the system.

1.1 Emergency Response Roles

Describe the roles and responsibilities for key utility and external response partner personnel in the table below. You can add, edit or delete rows as necessary. **The City has an Emergency Management Plan.**

Water Utility and Partner Roles		
Name/Title	**Emergency Response Role**	**Responsibilities**
Matt Kohner	Fire Chief/ Emergency Management Coordinator	Responsible for all incident response activities, including developing strategies and tactics and ordering and releasing resources.
Carey Schiferli	Alternate Emergency Response Lead	Perform duties as assigned by ER Lead; assumes duties listed above when ER Lead is not available.
Jeff Katers	Chief of Police /Security	Will provide incident security as needed once notified by ER Lead.

1.2 Incident Command System (ICS) Roles

The City has an Emergency Management Plan which outlines all of these roles.

1.3 Communication

Communication during an incident is critical to relay information to employees, response partners and critical customers about potential risks to health, infrastructure, and the environment.

1.3.1 Internal Communication

List all utility emergency response team members, their response role, title and contact information.

See Appendix A

1.3.2 External Response Partner Communication

List all external response partners, their response role or position as well as contact information.

See Appendix A

1.3.3 Critical Customer Communication

List critical customers below who should be given priority notification due to their reliance on the water supply either for medical reasons, based on usage, public health mission or because they may serve customers considered to be sensitive sub-populations.

Critical Customer Contact List

Organization or Department	Point Person Name or Position	Contact Instructions	Phone	Alternate Phone	Email or Website
Stoney River Assisted Living & Memory Care	Kelsey Nyline Exec Director	Call or email	763-999-5067	763-999-5080	knyline@stoneyriverramsey.com
Suite Living Senior Care	Karen Binsfeld Housing Dir.	Call or email	763-402-7091		Karen@suitelivingsenior.com
Veterans Affairs Outpatient Clinic	Shannah Brent Manager of Clinic	Call or email	763-422-7641	763-354-9302	Shannah.brent@va.gov
Allina Medical Clinic	Office Number		763-236-0000		
Midwest Medical Examiner's Office	Angie Chalmers Office Manager	Call or Email	763-324-4400		angie.Chalmers@co.anoka.mn.us
Comfort Suites	Victoria Clawson, Manager	Email	763-323-4800		Gm.mno54@choicehotels.com
Ramsey Elementary	Dr. Amy Reed, Principle	Call or Email	763-506-4001	Diane Jones LSN 763-506-4004	Amy.reed@ahschools.us
Brookside Elementary	Dr. Anissa Cravens, Principle	Call or Email	763-433-5201	Rick Maas 763-433-5210	Anissa.cravens@ahschools.us
PACT Charter School	Matthew Nelson Facilities Dir.	Call or email	763-712-4200 ext 225	651-357-4790	m.nelson@pactcharter.org

1.3.4 Communication Equipment Inventory

Inventory your utility's communication equipment below.

Communication Equipment			
Type	**Assigned to**	**Location**	**Number/Frequency/Channel**
Handhelds	Public Works	Public Works Facility 14199 Jasper St NW, Ramsey, MN 55303	800MHZ

1.4 Media Outreach

List contact information for all media outlets that your utility may coordinate with during notification efforts. Additionally, include existing risk communication procedures, such as composing and delivering messages (e.g. message mapping), or reference an existing Risk Communication Plan.

Contact List

Organization or Department	Point Person Name & Position	Phone	Alternate phone	Email or Website
Utility social media coordinator	Megan Thorstad, Communications & Events Coordinator	763-433-9831		mthorstad@cityoframsey.com
Newspaper - Local	Emilee Wentland, Anoka/Coon Rapids Union Herald	763-712-3509		emilee.wentland@apgecm.com
Newspaper – Regional/State	Tim Harlow, Minneapolis Star Tribune	612-868-7734		Tim.Harlow@startribune.com
Radio station	Kate Schweninger, BOB FM	763-450-7777 ext. 4633		kate@mybobcountry.com
TV station	QCTV, Katherine Lenaberg	763-427-1411		Katherine.lenaberg@qctv.org
Advertising agency	Scott Robinson, Universal Apparel	763-443-2243		scott@universalapparelmn.com
Other				
Other				

1.5 Public Notification Templates

Insert your templates for public notifications here, or reference where they may be found. Ensure that your templates are consistent with the regulatory requirements for public notification contained in the Public Notification Rule (see 40 CFR 141, Subpart Q) and all relevant state regulations.

2 EMERGENCY PLANS AND PROCEDURES

This section contains plans and procedures that can be implemented in the event of a malevolent act or natural hazard that threatens your utility's ability to deliver safe drinking water.

2.1 Core Response Procedures

Core procedures are the "building blocks" for incident specific response procedures, as they are typically implemented across a broad variety of incidents (e.g., hurricane, earthquake, flood). List all your core procedures here.

Access	
Item	**Description**
Debris clearing	The City of Ramsey has equipment and trained workers for debris clearing. The equipment includes loaders, dump trucks, a brush chipper, chainsaws and personal protective gear for debris clearing.
Alternate routes	The City does not have any critical bridges that would require a long detour if they become impassable.
Identification badges	City Employees have picture ID badges.

Physical Security	
Item	**Description**
Access control procedures	The Public Works Campus requires a Key Card for access. The well houses and water towers require physical keys for access. Distribution of Key Cards and physical keys is limited to those with a need for access.
Restricted areas	List or reference any restricted areas of your facilities here, such as chemical rooms and electrical closets. Also list who may access those areas.

Cybersecurity	
Item	**Description**
Disconnect procedure	IT will if possible, disconnect compromised computers from the network to isolate breached components and prevent further damage, such as the spreading of malware.
Notification	In the Event of a Cyber Security attack or breach, notify the IT Manager, IT Staff or Logis Helpdesk (763.543.2662) if the IT Manager is unreachable. (Department of Homeland Security National Cybersecurity and Communications Integration Center (NCCIC) (888-282-0870 or NCCIC@hq.dhs.gov).
Assess procedure	Assess any damage to utility systems and equipment, along with disruptions to utility operations. IT will use logs to identify damage – consider rebuild or restore for PCs.
Implementation processes	IT will work with Utilities and Scada vendor to determine action needed and work to implement the plan to restore the system to a healthy state. Implement actions to restore operations of mission critical processes (e.g., switch to manual operation if necessary) and provide public notification (if required).

Power Loss	
Item	**Description**
Backup power systems	We have several backup generators set to come on when power goes out. Pump house #2 has stand by generator for entire site and well #3 Pump house #3 has stand by generator for well #5 and entire building We have a towable generator that is used for lift stations.
Power utility	We will coordinate with Connexus Energy for expected restoration priorities and timing. Power utility contact information is listed in Section 3.2 above.
Fuel plan	Pump house #2 has a diesel generator we can utilize fuel from our onsite fuel station at Public works, we also have a pickup that can deliver 75 gallons immediately. Dehn Oil delivers to the Public Works site. Pump house #3 utilizes a Natural gas supply Our towable unit is Diesel
Maintenance plan	Some in house maintenance is possible we contract with Kodiac power for most maintenance
Other	

Emergency Alternate Drinking Water Supplies
* Interconnections are listed and described in Section 3.1

Sampling and Analysis	
Item	**Description**
Sampling procedures	The Minnesota department of health establishes all sampling procedures.

Local Contract/State/Federal Laboratory Contact List

Name	Address	Analytes/Methods	Phone	Email or Website
MDH Brian Noma			651-201-4683	

2.2 Incident-Specific Response Procedures

Refer to the City Emergency Management Plan.

3 MITIGATION ACTIONS

This section contains actions, procedures, and equipment which can obviate or significantly lessen the impact of a malevolent act or natural hazard on the public health and the safety and supply of drinking water provided to your community and individuals, including the development of alternative source water options, relocation of water intakes, and construction of flood protection barriers.

3.1 Alternative Source Water Options and Interconnected Utilities

List information on alternative source water options and interconnected utilities to mitigate impacts during incidents.

Alternative Source Water Options

Type	Location	Comments
Mississippi River	South Edge of City near a large watermain	National Guard would need to treat the water before distribution

Interconnected Utilities

Utility Name	Location	Contact Information	Comments
City of Anoka	Highway 10 Connection (Anoka Technical College Campus) County Road 116/ Thurston Avenue	City of Anoka	

3.2 Other Mitigation Actions

List any mitigation procedures or projects implemented at your utility, such as raising facilities and controls or constructing berms to protect against flood damage.

Mitigation Actions		
Type	**Location**	**Comments**
Flood mitigation not required Ramsey Facilities are above 100 year flood elevation of Rum or Mississippi Rivers		

4 DETECTION STRATEGIES

This section contains strategies that can be used to aid in the detection of malevolent acts or natural hazards that threaten the security or resilience of the system.

List the detection strategies and methods your utility uses to aid in the detection of malevolent acts or natural hazards. Also list the corresponding procedure to be used if the threat is detected.

Detection Strategies

Threat	Detection Method	Procedure
Unauthorized entry	• *Alarm from intrusion detection system SCADA system*	*On call person response Call 911*
Source water contamination	• *National Response Center notifications* • *Notification from 911 for releases resulting from transportation accidents*	*Source Water Contamination Incident Response Plan*
Distribution system contamination	• *Customer complaint surveillance* • *Public health surveillance*	*Distribution System Contamination Response Procedure*
Cyber intrusion	• *Notification of malware/intrusion from scheduled antivirus scans* • *Notification from utility staff*	*Cyber Incident Action Checklist*
Hazardous chemical release	• *Chlorine gas in air monitors* • *SCADA call out*	*On call person call out, Call Fire Department*
Power outage	• *Notification from energy provider* • *Alarm from line power sensor* • *SCADA call out*	*Generator Start-up Checklist*
Other		
Other		

Ramsey Emergency Telephone List

Emergency Response Team	Name	Work Telephone	Alternate Telephone
Emergency Response Lead	Matt Kohner	763 433-9859	
Alternate Emergency Response Lead	Jeff Katers	763 433-9882	
Water Operator	John Nelson	763 286-0296	
Public Works Superintendent	Grant Riemer	763 286-0282	
City Engineer	Bruce Westby	763 433-9825	
City Administrator/ Public Communications	Kurt Ulrich	763 433-9845	

State and Local Emergency Response Contacts	**Name**	**Work Telephone**	**Alternate Telephone**
State Incident Duty Officer	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
County Emergency Director	Terry Stoltzman	763 421-4760	
National Guard	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
Mayor	Mark Kuzma		
Fire Chief	Matt Kohner	763 433-9859	
Sherriff	Anoka County Sheriff	763 427-1212	
Central Communications	Anoka County Sheriff	763 427-1212	
Ambulance	Allina	763 576-9593	
Hospital	Mercy Medical Center	763 236-7144	
Doctor or Medical Facility	Allina Clinic Ramsey	763 236-0000	

State and Local Agencies	Name	Work Telephone	Alternate Telephone
MDH District Engineer			
MDH	Drinking Water Protection	651 201-4700	
State Testing Laboratory	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
MPCA	St. Paul Regional Office	651 296-6300	800 657-3864
DNR Area Hydrologist	John Gleason	651 259-5753	
Anoka County Environmental Services	Abby Shea	763 324-4207	
MNWARN	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State

Utilities	Name	Work Telephone	Alternate Telephone
Electric Company	Connexus Energy	763 323-2660	763 323-2600
Gas Company	CenterPoint Energy	612 372-5050	612 372-4727
Telephone Company	Century Link	763 712-5020	763 712-5002
Utility Locations	Gopher State One Call	800 252-1166	651 454-0002
County Highway Department	Anoka County	763 862-4201	
State Highway Department	MNDOT	651 296-3000	911

Mutual Aid Agreements	Name	Work Telephone	Alternate Telephone
Neighboring Water System	City of Anoka	763 576-2980	763 576-2860
Emergency Water Connection	City of Anoka	763 573-2980	
Materials	HD Supply	952 937-9666	

Technical/ Contracted Services/ Supplies	Name	Work Telephone	Alternate Telephone
MRWA Technical Services	MN Rural Water Association	800 367-6792	
Well Driller/ Repair	E, H. Renner	763 427-6100	
Electrician	3 Way Electric	612 865-3262	
Water Main Repair	Dave Perkins Contracting	763 427-0109	612 363-6459
Chemical Feed	Hawkins Chemical	612 331-9100	
Meter Repair	City of Ramsey	763 433-9861	
SCADA System	Total Control	763 286-7365	
Valves, Pipes and Fittings	Ferguson Water Works	763 560-5200	
Laboratory	Twin Cities Water Clinic	953 935-3556	

Communications	Name	Work Telephone	Alternate Telephone
Newspaper	Star Tribune	612 673-4000	
	Pioneer Press	651 222-1111	
School Superintendent	David Law	763 506-1001	
Property and Casualty Insurance	League of MN Cities	651 281-1200	

APPENDIX A
Emergency Operations Resource Lists

Water Utility Service/Repair						
	Company	**Name**	**Address**	**Office**	**Cell**	**Home**
Sewer/Water/Excavation	Dryden Excavating, Inc.	Jason Dryden	6700 Viking Boulevard	(763) 753-7784	(612) 868-1021	
			Anoka, MN 55303			
Sewer/Water/Excavation	Dave Perkins Contracting	Rene Perkins	7060 143rd Ave NW #100	(763) 427-0109	(612) 363-0459	
			Ramsey, MN 55303			
Sewer/Water/Excavation	Julian Johnson Construction	Travis Johnson	6191 140th Ave NW	(763) 323-2900	(612) 366-4184	(763) 856-4994
			Ramsey, MN 55303			
Sewer/Excavation	Kamke	Travis Neyssen	14250 120th Street NE	(320)-980-1551		
			Foley, MN 56329			
Sewer/Water/Excavation	New Look Construction	David Mitchell	14045 Northdale Blvd	(612) 221-6848		
			Rogers, MN 55374			
Sewer/Water/Excavation	Reshetar Systems, Inc.	Brett Reshetar	730 Bunker Lake Blvd NW	(763) 421-1152	(612) 940-0123 Brett	
			Anoka, MN 55303		(763) 286-8625 Josh	
Excavation	Sauter & Sons Excavating	Tom Sauter	6651 141st Ave NW	(763) 421-7919	(612) 670-9787 Tom	(612) 747-9510 Dar
			Ramsey, MN 55303		(612) 868-8297 Greg	
Excavation	Veit	Nick Decker	14000 Veit Place	(763) 428-2242	(612) 490-4965	
			Rogers, MN 55374			

Governmental Agencies

Agency	Contact	Address	Phone	Fax
Alcohol Tobacco Firearms		300 E 5th Street, St Paul, MN	651-290-3092	24 Hr 651-290-5120
Anoka County Emerg Mgmt.		325 E Main Street, Anoka, MN 55303	763-323-5828	
Anoka County Hwy Dept		1440 Bunker Lk Blvd, Andover, MN 55303	763-862-4200	
Anoka County Sheriff		325 E Main Street, Anoka, MN 55303	763-323-5000	
Anoka County - Genl Info		2100 3rd Avenue, Anoka, MN 55303	763-421-4760	
Anoka County Attorney		2100 3rd Avenue, Anoka, MN 55303	763-323-5550	
Anoka County Sheriff Dispatch		325 E Main Street, Anoka, MN 55303	763-427-1212	
Anoka County Sheriff Patrol		1530 Bunker Lake Blvd, Andover, MN 55304	763-754-4545	
Anoka Police Dept		275 Harrison Street, Anoka, MN 55303	763-576-2800	
BCA Forensic Sc Lab		1430 Maryland Avenue E, St Paul, MN 55106	651-793-2900	
Bureau of Crim Apprehension		1430 Maryland Avenue E, St Paul, MN 55106	651-793-1000	
Dept Natural Resources	Tony Salzel	Cell: 612-559-8771		Dispatch 651-582-1509
Dept of Transportation		395 John Ireland Blvd, St Paul MN	800-867-3774	Dispatch 651-582-1550
Elk River Police Department		13077 Orono Parkway, Elk River, MN 55330	763-635-1200	
Fed Bureau of Investigation		Minneapolis Office	612-376-3200	
Fed Emerg Mgmt. Agency		444 Cedar Street, St Paul, MN	800-427-2354	
Fire Marshall		444 Cedar Street, St Paul, MN	651-215-0500	
Fire Prevention Bureau		2660 Civic Center Drive, Roseville, MN 55113	651-792-7342	651-792-7300
Immigration Department		St Paul, MN	952-853-2940	612-313-9045
MN Animal Health Board		90 W Plato Blvd, St Paul, MN	651-296-2942	651-296-7417
MN Department of Health		717 SE Delaware Street, Minneapolis, MN	651-215-5800	
MN Duty Officer		N/A	651-649-5451	
MN Governor's Office		State Capital	651-296-3391	
MN National Guard		Activated Through Anoka County Sheriff		
MN Pollution Control Agency		620 Lafayette Road, St Paul, MN 55155	651-296-6300	24 Hr Emergency 651-649-5451
MN State Patrol		2005 N Lilac Drive, Golden Valley, MN	763-591-4680	St Paul 651-282-6871
North Metro Chem Assess Team		Activated Through Anoka County Sheriff		
State Emergency Response Comm		444 Cedar Street, St Paul, MN		
US Dept of Agriculture		3 E 4th Street, Ste 500, St Paul, MN	800-453-7502	651-296-3192
US Postal Inspector		N/A	651-293-3200	

Private Agencies/ Businesses/ Individuals

Entity	Name	Address	Phone	Fax
Clinic	Allina Medical Clinic	7231 Sunwood Drive NW, Ramsey, MN 55303	763-427-7180	
Funeral Director	MN Funeral Dir Assn	10800 Co Rd 15, Plymouth, MN 55441	763-398-0118	769-398-0115
Gas Station	Speedway	14000 St Francis Blvd NW, Ramsey, MN 55303	763-576-9444	
Gas Station	Holiday	14075 Ramsey Blvd NW, Ramsey, MN 55303	763-421-3075	
Gas Station	Holiday	14350 Xkimo St NW, Ramsey, MN 55303	763-422-9397	
Gas Station	Ramsey Market	14911 Ramsey Blvd NW. Ramsey, MN 55303	763-427-7560	
Gas Station	Little Dukes	7900 Sunwood Drive NW, Ramsey, MN 55303	763-323-1004	
Gas Station	Bill's Superette	15299 Ramsey Blvd NW, Ramsey, MN 55303	763-422-8383	
Grocery	Coborn's	7900 Sunwood Drive NW, Ramsey, MN 55303	763-323-1004	
Hospital	Mercy	4050 Coon Rapids Blvd, Coon Rapids, MN 55433	763-236-6000	
Hospital	North Memorial	3300 Oakdale Ave N, Robbinsdale, MN 55422	763 520-5200	
Hospital	North Memorial	9875 Hospital Drive, Maple Grove, MN 55369	763-581-1000	
Hospital	Unity	550 Osborne Road, Fridley, MN 55432	763-236-5000	
Pharmacy	Coborn's Pharmacy	7900 Sunwood Drive NW, Ramsey, MN 55303	763-576-6821	
Radio Station	KNOW 9101	45 E 7th Street, St Paul, MN	651-290-1500	
Radio Station	KOOL 108 FM	60 S 6th Street #930, Minneapolis, MN 55402	612-338-8118	
Radio Station	KQRS 92.5 FM	2000 Elm Street, Minneapolis, MN 55414	612-617-4000	
Radio Station	KSJN 99.5	45 E 7th Street, St Paul, MN	651-290-1500	
Radio Station	WCCO Radio 830 AM	625 2nd Avenue S #200, Minneapolis, MN 55402	612-370-0611	
Radio Station	WLOL 98.5 FM	60 S 6th Street #930, Minneapolis, MN 55402	612-330-0100	
Radio Station	KTCN 1130 AM	1600 Utica Ave S, St Louis Park, MN 55416	952-417-3000	

APPENDIX B

State of MN Emergency Planning and Community Right to Know

State of Minnesota

Department of Public Safety

Emergency Planning and Community Right-to-Know Act (EPCRA) Program

City of RAMSEY

Facility Name and Address

ACE SOLID WASTE INC

6601 MCKINLEY ST NW
RAMSEY, MN 55303

Contact

Subreports within table/matrix cells are ignored.

ERCID

020950024

Status: ACTIVE **312:** 2005

Chemicals On-Site
DIESEL FUEL

Max Actual	Max	AVG	DAYS	302
64320	04	03	003	No

Storage	Cont. Type	Pressure	Temp	Location
	B	1	4	40' WEST OF MAIN BUILDING

Facility Name and Address

AIRGAS NORTH CENTRAL, INC.

6191 MCKINLEY ST
RAMSEY, MN 55303

Contact

Subreports within table/matrix cells are ignored.

ERCID

020950022

Status: ACTIVE **312:** 2005

Chemicals On-Site
ARGON

Max Actual	Max	AVG	DAYS	302
91000	04	04	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	7	OUTSIDE ON NORTH SIDE OF BLDG

Chemicals On-Site
CARBON DIOXIDE

Max Actual	Max	AVG	DAYS	302
88100	04	04	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	6	OUTSIDE ON NORTH SIDE OF BLDG

Chemicals On-Site
NITROUS OXIDE

Max Actual	Max	AVG	DAYS	302
14500	04	04	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	6	OUTSIDE ON NORTH SIDE OF BLDG

Chemicals On-Site
NITROGEN

Max Actual	Max	AVG	DAYS	302
78000	04	04	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	7	OUTSIDE ON NORTH SIDE OF BLDG

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
OXYGEN	199100	05	05	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	7	OUTSIDE ON NORTH SIDE OF BLDG

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
HYDROGEN FLUORIDE, ANHYDROUS	270	02	02	365	Yes

Storage	Cont. Type	Pressure	Temp	Location
	L	2	4	INSIDE CAGE IN NW CORNER OF LOT

Facility Name and Address

AMERIGAS EAGLE LP #3900

7411 W HWY 10
RAMSEY, MN 55303

Contact

Subreports within table/matrix cells are ignored.

ERCID

020950002

Status: ACTIVE **312:** 2005

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
PROPANE (LIQUIFIED PETROLEUM GAS)	480684	05	05	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	4	3 MILES WEST OF ANOKA ON NORTH SIDE OF HWY 10 NEXT

Facility Name and Address

COMMERCIAL ASPHALT CO. - PLANT 6

14100 BASALT ST
RAMSEY, MN 55303

Contact

Subreports within table/matrix cells are ignored.

ERCID

020950005

Status: ACTIVE **312:** 2005

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
ASPHALT CEMENT	810000	05	05	240	No

Storage	Cont. Type	Pressure	Temp	Location
	A	1	5	TANK 20-601- 30000 GALLON AGST LOCATED WITHIN

State of Minnesota

Department of Public Safety

Emergency Planning and Community Right-to-Know Act (EPCRA) Program

Chemicals On-Site			Max Actual	Max	AVG	DAYS	302
OIL, USED			160000	05	04	240	No
Storage	Cont. Type	Pressure	Temp	Location			
	A	1	4	TANK 20-604- 10000 GALLON AGST LOCATED WITHIN			
Chemicals On-Site			Max Actual	Max	AVG	DAYS	302
PETROLEUM NAPHTHA			440	02	02	240	No
Storage	Cont. Type	Pressure	Temp	Location			
	A	1	4	STORED INDOORS AT QM LAB			
Chemicals On-Site			Max Actual	Max	AVG	DAYS	302
DIVERSLIP			440	02	02	240	No
Storage	Cont. Type	Pressure	Temp	Location			
	E	1	4	STORED AT SPRAY RACK, OUTDOORS			
Chemicals On-Site			Max Actual	Max	AVG	DAYS	302
DIESEL FUEL #2			8000	03	03	240	No
Storage	Cont. Type	Pressure	Temp	Location			
	A	1	4	TANK 20-606- 1000 GALLON AGST DOUBLE WALLED TANK			

Facility Name and Address

CONNEXUS ENERGY

14601 RAMSEY BLVD
RAMSEY, MN 55303

Contact

Subreports within table/matrix cells are ignored.

ERCID

020950017

Status: ACTIVE **312:** 2005

Chemicals On-Site			Max Actual	Max	AVG	DAYS	302
DIESEL FUEL			74000	04	04	365	No
Storage	Cont. Type	Pressure	Temp	Location			
	B	1	4	100 FT SE OF (FACILITY) BUILDING			
Chemicals On-Site			Max Actual	Max	AVG	DAYS	302
GASOLINE			62000	04	04	365	No
Storage	Cont. Type	Pressure	Temp	Location			
	B	1	4	100 FT SE OF (FACILITY) BUILDING			

State of Minnesota

Department of Public Safety

Emergency Planning and Community Right-to-Know Act (EPCRA) Program

Facility Name and Address

DEHN OIL CO.

6735 141st Ave NW
RAMSEY, MN 55303

Contact

Subreports within table/matrix cells are ignored.

ERCID

020050012

Status: ACTIVE **312:** 2005

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
GASOLINE	3000	03	03	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	1	4	2 TANKS INSIDE DIKE AREA

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
FUEL OIL	7000	03	03	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	1	4	6 TANKS INSIDE DIKE AREA

Facility Name and Address

LIFE FITNESS - A DIVISION OF BRUNSWICK CORP.

14150 SUNFISH LAKE BLVD
RAMSEY, MN 55303

Contact

Subreports within table/matrix cells are ignored.

ERCID

020950023

Status: ACTIVE **312:** 2005

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
ARGON	22565	04	04	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	7	NORTHSIDE OF BUILDING OUTSIDE

Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
CARBON DIOXIDE	12100	04	03	365	No

Storage	Cont. Type	Pressure	Temp	Location
	A	2	7	NORTHSIDE OF BUILDING OUTSIDE

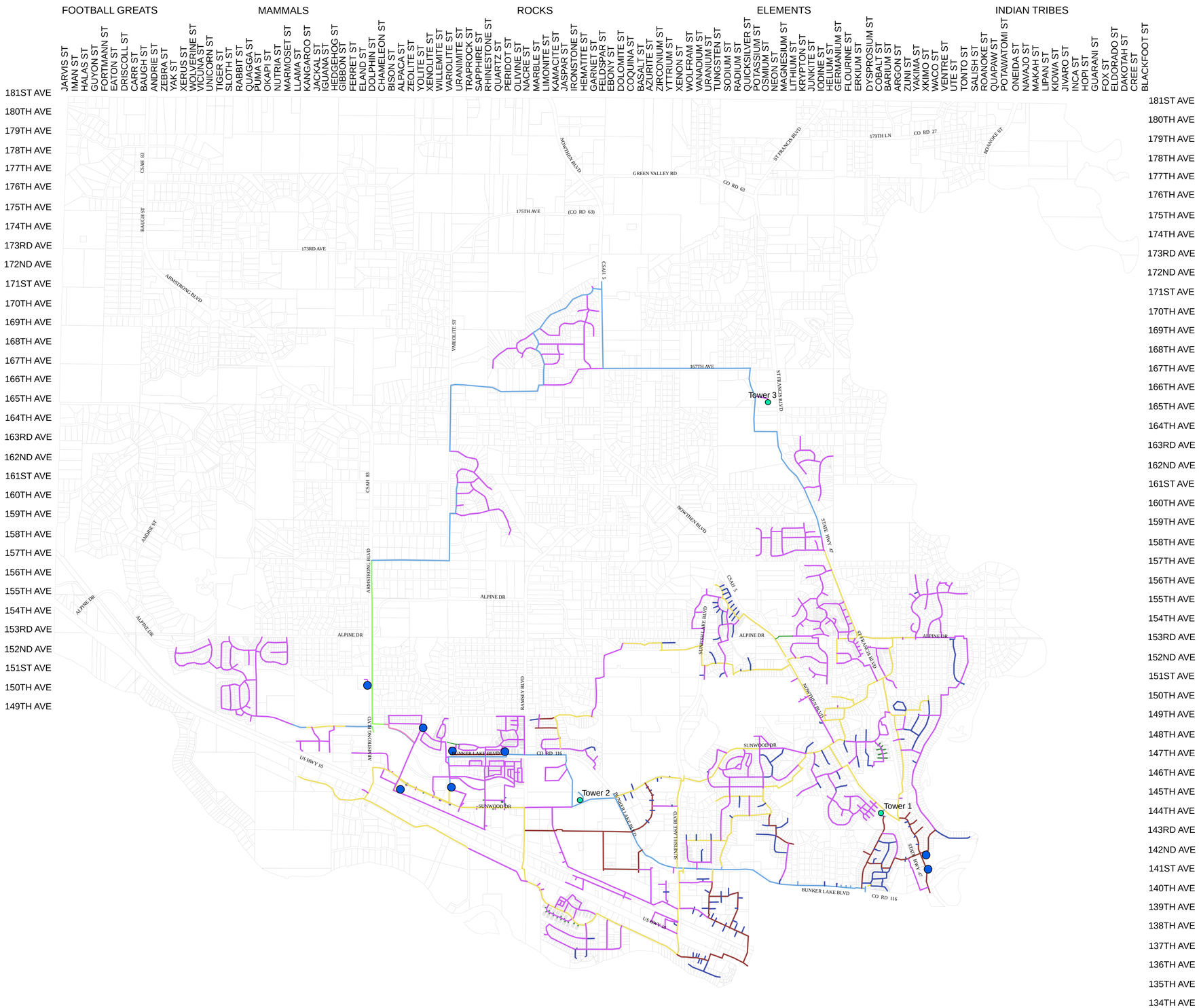
Chemicals On-Site	Max Actual	Max	AVG	DAYS	302
OXYGEN	14700	04	03	365	No

Storage	Cont. Type	Pressure	Temp	Location

APPENDIX C

Ramsey Water System Map

2021 Water System Map

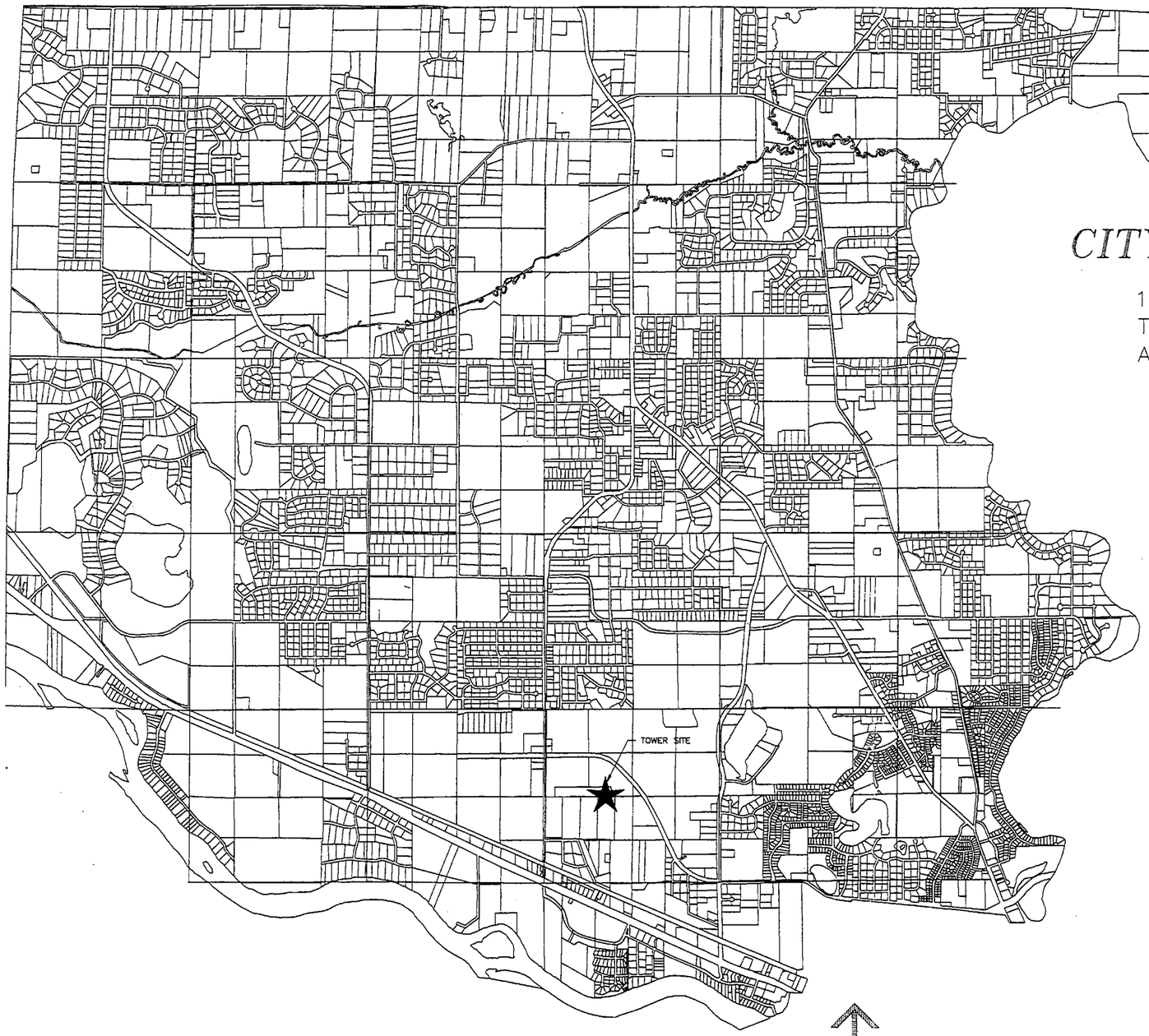


City of RAMSEY

Printed November 2021

APPENDIX D

Ramsey Water System Plans



VICINITY MAP

CITY OF RAMSEY, MINNESOTA

1.5 MILLION GALLON WATER TOWER
TOWER NO. 2 – IMPROVMENT PROJECT #99-64
AEC PROJECT # 200502-2701

INDEX OF SHEETS

T01	COVER SHEET
T02	SITE LAYOUT
S01	TANK STYLES
S02	TANK STYLES
S03	COMPOSITE TANK SECTIONS
S04	DETAILS & SECTIONS
S05	DETAILS, SECTIONS, & ELEVATIONS
S06	TANK LOGO
E01	ELECTRICAL DETAILS

753

004

0 | 4/25/00 | LMC | ORIGINAL ISSUE PROJ. NO. 200502-2701			

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTION WITH WORK PERFORMED BY AEC ENGINEERING.

THE DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE AS NOTED	
DR. LMC	DATE 4/25/00
CK.	DATE
APP. AS NOTED	DATE

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

SIGNATURE

DATE REG. NO. 26418

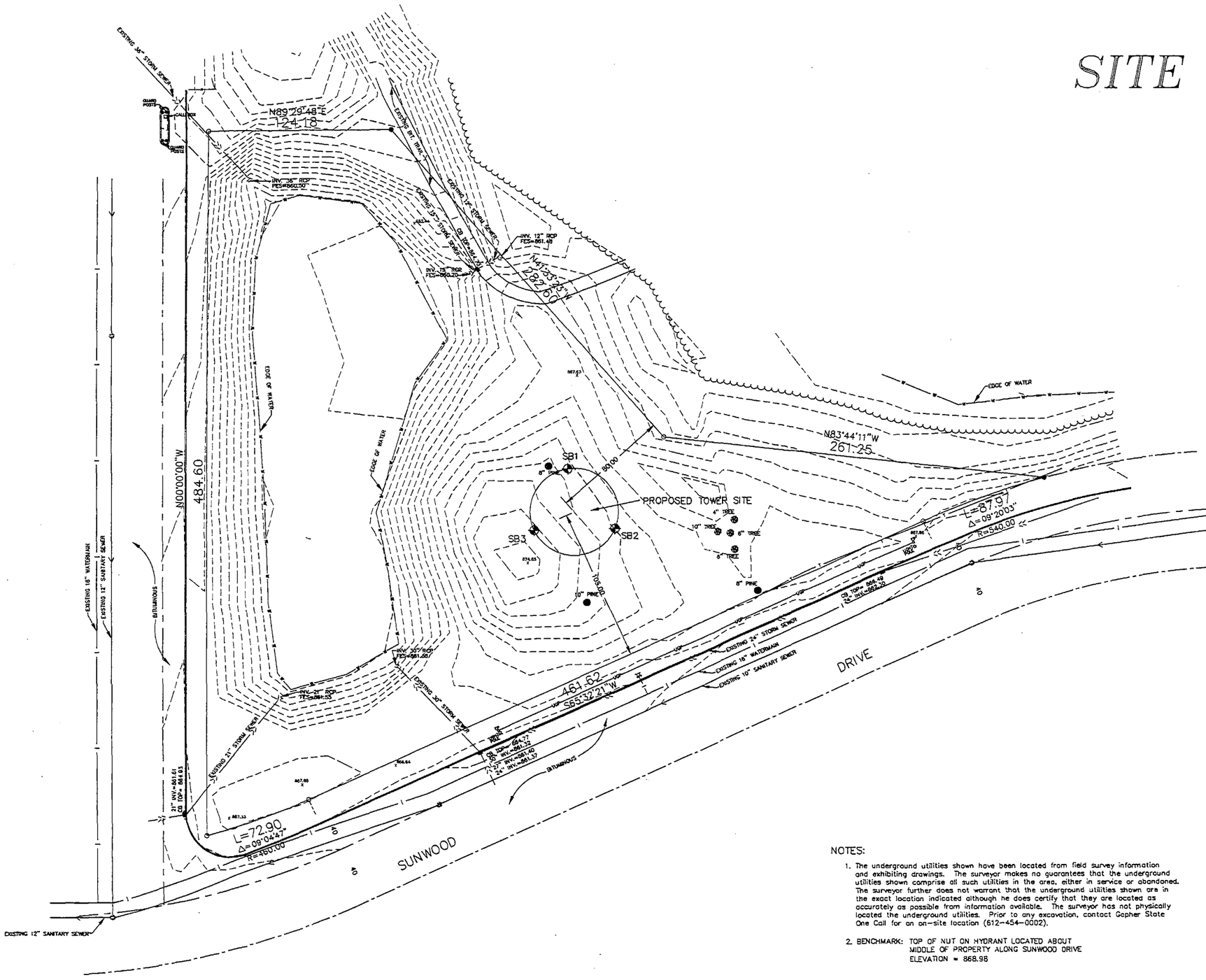
Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME DWG\RAMSEY\200502\2701\M2701-T01

SHEET OF	AEC PROJECT NO. 200502-2701
DRAWING NO. M2701-T01	REV 0

SITE LAYOUT



PROPERTY DESCRIPTION:

OUTLOT B
A.E.C. ENERGY PARK
ANOKA COUNTY, MINNESOTA

N

30 0 30 60
SCALE IN FEET

NOTES:

1. The underground utilities shown have been located from field survey information and exhibiting drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002).

2. BENCHMARK: TOP OF NUT ON HYDRANT LOCATED ABOUT MIDDLE OF PROPERTY ALONG SUNWOOD DRIVE
ELEVATION = 868.98

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Charles R. Christopherson | 18420 Reg. No. | 2/16/00 Date

754

0	4/25/00	LMC	ORIGINAL ISSUE	PROJ. NO. 200502-2701	

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING.

THE DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE	AS NOTED
DR.	LMC
DATE	4/25/00
CK.	
DATE	
APP.	AS NOTED
DATE	

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

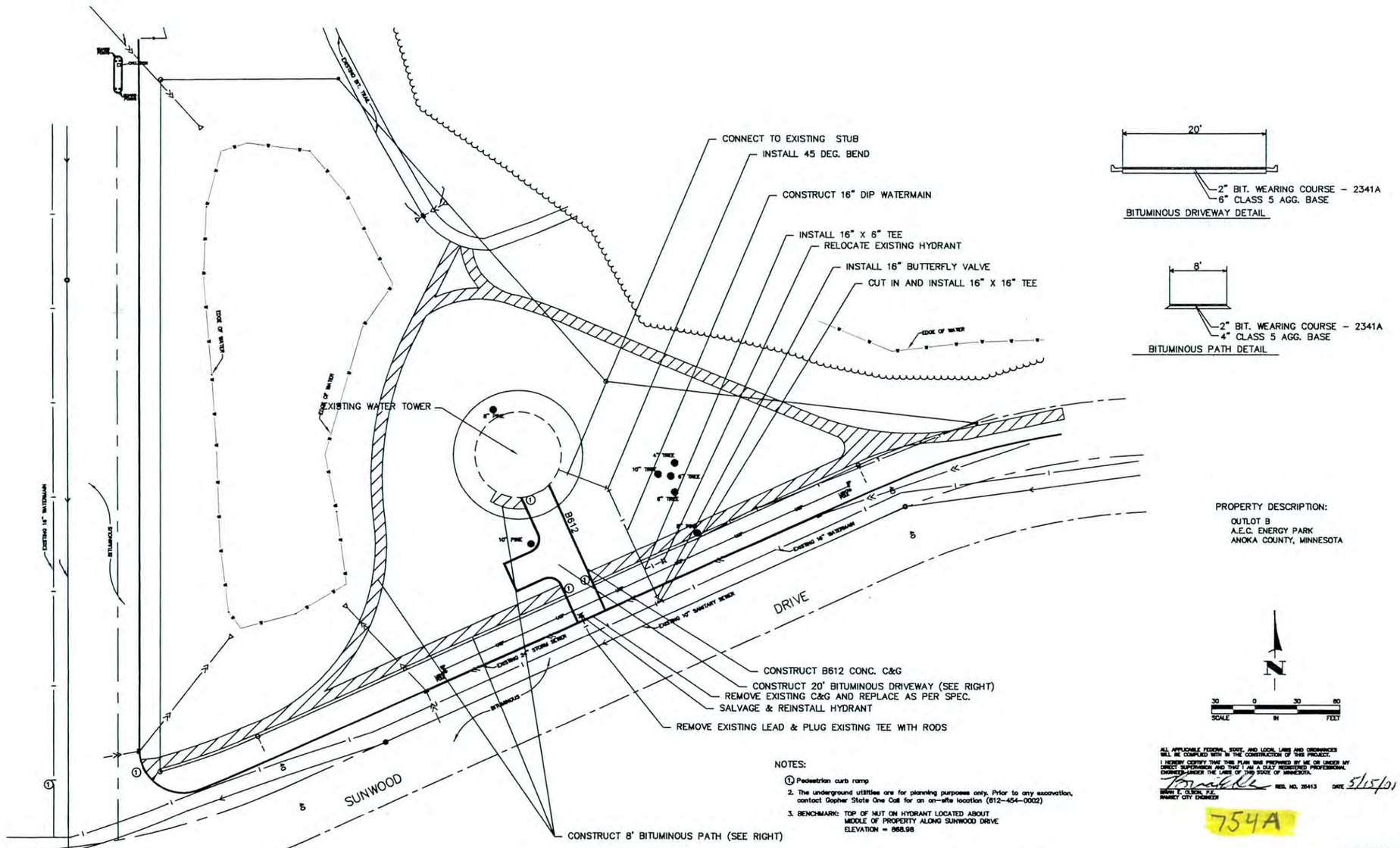
SIGNATURE
DATE
REG. NO.

Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

SITE LAYOUT
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME
DWG\RAMSEY\200502\2701\M2701-T02

SHEET	OF
AEC PROJECT NO.	200502-2701
DRAWING NO.	M2701-T02
REV	0



20'

2" BIT. WEARING COURSE - 2341A
6" CLASS 5 AGG. BASE

BITUMINOUS DRIVEWAY DETAIL

8'

2" BIT. WEARING COURSE - 2341A
4" CLASS 5 AGG. BASE

BITUMINOUS PATH DETAIL

PROPERTY DESCRIPTION:

OUTLOT B
A.E.C. ENERGY PARK
ANOKA COUNTY, MINNESOTA

N

30 0 30 60
SCALE IN FEET

NOTES:

1. Pedestrian curb ramp
2. The underground utilities are for planning purposes only. Prior to any excavation, contact Gopher State One Call for an on-site location (812-454-0002)
3. BENCHMARK: TOP OF NUT ON HYDRANT LOCATED ABOUT MIDDLE OF PROPERTY ALONG SUNWOOD DRIVE ELEVATION = 868.98

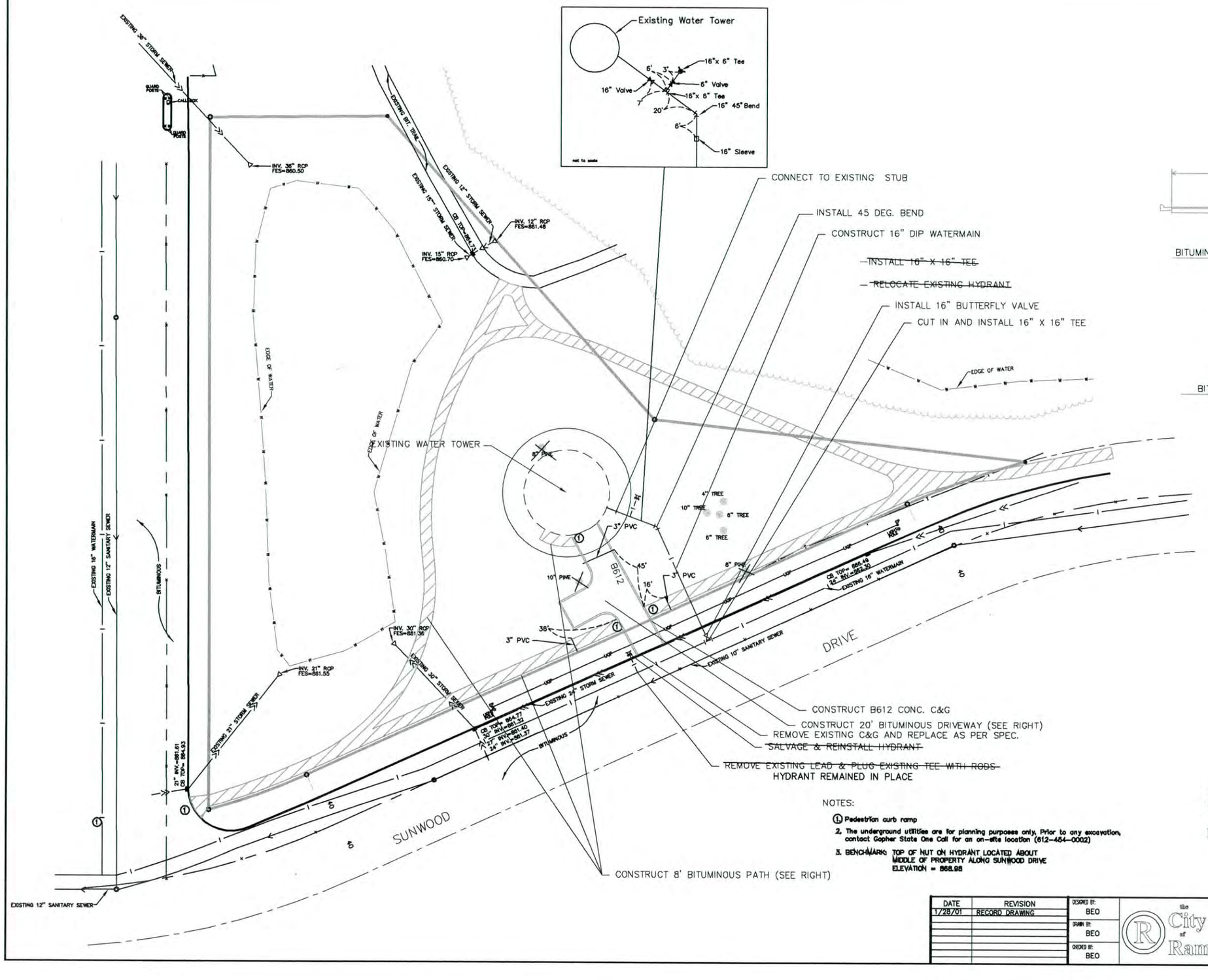
ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

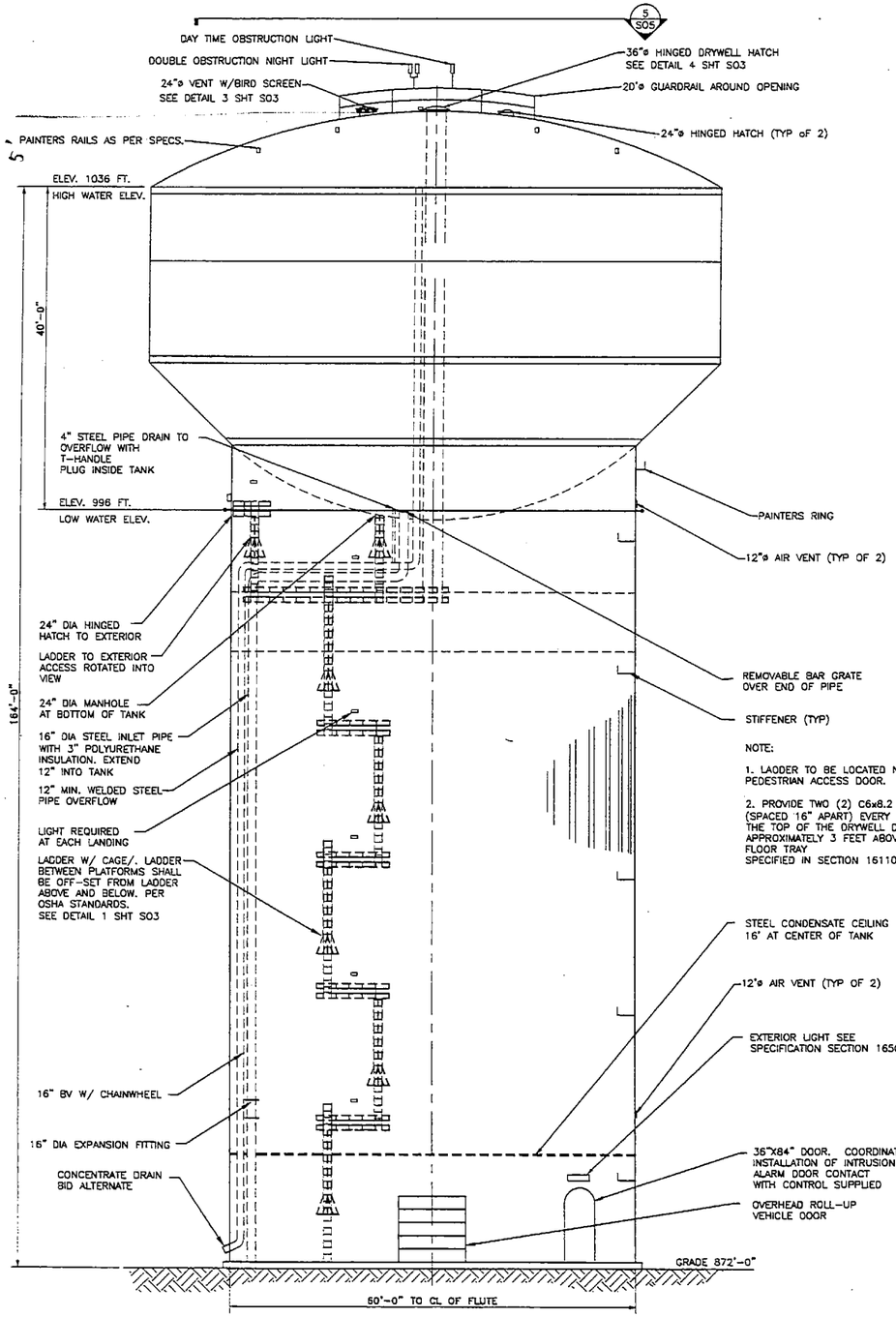
BRIAN E. OLSEN, P.E.
RAMSEY CITY ENGINEER
REG. NO. 25413 DATE 5/15/01

754A

RA148\RA148.DWG

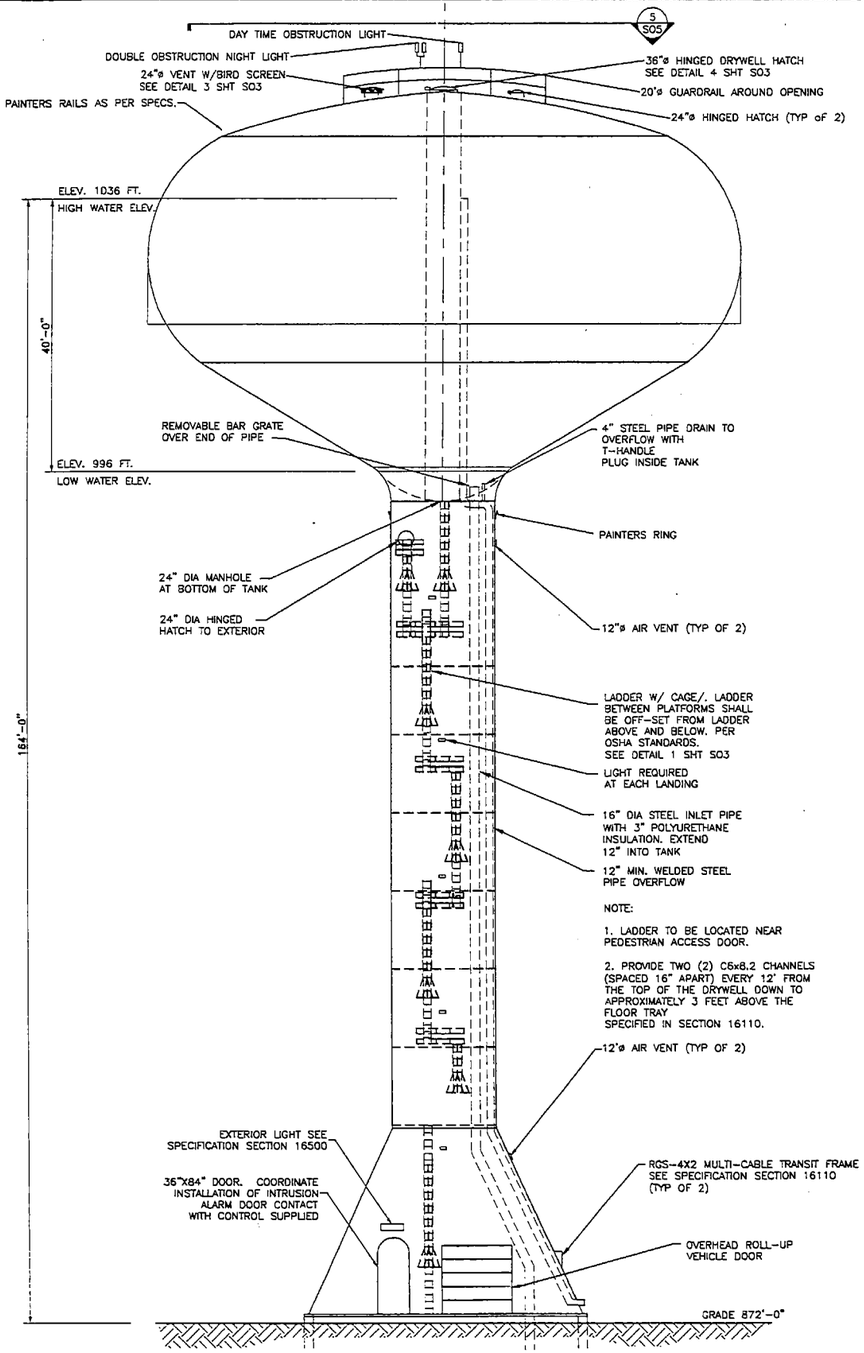
DATE	REVISION	DESIGNED BY	the City of Ramsey	CONNECTION FROM WATER TOWER #2 TO EXISTING WATER SUPPLY	SHEET 1 OF 1 SHEETS
		BEO			
		DRAWN BY BEO		DATE 3/20/01 FILE NO. TOWERCONXN	
		CHECKED BY BEO			


Existing Water Tower
16"x 6" Tee
6" Valve
16"x 6" Tee
16" 45°Bend
16" Sleeve
16" Valve
EXISTING 36" STORM SEWER
GUARD POST
CATCH BOX
INV. 36" RCP
FES=860.50
EXISTING BIT. TRAIL
EXISTING 12" STORM SEWER
EXISTING 15" STORM SEWER
CB TOP=861.63
INV. 12" RCP
FES=861.48
INV. 15" RCP
FES=860.70
EDGE OF WATER
EXISTING WATER TOWER
4" TREE
10" TREE
6" TREE
6" TREE
3" PVC
10" PINE
B612
45°
16'
3" PVC
6" PINE
CB TOP=866.46
24" INV=862.30
EXISTING 16" WATERMAIN
36'
3" PVC
EXISTING 10" SANITARY SEWER
DRIVE
INV. 30" RCP
FES=861.36
EXISTING 30" STORM SEWER
INV. 21" RCP
FES=861.55
EXISTING 21" STORM SEWER
EXISTING 24" STORM SEWER
CB TOP=864.77
30" INV=861.32
27" INV=861.40
24" INV=861.57
21" INV=861.61
CB TOP=864.83
BITUMINOUS
SUNWOOD
EXISTING 16" WATERMAIN
EXISTING 12" SANITARY SEWER
EXISTING 12" SANITARY SEWER
CONNECT TO EXISTING STUB
INSTALL 45 DEG. BEND
CONSTRUCT 16" DIP WATERMAIN
~~INSTALL 16" X 16" TEE~~
~~RELOCATE EXISTING HYDRANT~~
INSTALL 16" BUTTERFLY VALVE
CUT IN AND INSTALL 16" X 16" TEE
EDGE OF WATER
CONSTRUCT B612 CONC. C&G
CONSTRUCT 20' BITUMINOUS DRIVEWAY (SEE RIGHT)
REMOVE EXISTING C&G AND REPLACE AS PER SPEC.
~~SALVAGE & REINSTALL HYDRANT~~
~~REMOVE EXISTING LEAD & PLUG EXISTING TEE WITH RODS~~
HYDRANT REMAINED IN PLACE
CONSTRUCT 8' BITUMINOUS PATH (SEE RIGHT)
20'
2" BIT. WEARING COURSE - 2341A
6" CLASS 5 AGG. BASE
BITUMINOUS DRIVEWAY DETAIL
8'
2" BIT. WEARING COURSE - 2341A
4" CLASS 5 AGG. BASE
BITUMINOUS PATH DETAIL
PROPERTY DESCRIPTION:
OUTLOT B
A.E.C. ENERGY PARK
ANOKA COUNTY, MINNESOTA
N
30 0 30 60
SCALE IN FEET
NOTES:
1. Pedestrian curb ramp
2. The underground utilities are for planning purposes only. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002)
3. BENCHMARK TOP OF NUT ON HYDRANT LOCATED ABOUT MIDDLE OF PROPERTY ALONG SUNWOOD DRIVE ELEVATION = 868.98
ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
I HEREBY CERTIFY THAT THIS PLAN 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.
BRIAN E. OLSON, P.E.
RAMSEY CITY ENGINEER
REG. NO. 25413 DATE
754 B
RA148\RA148.DWG
DATE 1/28/01 REVISION RECORD DRAWING
DESIGNED BY: BEO
DRAWN BY: BEO
CHECKED BY: BEO
City of Ramsey
CONNECTION FROM WATER TOWER #2 TO EXISTING WATER SUPPLY
DATE 3/20/01 FILE NO. TOWERCONXN
SHEET 1 OF 1 SHEETS



1 S01 FLUTED COLUMN ELEVATION

SCALE: 3/32" = 1'-0"



2 S01 PEDESTAL SPHEROID ELEVATION

SCALE 3/32" = 1'-0"

755

0	4/25/00	LMC	ORIGINAL ISSUE	PROJ. NO. 200502-2701	

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTION WITH WORK PERFORMED BY AEC ENGINEERING.

THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE	AS NOTED	
DR.	LMC	DATE 4/25/00
CK.		DATE
APP.	AS NOTED	DATE

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

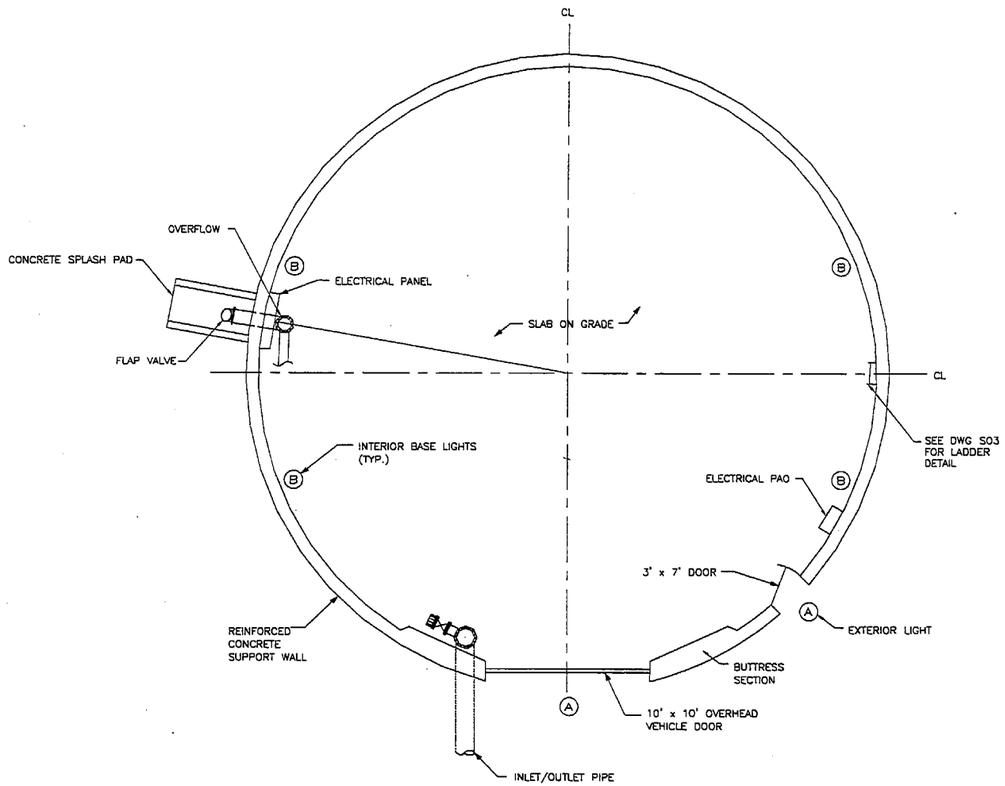
SIGNATURE:

DATE: REG. NO.

Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

TANK STYLES
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME	DWG\RAMSEY\200502\2701\M2701-S01
SHEET	OF
AEC PROJECT NO.	200502-2701
DRAWING NO.	M2701-S01
REV	0



1/S03 PLAN VIEW

SCALE: NONE

NOTES:

GENERAL:

1 -MANDDOR - 3'x7' 18 GA. HOLLOW METAL DOOR WITH 16 GA. FRAME AND HEAVY DUTY CLOSURE.
2 -PEDESTAL TRUCK DOOR - 10' WIDE x 10' HIGH ROLLING STEEL WITH 22 GA. GALVANIZED SLATS AND MANUAL CHAIN OPERATOR.
3 -PROVIDE MONOLITHIC REINFORCED CONCRETE INTERNAL BUTTRESS SECTION ON EACH SIDE OF VEHICLE DOOR. BUTTRESS TO BE MINIMUM 4' - 0" WIDE AND 6" THICKER THAN NOMINAL WALL DIMENSION.

SLAB ON GRADE:

1 -FLOOR SLAB - 6" THICK 3500 PSI CONCRETE ON COMPACTED GRANULAR REINFORCED WITH #5 REBAR AT 12" E.W.
2 -PROVIDE 1/2" ISOLATION JOINT BETWEEN FLOOR AND WALL AND AT PIPES/SUPPORTS THROUGH FLOOR. CAP W/ SELF LEVELING SEALANT.
3 -SAWCUT 1-1/2" DEEP AT 20 FEET MAXIMUM CENTERS.
4 -SLOPE SLAB .5% FOR DRAIN TO TRUCK DOOR.

MECHANICAL:

1 -PROVIDE EXPANSION JOINT ON INLET OUTLET RISER TO ACCOMMODATE MAXIMUM POTENTIAL DIFFERENTIAL MOVEMENT.
2 -CONNECT RISER ANO OVERFLOW WITH A VALVED LATERAL TO ACCOMMODATE TANK DRAINING.
3 -PROVIDE THRUST RESTRAINT AND SUPPORT AS REQUIRED.
4 -INSTALL 3 PC. 3/4" COUPLINGS WITH BRONZE GATE VALVE AND PLUG ON INLET / OUTLET.
5 -INLET / OUTLET RISER PIPE TO BE INSULATED, ANO CLAD WITH ALUMINUM JACKET

ELECTRICAL:

1 -MOUNT EXTERIOR DOOR LIGHTS 10' ABOVE SLAB ON GRADE.
2 -MOUNT INTERIOR PEDESTAL BASE LIGHTS 10' ABOVE SLAB ON GRADE.

756

0 : 4/25/00	LMC : ORIGINAL ISSUE	PROJ. NO. 200502-2701					

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING.

THE DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE: AS NOTED
DR: LMC DATE: 4/25/00
CK: DATE:
APP: AS NOTED DATE:

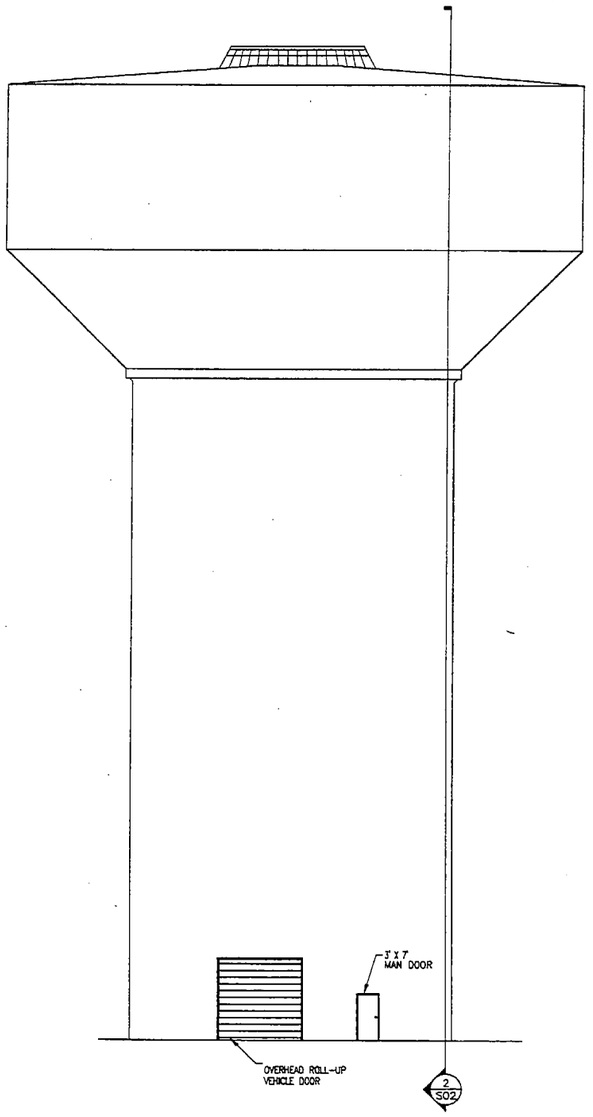
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: REG. NO.

Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

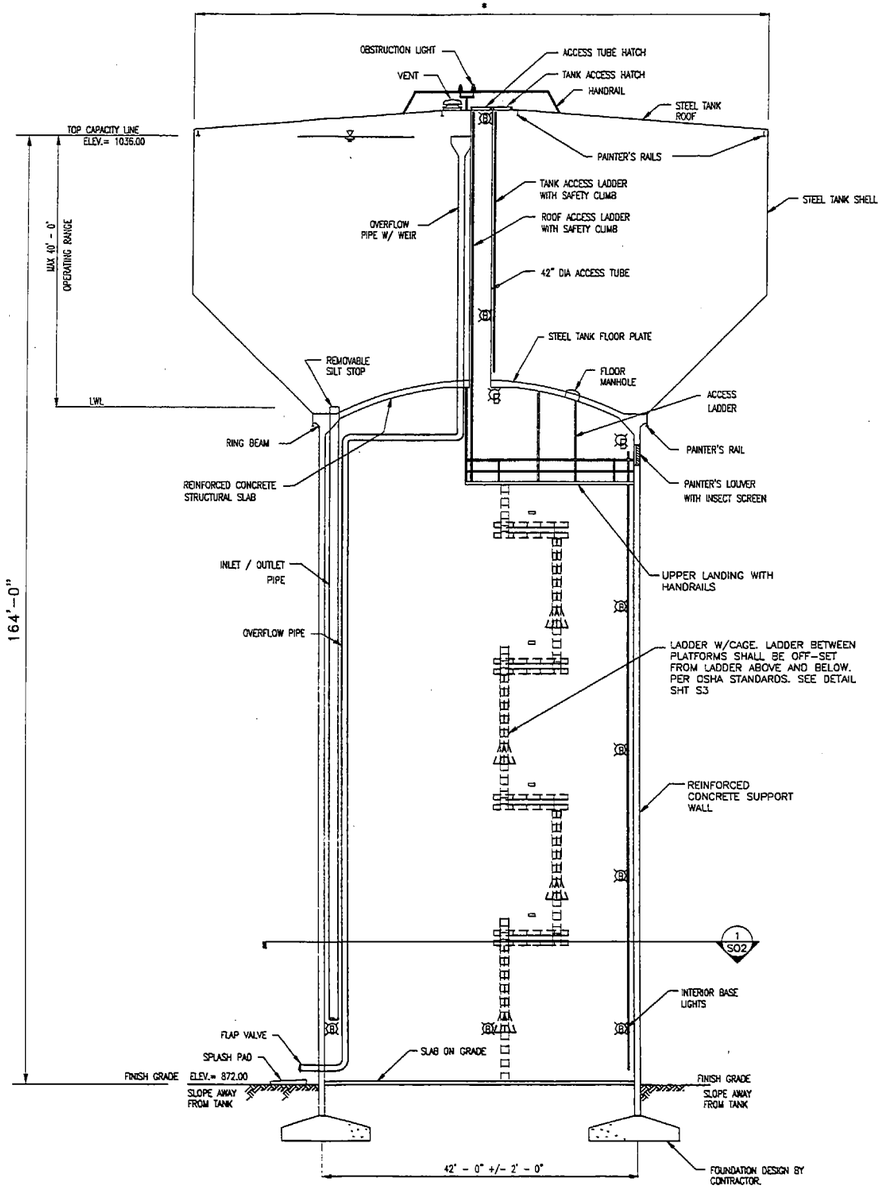
COMPOSITE TANK SECTION
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME: DWG\RAMSEY\200502\2701\M2701-S03
SHEET: OF: AEC PROJECT NO.: 200502-2701
DRAWING NO.: M2701-S03 REV: 0



1 S02 COMPOSITE TANK ELEVATION

SCALE: NTS



2 S02 SECTION

SCALE: NTS

NOTES:

GENERAL:

1 – SEE CONTRACT SPECIFICATIONS FOR DESIGN CRITERIA AND DETAILS. APPLICABLE ELEVATED TANK SPECIFICATIONS ARE AWWA D100–96 AND ACI 318–95.

2 – STEEL TANK FLOOR WITHIN THE PERIMETER OF THE CONCRETE SUPPORT PEDESTAL SHALL BE SUPPORTED BY A DOMED STRUCTURAL CONCRETE SLAB.

3 – PROVIDE ADEQUATE FREEBOARD TO INSURE ROOF PROJECTIONS AND PAINTER'S RAIL REMAIN ABOVE THE HIGH WATER LEVEL.

4 – CONCRETE PEDESTAL EXTERIOR SHALL INCORPORATE HORIZONTAL AND VERTICAL RUSTICATION STRIPS TO CREATE A SYMMETRICAL ARCHITECTURAL PATTERN

5 – TANK APPURTENANCES ARE ROTATED FOR CLARITY.

FOUNDATION:

1 – REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS REGARDING ALLOWABLE BEARING CAPACITY.

2 – DESIGN FOUNDATION SYSTEM PER GEOTECHNICAL REPORT RECOMMENDATIONS AND MAXIMUM APPLICABLE DESIGN LOADS IN ACCORDANCE WITH AWWA D100–96.

3 – CONCRETE FOUNDATION DESIGN IN ACCORDANCE WITH ACI 318–95

MECHANICAL:

1 – INLET / OUTLET AND OVERFLOW PIPING WITHIN THE PEDESTAL SHALL BE TYPE 304L STAINLESS STEEL.

2 – PROVIDE HANGERS, BRACKETS, AND THRUST RESTRAINT AS REQUIRED.

3 – OVERFLOW SYSTEM SHALL BE DESIGNED TO ACCOMMODATE MAXIMUM FILL RATE. SEE CONTRACT SPECIFICATION.

4 – REMOVABLE SILT STOP SHALL BE MINIMUM 6 INCHES ABOVE TANK FLOOR.

MISCELLANEOUS IRON:

1 – ALL LADDERS AND LANDINGS SHALL BE GALVANIZED.

2 – PROVIDE ALUMINUM SAFETY RAILS ON ALL LADDERS.

3 – ROOF AND TANK ACCESS SHALL BE 30" DIA.

4 – A REMOVABLE ALUMINUM PAINTER'S LOUVER SHALL BE INSTALLED AT THE UPPER LANDING FOR ACCESS TO THE EXTERIOR PAINTER'S RAIL.

ELECTRICAL:

1 – MOUNT BASE LIGHTS 10 FEET ABOVE SLAB ON GRADE.

2 – LADDER LIGHTS SHALL BE AT 25 FEET MAXIMUM SPACING.

757

0	4/25/00	LMC	ORIGINAL ISSUE

PROJ. NO. 200502-2701

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING.

THE DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE: AS NOTED

DR.: LMC DATE: 4/25/00

CK.: DATE:

APP.: AS NOTED DATE:

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

SIGNATURE:

DATE: REG. NO.:

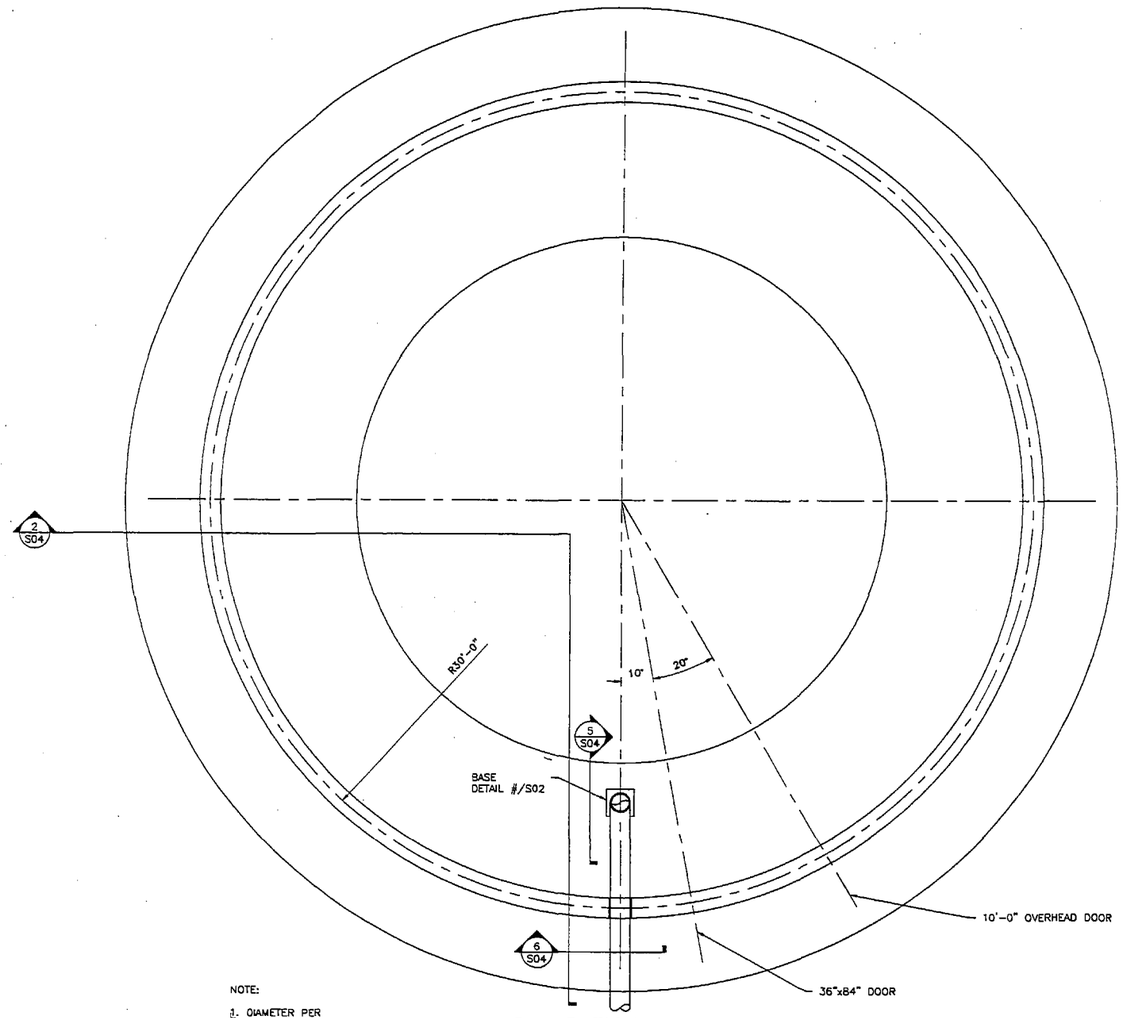
Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

TANK STYLES
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME: DWG\RAMSEY\200502\2701\M2701-S02

SHEET OF | AEC PROJECT NO.: 200502-2701

DRAWING NO.: M2701-S02 | REV: 0

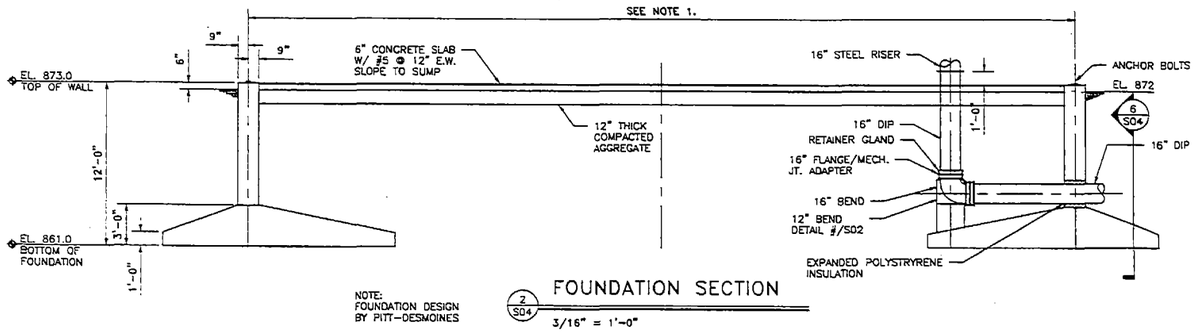


NOTE:

1. DIAMETER PER MANUFACTURER'S SPECIFICATIONS.

FOUNDATION PLAN

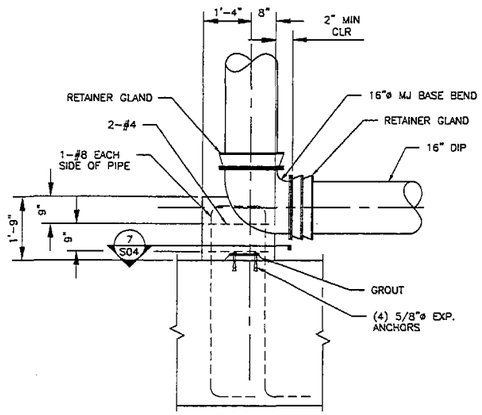
1 S04 — 3/16" = 1'-0"



NOTE:
FOUNDATION DESIGN
BY PITT-DESMOINES

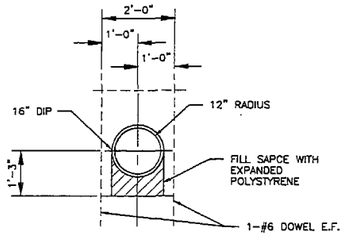
FOUNDATION SECTION

2 S04 — 3/16" = 1'-0"



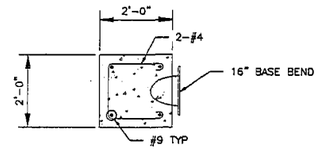
DETAIL

5 S04 — 1/2" = 1'-0"



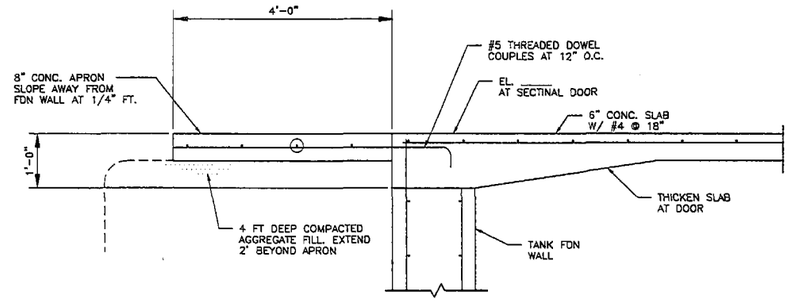
DETAIL

6 S04 — 1/2" = 1'-0"



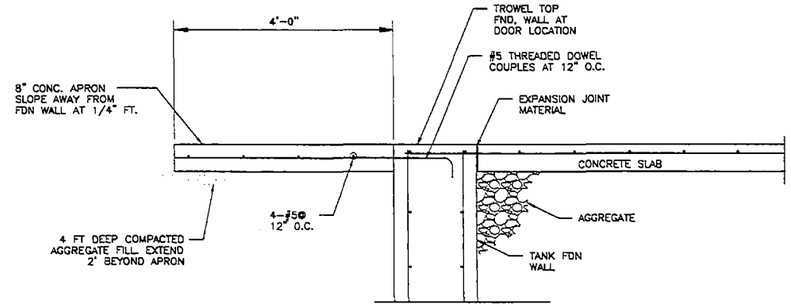
DETAIL

7 S04 — 1/2" = 1'-0"



8" CONCRETE APRON FOR O.H. DOOR

3 S04 — 3/4" = 1'-0"



4" CONCRETE APRON FOR PED DOOR

4 S04 — 3/4" = 1'-0"

758

0	4/25/00	LMC	ORIGINAL ISSUE

PROJ. NO. 200502-2701

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING.

THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE	AS NOTED		
DR.	LMC	DATE	4/25/00
CK.		DATE	
APP.	AS NOTED	DATE	

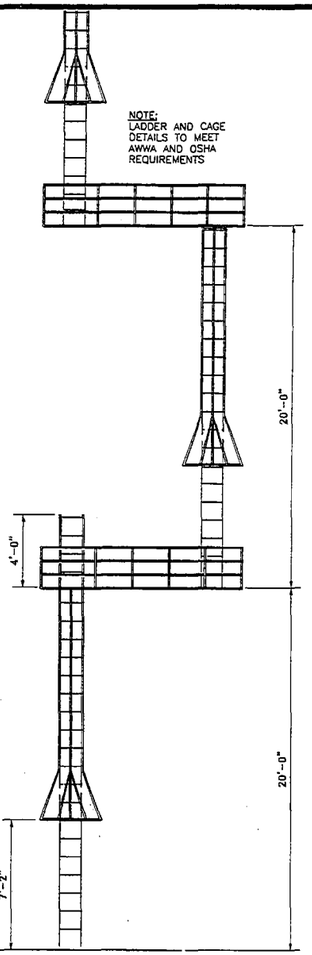
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

REG. NO. 20598 DATE 4/25/00

Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

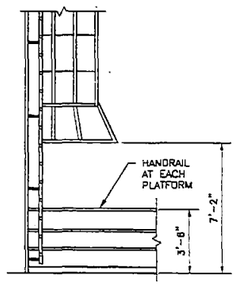
DETAILS & SECTIONS
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME	DWG\RAMSEY\200502\2701\M2701-S04
SHEET	OF
AEC PROJECT NO.	200502-2701
DRAWING NO.	M2701-S04
REV	0



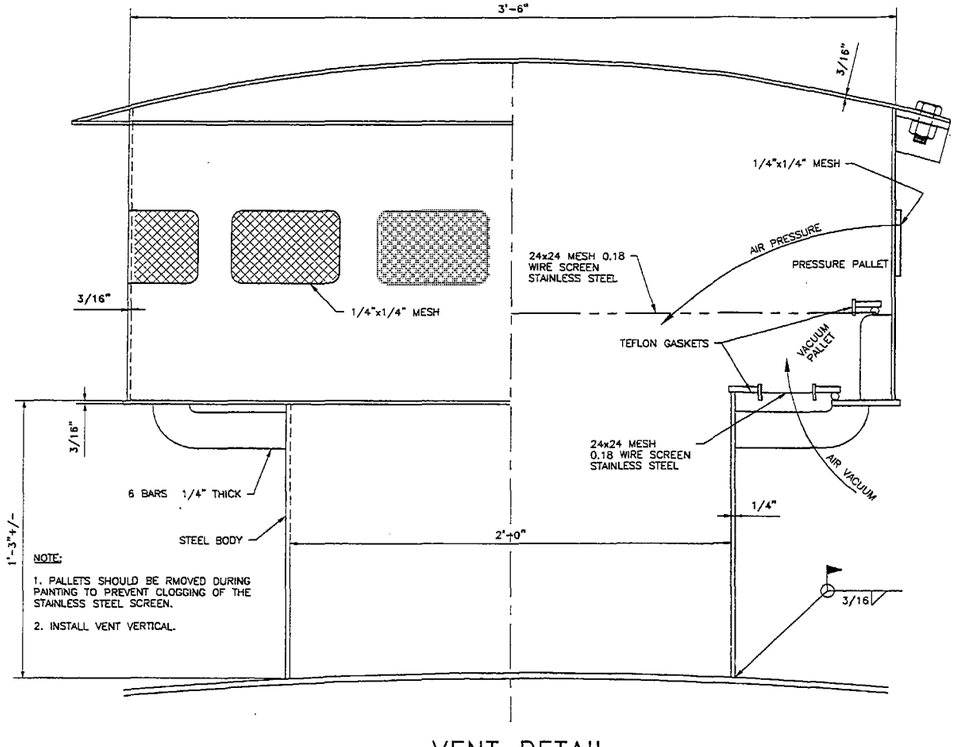
LADDER AND CAGE

1 / S05 — 1/4" = 1'-0"



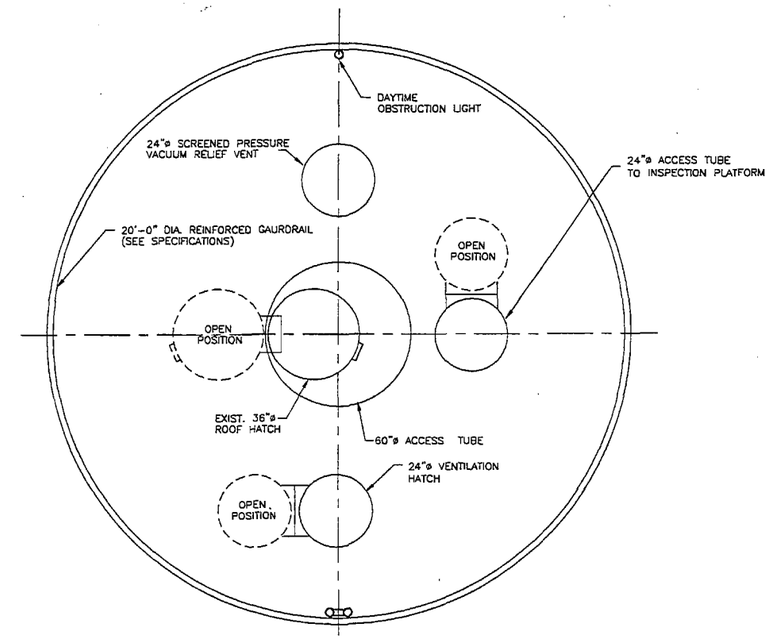
CAGE DETAIL

2 / S05 — 1/4" = 1'-0"



VENT DETAIL

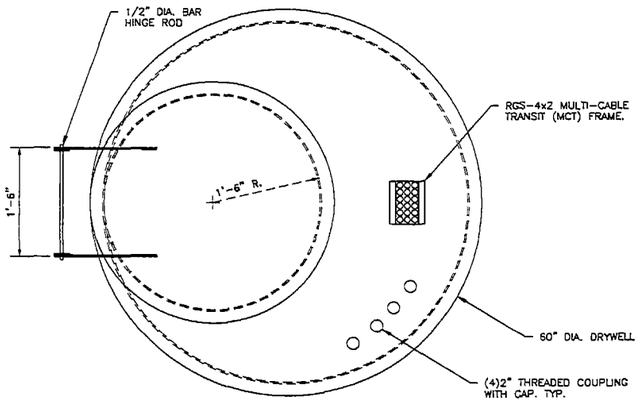
3 / S05 — 3" = 1'-0"



PLAN @ ROOF

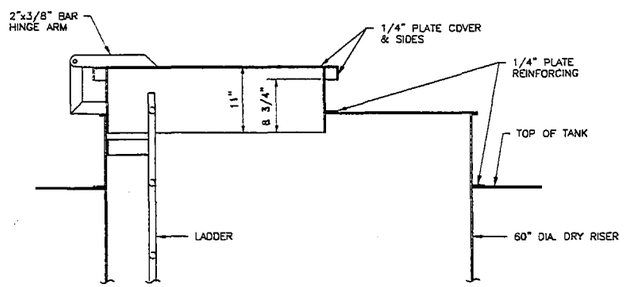
5 / S05 — 1/2" = 1'-0"

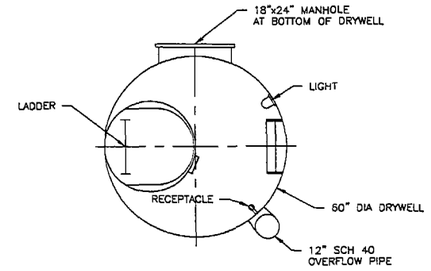
NORTH



ROOF HATCH DETAIL

4 / S05 — 1" = 1'-0"





DRY RISER SECTION

6 / S05 — 1/2" = 1'-0"

759

0	4/25/00	LMC	ORIGINAL ISSUE	PROJ. NO. 200502-2701			

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING.

THE DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE	AS NOTED		
DR.	LMC	DATE	4/25/00
CK.		DATE	
APP.	AS NOTED	DATE	

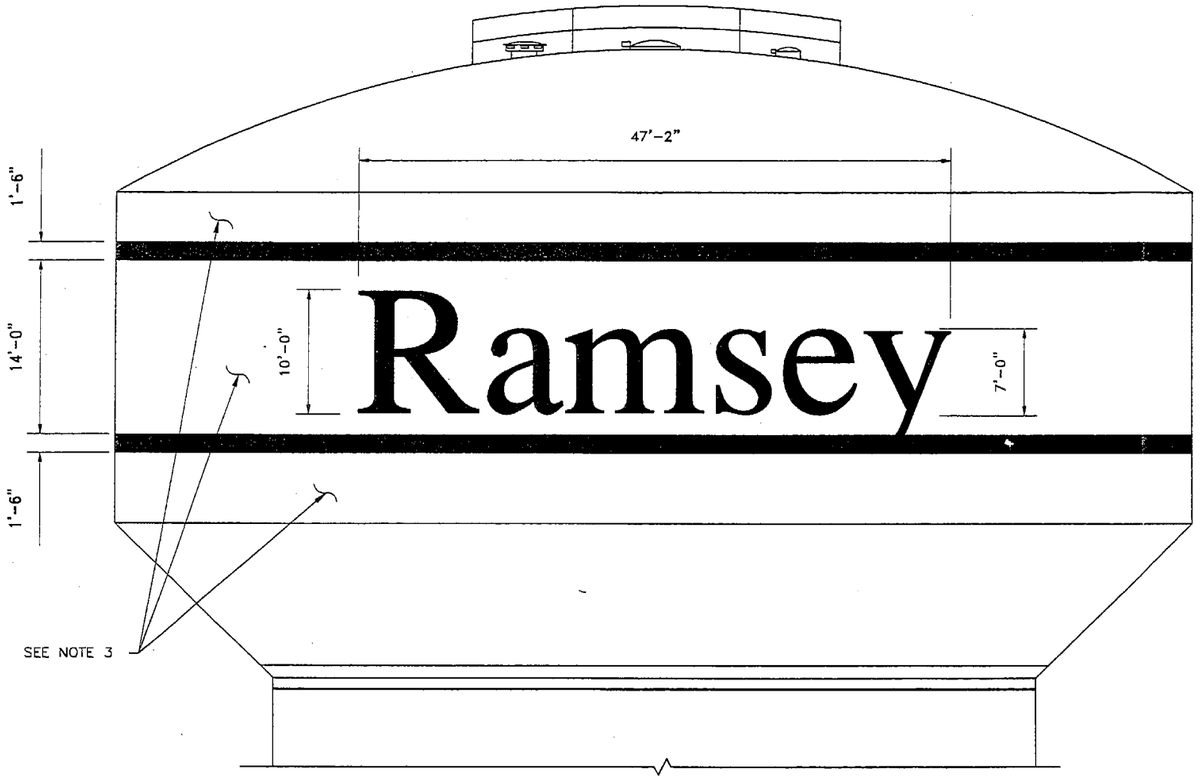
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

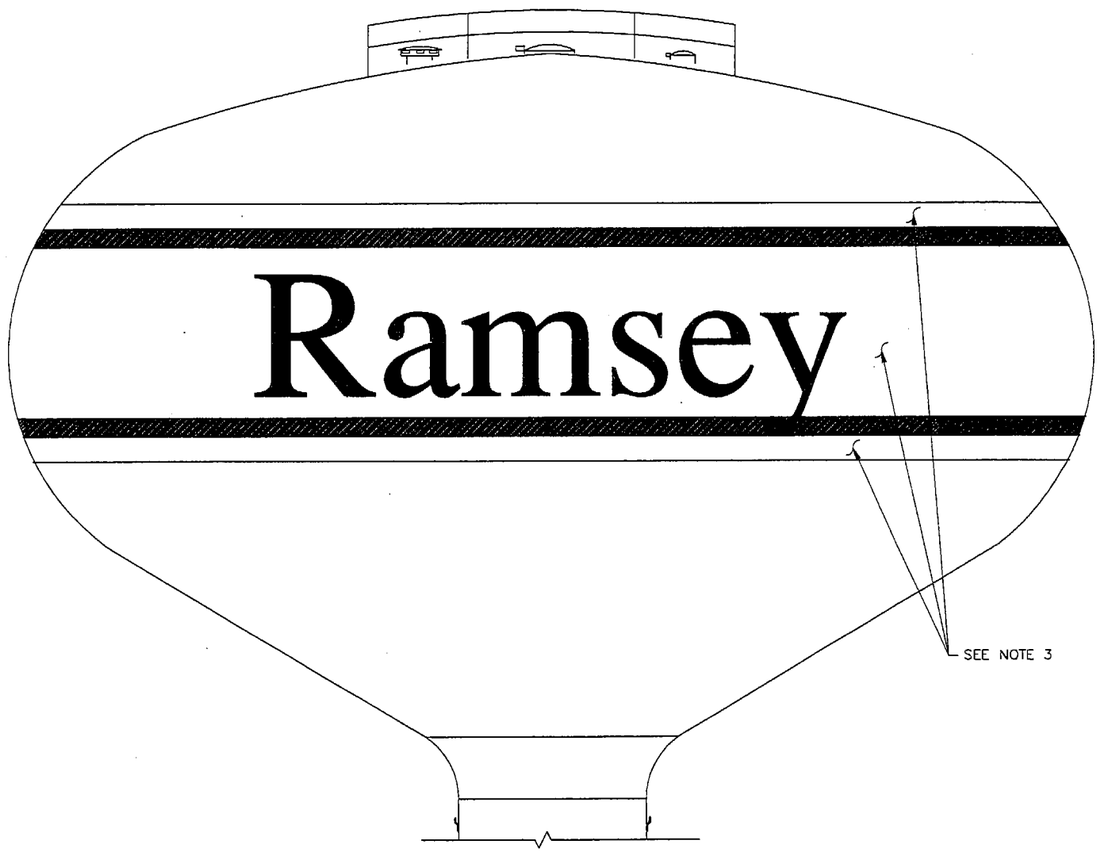
SIGNATURE
DATE REG.NO. 36419

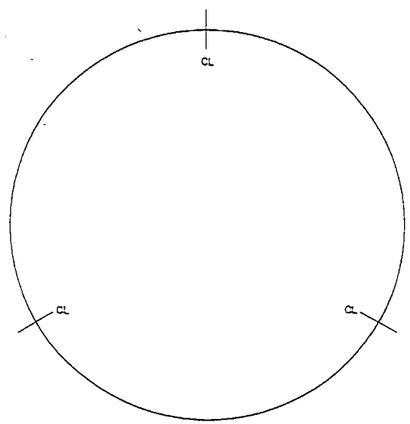
Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

DETAILS, SECTIONS & ELEVATIONS
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME	DWG\RAMSEY\200502\2701\M2701-S05		
SHEET	OF	AEC PROJECT NO.	200502-2701
DRAWING NO.	M2701-S05	REV	0







N

NOTES:

1. EXTERIOR COLOR OF WATER TOWER, MATCH TNEMED SERIES 73 "TANK WHITE" WHO 2.
2. LETTERING AND STRIP COLOR SHALL MATCH TNEMEC SERIES 73 "TANK WHITE" WHO 2.
3. BAND COLOR TO MATCH TNEMEC SERIES 73 "ULTRA BLUE" PL12.
4. LETTERING TO BE IN 3 LOCATIONS AS DIRECTED BY THE ENGINEER.

760

0	4/25/00	LMC	ORIGINAL ISSUE	PROJ. NO. 200502-2701

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING.

THE DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE	AS NOTED	
DR.	LMC	DATE 4/25/00
CK.		DATE
APP.	AS NOTED	DATE

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.

SIGNED: [signature]
DATE: RECIND.: [illegible]

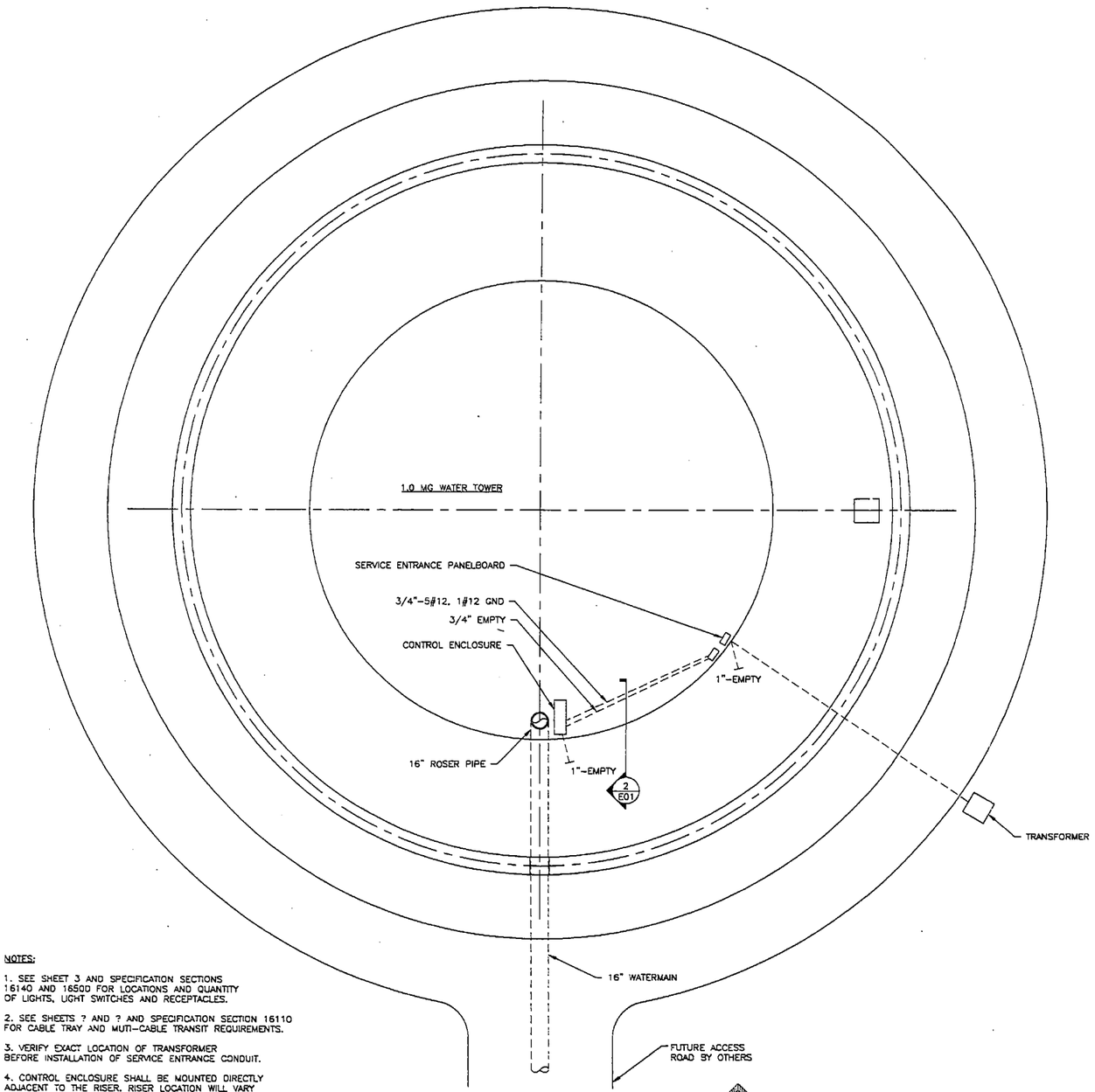
Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

TANK LOGO
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

CADD FILE NAME: DWG\RAMSEY\200502\2701\M2701-S06

SHEET	OF	AEC PROJECT NO.
		200502-2701

DRAWING NO.	REV
M2701-S06	0



ELECTRICAL PLAN

1/E01 — 3/16" = 1'-0"

NOTES:

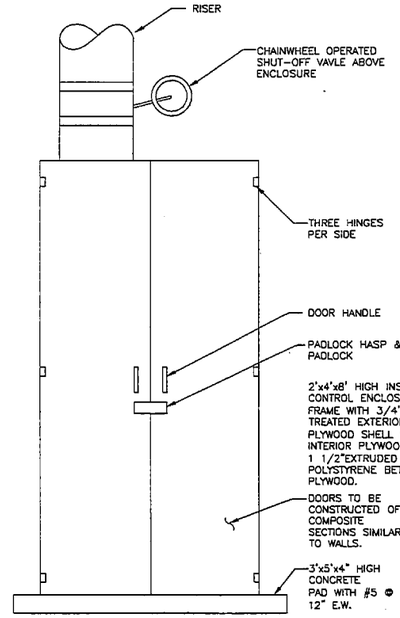
1. SEE SHEET 3 AND SPECIFICATION SECTIONS 16140 AND 16500 FOR LOCATIONS AND QUANTITY OF LIGHTS, UGHT SWITCHES AND RECEPTACLES.

2. SEE SHEETS ? AND ? AND SPECIFICATION SECTION 16110 FOR CABLE TRAY AND MUTI-CABLE TRANSIT REQUIREMENTS.

3. VERIFY EXACT LOCATION OF TRANSFORMER BEFORE INSTALLATION OF SERVICE ENTRANCE CONDUIT.

4. CONTROL ENCLOSURE SHALL BE MOUNTED DIRECTLY ADJACENT TO THE RISER. RISER LOCATION WILL VARY DEPENDING ON WHICH TOWER STYLE IS SELECTED.

5. COORDINATE LOCATION AND INSTALLATION OF CONTROL ENCLOSURE SECURITY SYSTEM DOOR CONTACTS, SECURITY SYSTEM KEY SWITSH, AND RASIO ANTENAE WITH SUPERVISORY CONTROL SYSTEM SUPPLIER.



CONTROL ENCLOSURE

2/E01 — 3/4" = 1'-0"

761

0	4/25/00	LMC	ORIGINAL ISSUE	PROJ. NO. 200502-2701			

THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING.

THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.

SCALE	AS NOTED	
DR.	LMC	DATE 4/25/00
CK.		DATE
APP.	AS NOTED	DATE

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

DATE ... REG. NO. 20418

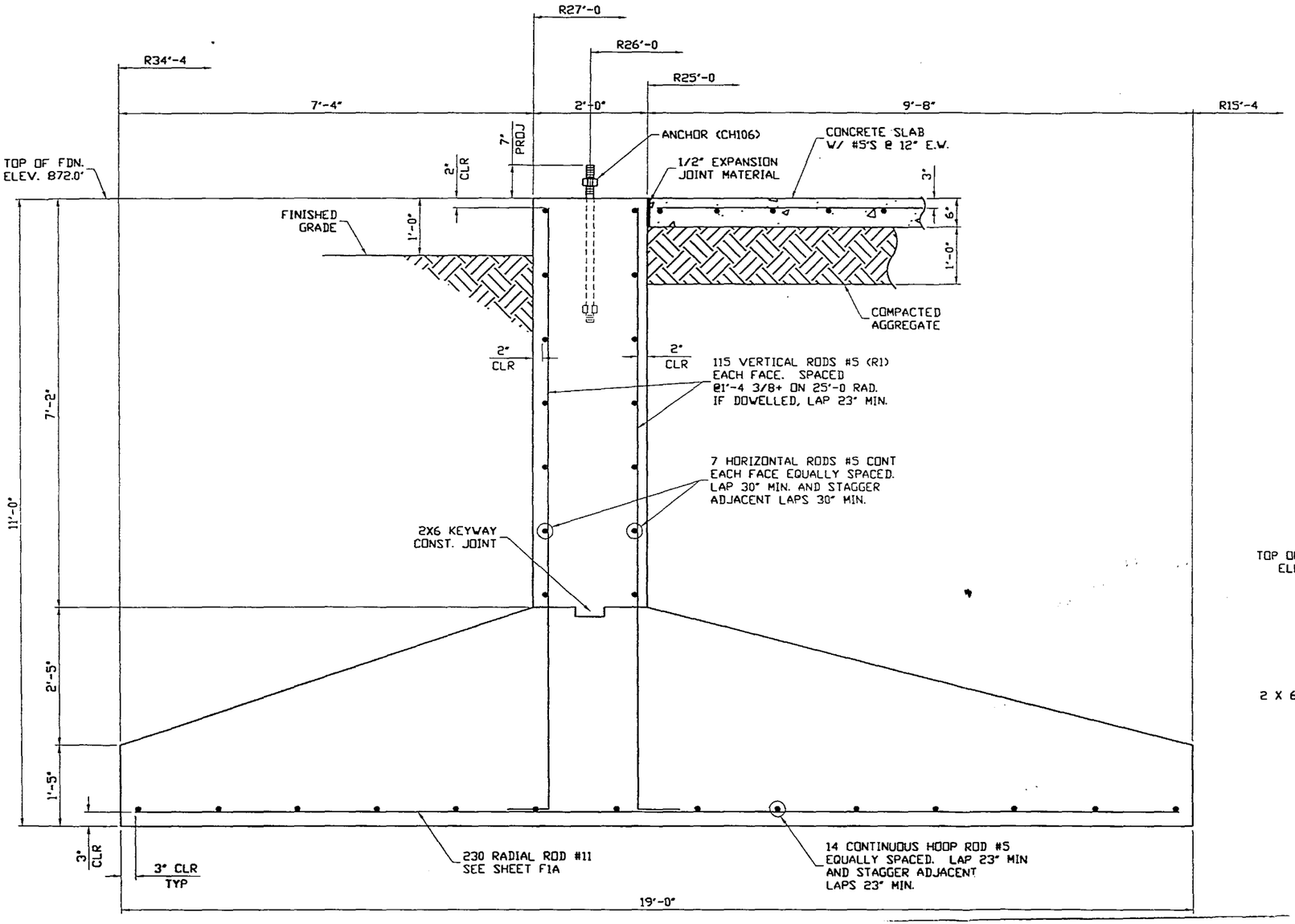
Minneapolis, Minnesota
Richmond, Virginia
AEC ENGINEERING

ELECTRICAL DETAILS
CITY OF RAMSEY
1.5 MILLION GALLON
WATER TOWER

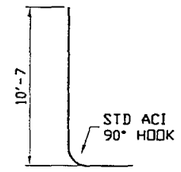
CADD FILE NAME: DWG\RAMSEY\200502\2701\M2701-E01

SHEET	OF	AEC PROJECT NO.
		200502-2701

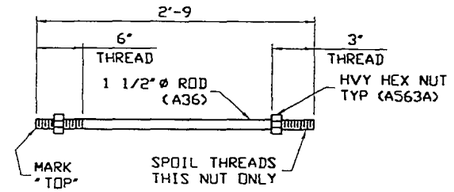
DRAWING NO.	REV
M2701-E01	0



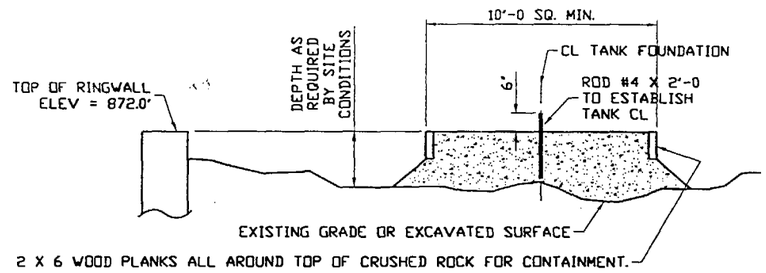
SECTION A-A



R1
230 BARS #5



24 ANCHOR BOLT (CH106)
FURNISHED BY PDM INC.



SECTION D-D

NOTE:

1. SUPPORT BASE TO BE "3/4 INCH CRUSHED ROAD ROCK".
2. PLACE ROCK IN MAXIMUM 18" LIFTS.
3. COMPACT EACH LIFT WITH VIBRATOR, BACKHOE, TRUCK WHEEL LOADS, ETC. TO MINIMIZE FUTURE CONSOLIDATION.
4. ACTUAL DEPTH OF SUPPORT BASE WILL DEPEND ON SITE TOPOGRAPHY AND CONSTRUCTION PROCEDURES.
5. MINIMUM DEPTH OF SUPPORT BASE TO BE 6".
6. STRIKE TOP OF SUPPORT BASE LEVEL WITH TOP OF TOWER FOUNDATION. THE BEARING SURFACE SHALL BE LEVEL TO 1/4" ACROSS 10'-0 WIDTH.

762

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

Dennis B. Guessford

Dennis B. Guessford, P.E.

Date 8/2/00 Reg. No. 10279

OPEN HOLES N/A						
ERECTION REF. N/A						
WELD SPECS. AWWA D100-96						
EIS-						
CERTIFIED FOR CONFORMANCE TO PLANS AND SPECIFICATIONS						
BY: Bruce L. Schmidt						
DATE: 7/26/00	NO	REVISION DESCRIPTION	BY	DATE	CHK	DATE

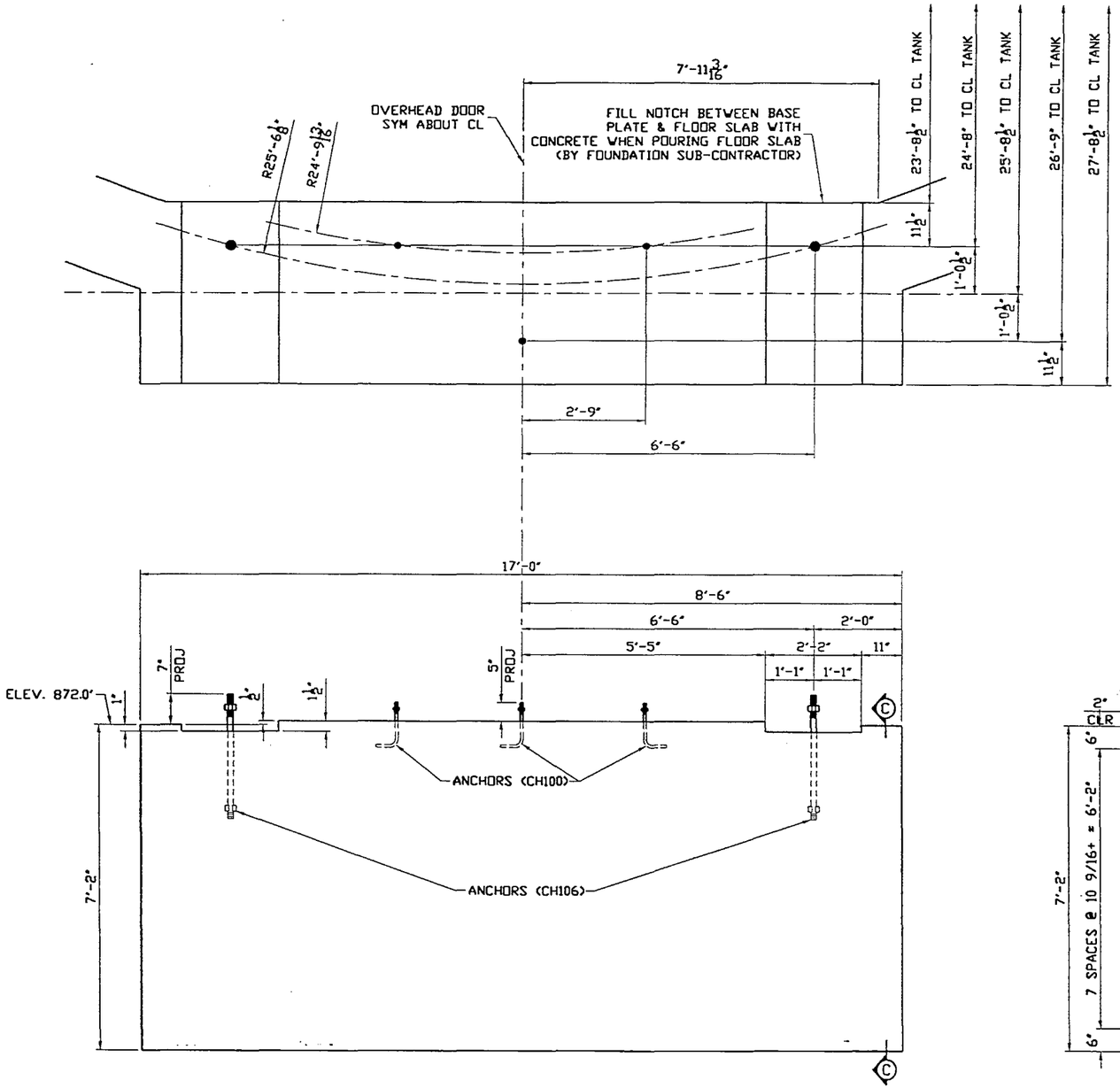
PDM® Pitt-Des Moines, Inc.

PITT-DES MOINES, INC.
ENGINEERS – FABRICATORS – CONTRACTORS

CITY OF RAMSEY
1500 MG HP 90' DIA X 40' HR X 52' TWR
RAMSEY, MN
FOUNDATION DETAILS

DWG. PREPARED AT: CLIVE | FABRICATED AT: CLIVE

	BY	DATE		
DRAWN:	SEG	21JUL00	DRAWING:	F1B
CHECKED:	JMS	25JUL00	CONTRACT:	50557

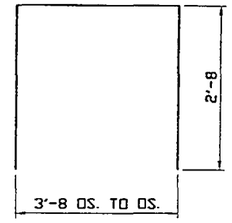


VIEW B-B

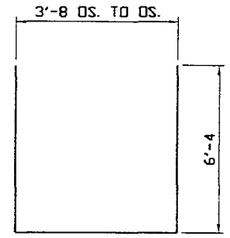
STD. ACI 180° HOOK (TYP.)

16'-6 OS TO OS

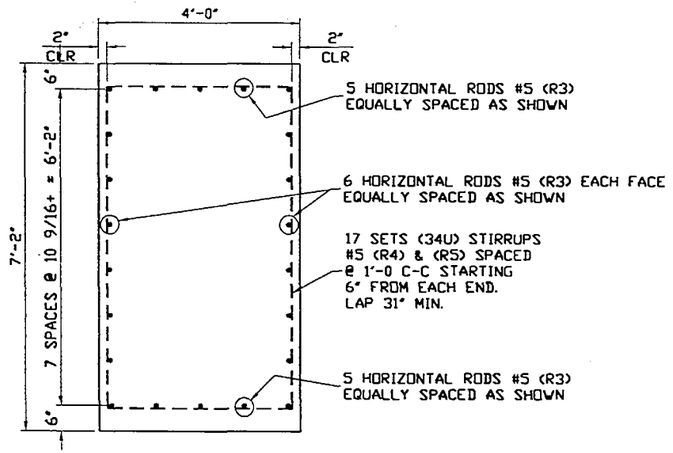
R3
22 BARS #5



R4
17 BARS #5

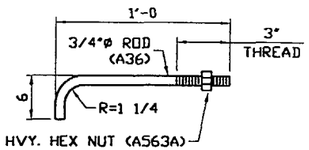


R5
17 BARS #5



NOTE:
CONTINUE RINGWALL REINFORCING (NOT SHOWN) THRU OVERHEAD DOOR FOUNDATION

SECTION C-C



3 ANCHOR (CH100)
FURNISHED BY PDM INC.

763

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

Dennis B. Guessford

Dennis B. Guessford, P.E.

Date 8/2/00 Reg. No. 10279

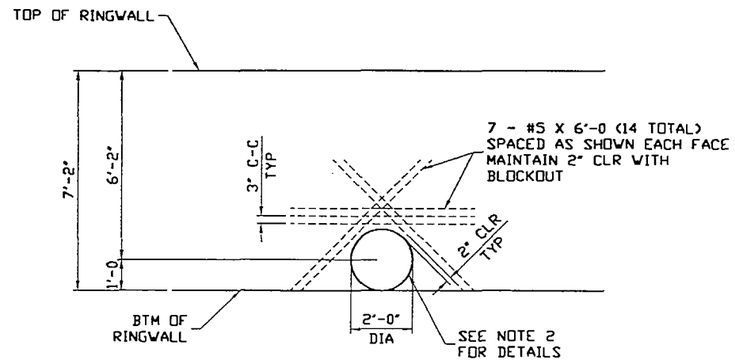
OPEN HOLES N/A							
ERECTION REF. N/A							
WELD SPECS. AWWA D100-96							
EIS-							
CERTIFIED FOR CONFORMANCE TO PLANS AND SPECIFICATIONS BY: Peggy A. Schrock							
DATE: 7/26/00	NO	REVISION DESCRIPTION	BY	DATE	CHK	DATE	

PDM Pitt-Des Moines, Inc.

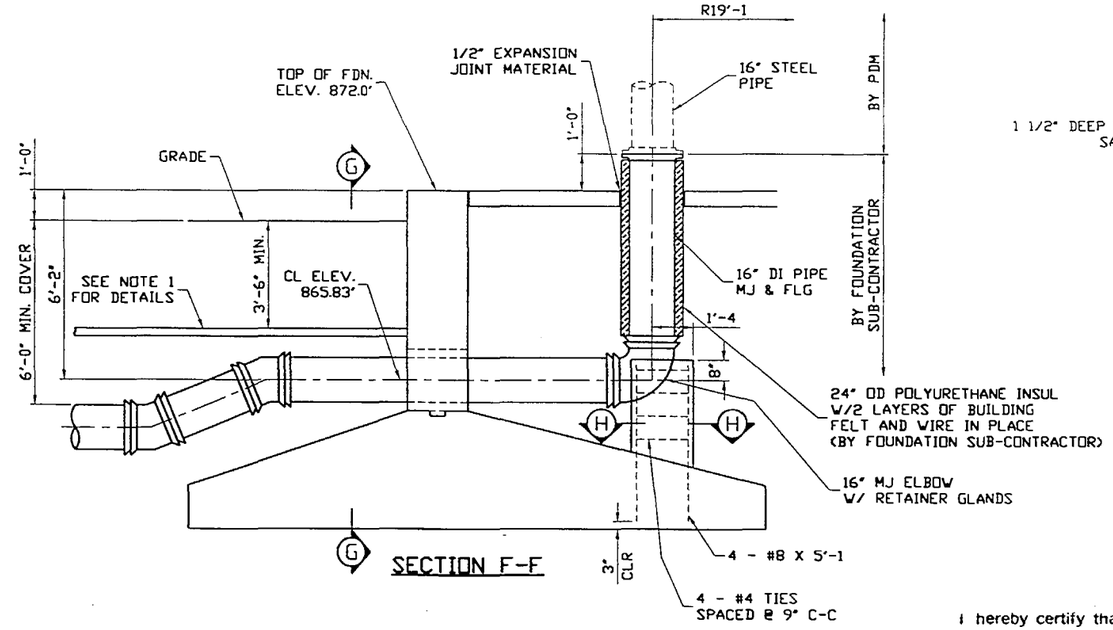
PITT-DES MOINES, INC.
ENGINEERS - FABRICATORS - CONTRACTORS

CITY OF RAMSEY
1500 MG HP 90' DIA X 40' HR X 52' TWR
RAMSEY, MN
DOOR BEAM DETAILS

DWG. PREPARED AT:	CLIVE			FABRICATED AT:	CLIVE
	BY	DATE		DRAWING:	F1C
DRAWN:	SEG	21JUL00			
CHECKED:	JMS	25JUL00		CONTRACT:	50557

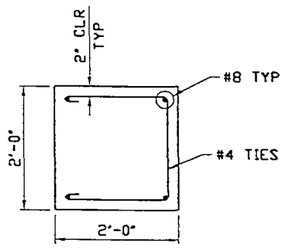


SECTION G-G
PIPE NOT SHOWN



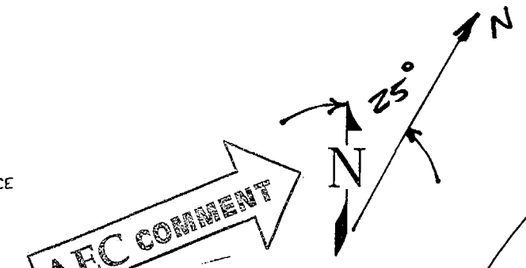
NOTES:

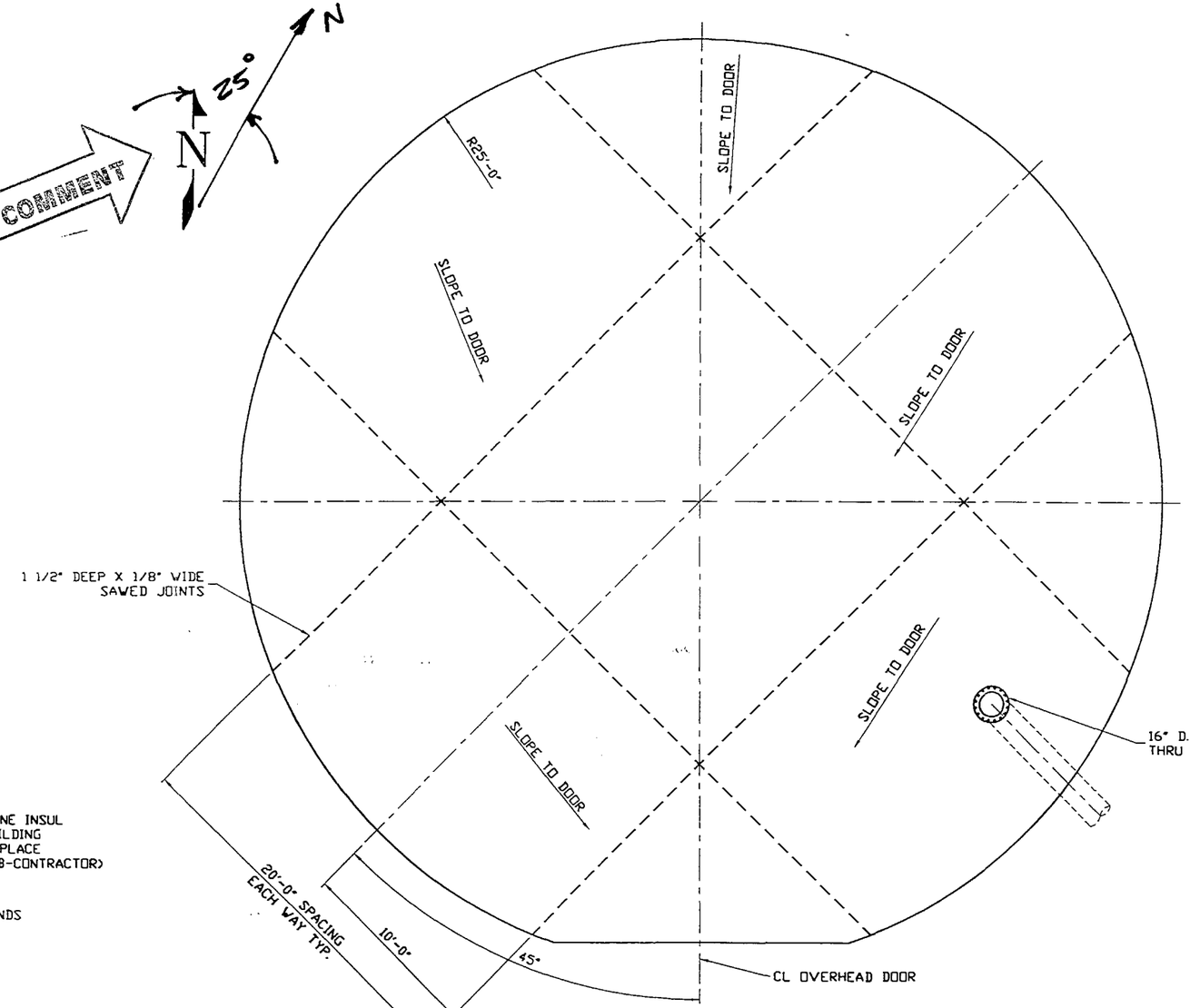
1. PROVIDE 3" THICK X 6'-0 WIDE DOW STYROFOAM (OR EQUIVALENT) SLAB INSULATION OVER 16" DIA. INLET/OUTLET PIPING TO A DISTANCE WHERE 6'-0" PIPE COVER IS ATTAINED. INSTALL SLAB INSULATION PER MANUFACTURER'S RECOMMENDATIONS
2. INTERRUPT MAXIMUM OF 4 - #5 VERTICAL BARS AND 4 - #5 HORIZONTAL BARS. TRIM INTERRUPTED BARS FOR 2" CLEARANCE WITH PIPE BLOCKOUT. FILL VOID BETWEEN PIPE AND PIPE BLOCKOUT WITH EXPANDED POLYSTYRENE INSULATION.



SECTION H-H

AEC COMMENT





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

Dennis B. Guessford, P.E.

Date 8/2/00 Reg. No. 10279

FLOOR SLAB

764

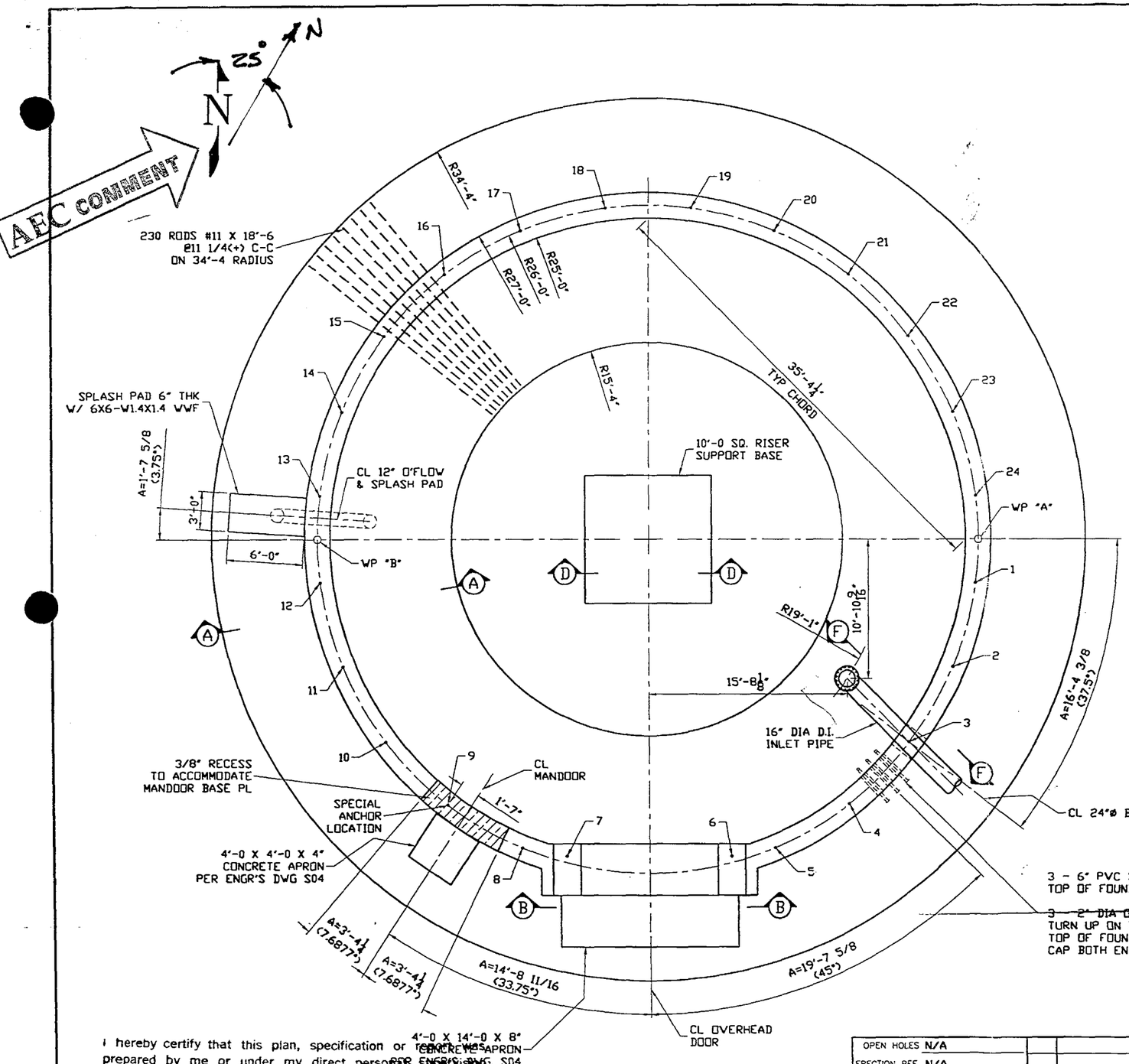
OPEN HOLES N/A							
ERECTION REF. N/A							
WELD SPECS. AWWA D100-96							
EIS-							
CERTIFIED FOR CONFORMANCE TO PLANS AND SPECIFICATIONS BY: Dennis B. Guessford							
DATE: 8/2/00	NO	REVISION DESCRIPTION	BY	DATE	CHK	DATE	

PDM® Pitt-Des Moines, Inc.

PITT-DES MOINES, INC.
ENGINEERS - FABRICATORS - CONTRACTORS

CITY OF RAMSEY
1500 MG HP 90° DIA X 40' HR X 52' TWR
RAMSEY, MN
PIPING DETAILS & SLAB PLAN

DWG. PREPARED AT: CLIVE		FABRICATED AT:	CLIVE
	BY	DATE	
DRAWN:	SEG	25JUL00	DRAWING: F1D
CHECKED:	JMS	25JUL00	CONTRACT: 50557



FOUNDATION PLAN
ARCS ON 25'-0 RAD U.N.

ANCHOR LAYOUT TABLE R26'-0"	
ANCHOR #	DIM "A"
WP "A" TO 1	3'-4 13/16"
TO 2	10'-1 3/4"
TO 3	16'-8 9/16"
TO 4	23'-0"
TO 5	28'-10 11/16"
TO 6	31'-5 5/16"
TO 7	40'-9 5/8"
TO 18	39'-1 1/8"
TO 19	34'-3 7/16"
TO 20	28'-10 11/16"
TO 21	23'-0"
TO 22	16'-8 9/16"
TO 23	10'-1 3/4"
TO 24	3'-4 13/16"

ANCHOR LAYOUT TABLE R26'-0"	
ANCHOR #	DIM "B"
WP "B" TO 6	40'-9 5/8"
TO 7	31'-5 5/16"
TO 8	28'-10 11/16"
TO 9	23'-1 1/4"
TO 10	16'-8 9/16"
TO 11	10'-1 3/4"
TO 12	3'-4 13/16"
TO 13	3'-4 13/16"
TO 14	10'-1 3/4"
TO 15	16'-8 9/16"
TO 16	23'-0"
TO 17	28'-10 11/16"
TO 18	34'-3 7/16"
TO 19	39'-1 1/8"

FOUNDATION NOTES

1. DO NOT SCALE THIS DRAWING.
2. SUBSTANTIAL LOCATION AND ELEVATION MARKERS SHALL BE SET BY OWNER OR HIS REPRESENTATIVE.
3. CHECK DIMENSIONS. IF ANY DIMENSIONS DO NOT CHECK, DO NOT PROCEED UNTIL THEY ARE VERIFIED OR CORRECTED.
4. ALL CONCRETE WORK AND DETAILS NOT SHOWN ARE TO BE IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS AND ACI 301.
5. ALL CONCRETE WORK SHALL BE PLACED WITHOUT CONSTRUCTION JOINTS EXCEPT WHERE SHOWN.
6. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. MAXIMUM AGGREGATE SIZE TO BE 3/4". REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. REINFORCING BARS SHALL CONFORM TO ASTM A615 DEFORMED GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
8. THESE FOUNDATIONS ARE DESIGNED FOR BEARING ON SOIL HAVING A NET ALLOWABLE BEARING CAPACITY OF 5000 PSF AND 7500 PSF WITH WIND. REFER TO PROJECT PLANS AND SPECIFICATIONS AND GEOTECHNICAL REPORT. IF EXPOSED BEARING SURFACE DOES NOT CONFORM TO THE ABOVE REQUIREMENTS, NOTIFY PITT-DES MOINES, INC BEFORE PROCEEDING.
9. CHAMFER ALL EXPOSED EDGES 1".
10. THE TOP OF THE RINGWALL IS TO BE FINISHED SMOOTH AND LEVEL. NO POINT IN THE CIRCUMFERENCE OF THE WALL SHALL VARY MORE THAN ± 1/4" FROM THE ESTABLISHED ELEVATION. PLAN DIMENSIONS OF CONCRETE FOUNDATIONS SHALL NOT VARY MORE THAN ± 1/2".
11. SECURE ANCHORS TO PREVENT MOVEMENT WHILE POURING CONCRETE.
12. ANCHOR TOLERANCE ± 3/16" FROM TRUE LOCATION IN PLAN AND ± 1/8" IN VERTICAL PLUMB FOR PROJECTION ABOVE TOP OF FOUNDATION.
13. WHEN FOUNDATIONS ARE COMPLETE, PUT TWO ANCHOR BOLT NUTS ON ALTERNATE ANCHOR BOLTS AND TIGHTEN THEM TOGETHER SO THAT THEY CANNOT BE REMOVED BY HAND. CAUTION DO NOT EXERT ANY FORCE OR PRESSURE ON THE CONCRETE.
14. FOUNDATION SUB-CONTRACTOR TO MARK NORTH-SOUTH AND EAST-WEST CENTERLINES ON TOP OUTSIDE EDGE OF RINGWALL WITH WATERPROOF MARKER.
15. COMPACT BACKFILL AND GRADE SITE TO CONTRACT SPECIFICATIONS.

FOUNDATION DESIGN LOADS

H20	13,081,346#
S.L. (40PSF)	259,441#
D.L.	977,600#
W.S. (100MPH)	182,282#
W.M.	17,038,626'#

CONCRETE QUANTITIES

RINGWALL & DOOR BEAM	96 CY
SPREAD FOOTING	304 CY

NOTE: THE ABOVE QUANTITIES DO NOT INCLUDE MISCELLANEOUS CONCRETE ITEMS SUCH AS SLABS, VAULTS, SPLASH PADS, THRUST BLOCKS, ETC.

765

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

Dennis B. Guessford, P.E.

Date 8/2/00 Reg. No. 10279

OPEN HOLES N/A
ERECTION REF. N/A
WELD SPECS. AWWA D100-96
EIS-
CERTIFIED FOR CONFORMANCE TO PLANS AND SPECIFICATIONS
BY:
DATE: 7/26/00

NO	REVISION DESCRIPTION	BY	DATE	CHK	DATE

PDM Pitt-Des Moines, Inc.

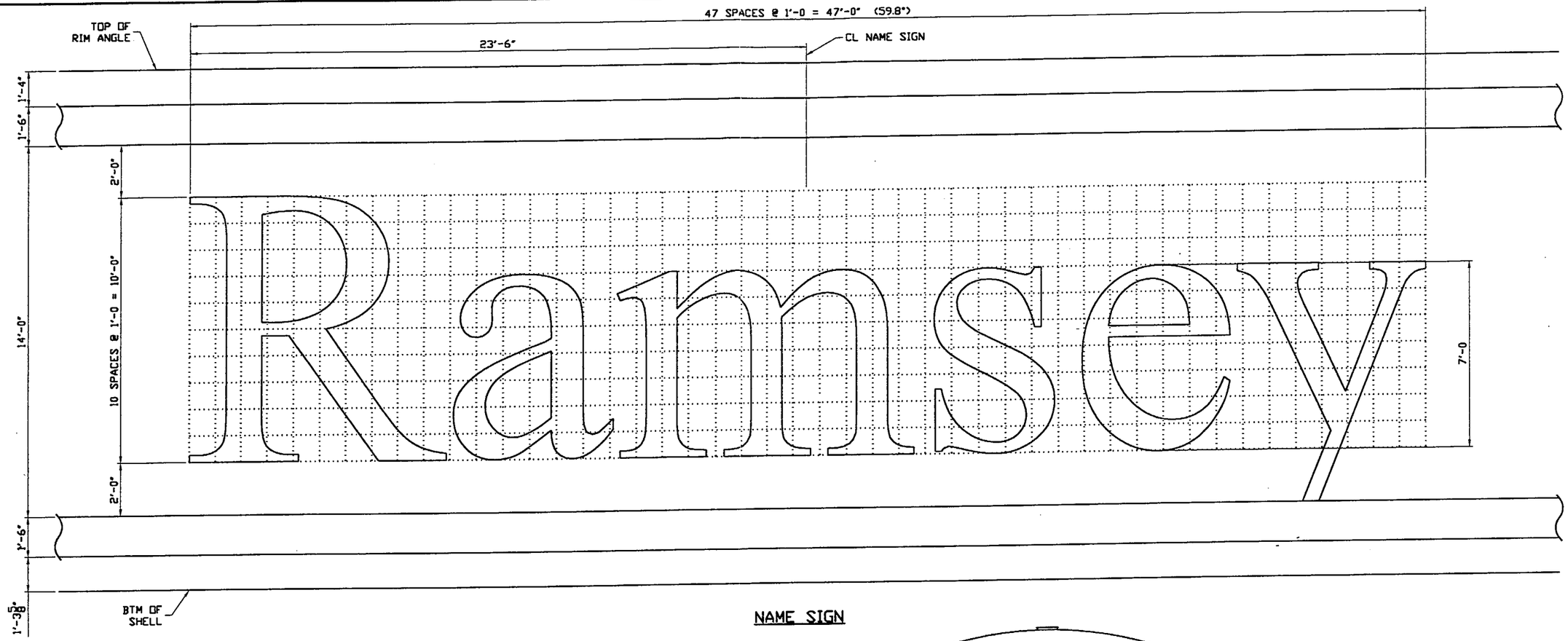
PITT-DES MOINES, INC.
ENGINEERS - FABRICATORS - CONTRACTORS

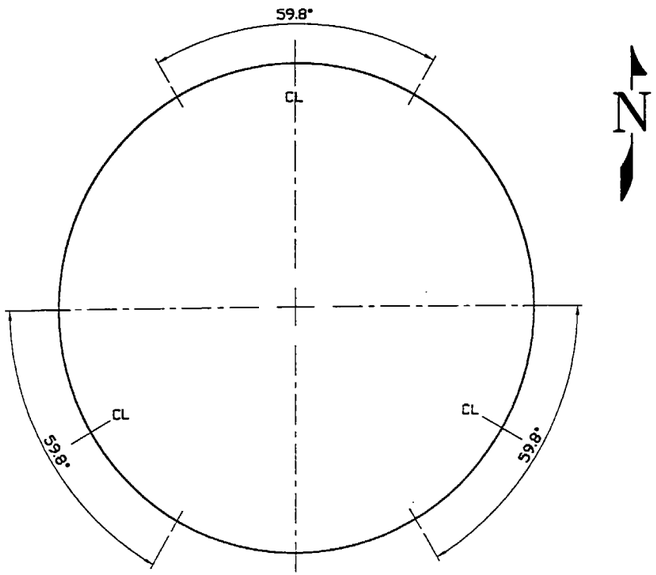
CITY OF RAMSEY
1500 MG HP 90' DIA X 40' HR X 52' TWR
RAMSEY, MN
FOUNDATION PLAN

DWG. PREPARED AT: CLIVE FABRICATED AT: CLIVE

	BY	DATE
DRAWN:	SEG	24JUL00
CHECKED:	JMS	25JUL00

DRAWING: F1A
CONTRACT: 50557

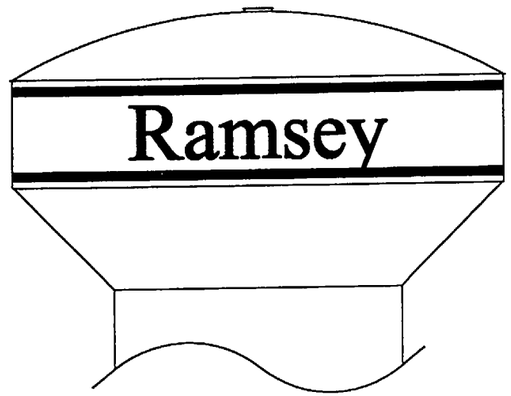




ORIENTATION

LOCATE NAME SIGNS @ 120° C-C

NAME SIGN



ELEVATION

NOTE:
COLOR OF NAME SIGN & STRIPES TO BE SELECTED BY OWNER.

766

OPEN HOLES N/A
ERECTION REF. N/A
WELD SPECS. AWWA D100-96
EIS- N/A

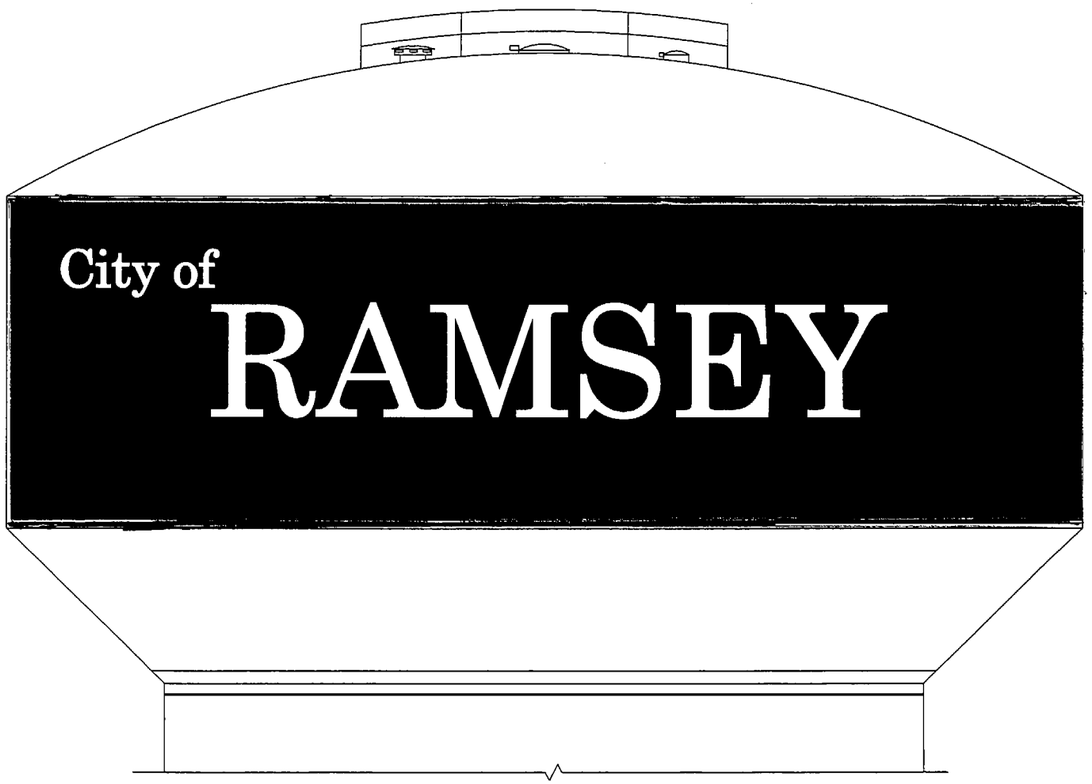
NO	REVISION DESCRIPTION	BY	DATE	CHK	DATE

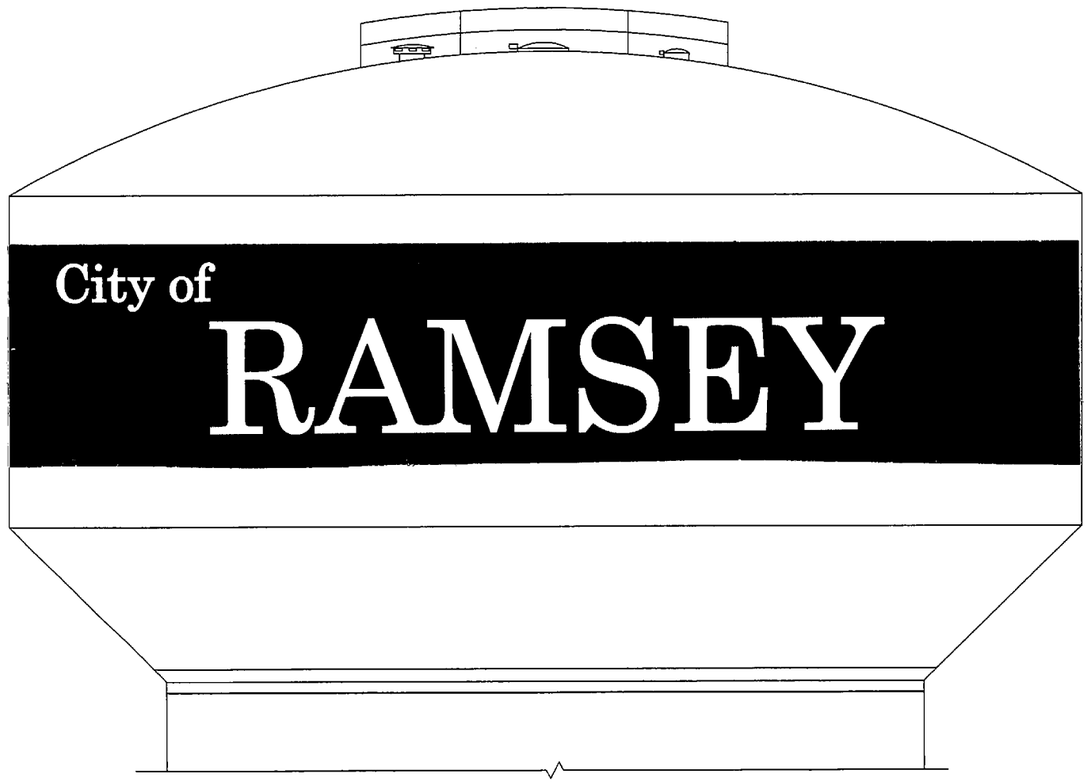
PDM Pitt-Des Moines, Inc.

PITT-DES MOINES, INC.
ENGINEERS - FABRICATORS - CONTRACTORS

CITY OF RAMSEY
1500 MG HP 90' DIA X 40' HR X 52' TWR
RAMSEY, MN
NAME SIGN

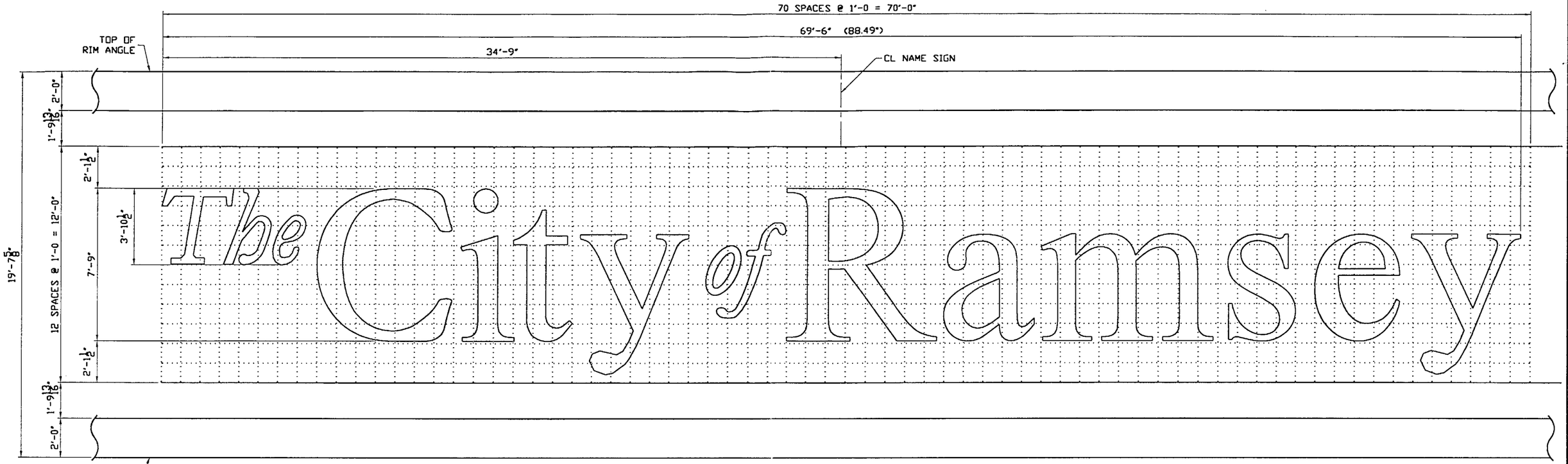
DWG. PREPARED AT: CLIVE		FABRICATED AT: CLIVE	
	BY	DATE	DRAWING: P2
DRAWN:	SEG	18AUG00	
CHECKED:	JMS	21AUG00	CONTRACT: 50557



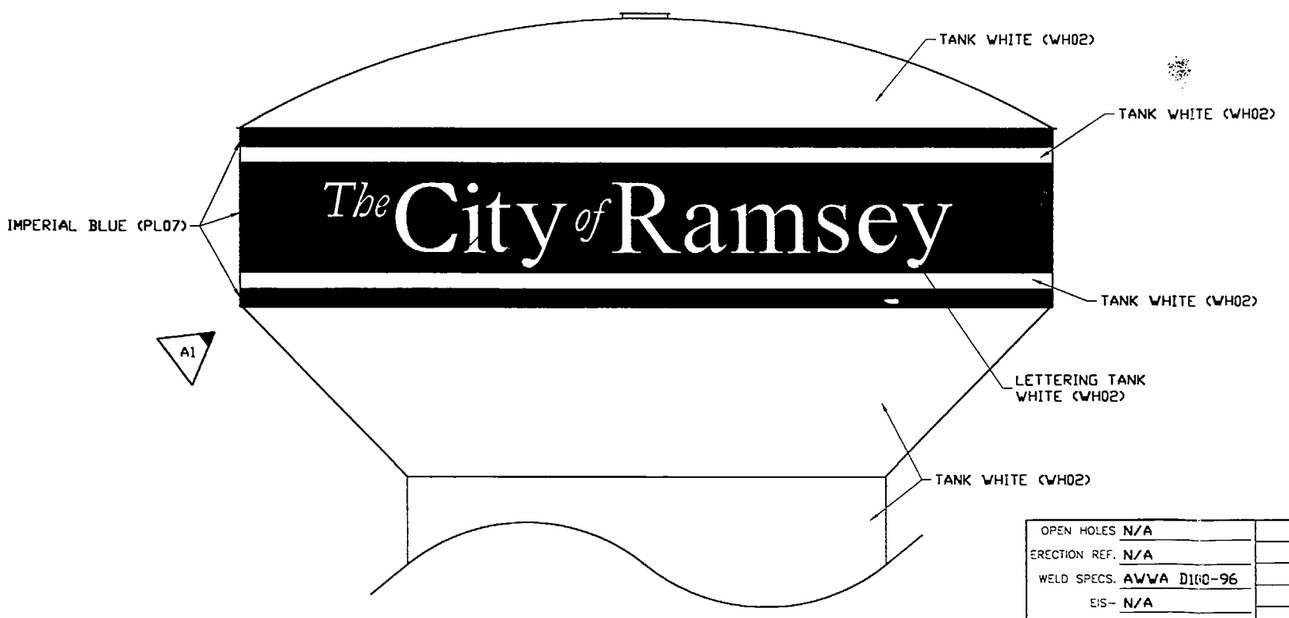


767

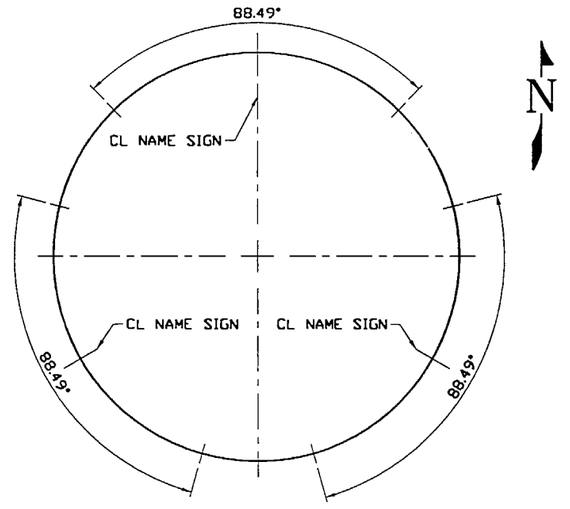
0 | 4/25/00 | LMC | ORIGINAL ISSUE PROJ. NO. 200502-2701		THIS DRAWING IS THE PROPERTY OF AEC ENGINEERING AND TO BE USED ONLY IN CONNECTIONWITH WORK PERFORMED BY AEC ENGINEERING. THE DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART AND MUST BE RETURNED UPON REQUEST.	SCALE AS NOTED DR. LMC DATE 4/25/00 CK. DATE APP. AS NOTED DATE	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 SIGNATURE: DATE: REG.NO.:	Minneapolis, Minnesota Richmond, Virginia AEC ENGINEERING	TOWER ELEVATIONS CITY OF RAMSEY 1.5 MILLION GALLON WATER TOWER	CADD FILE NAME DWG\RAMSEY\200502\2701\M2701-S07 SHEET OF AEC PROJECT NO. 200502-2701 DRAWING NO. M2701-S07 REV 0



NAME SIGN



ELEVATION



ORIENTATION

LOCATE NAME SIGNS @ 120° C-C

768

OPEN HOLES N/A
ERECTION REF. N/A
WELD SPECS. AWWA D100-96
EIS- N/A

NO	REVISION DESCRIPTION	BY	DATE	CHK	DATE
A1	CHANGED NAME SIGN PER OWNER	SEG	22MAY01	JMS	22MAY01

PDM Pitt-Des Moines, Inc.

PITT-DES MOINES, INC.
ENGINEERS - FABRICATORS - CONTRACTORS

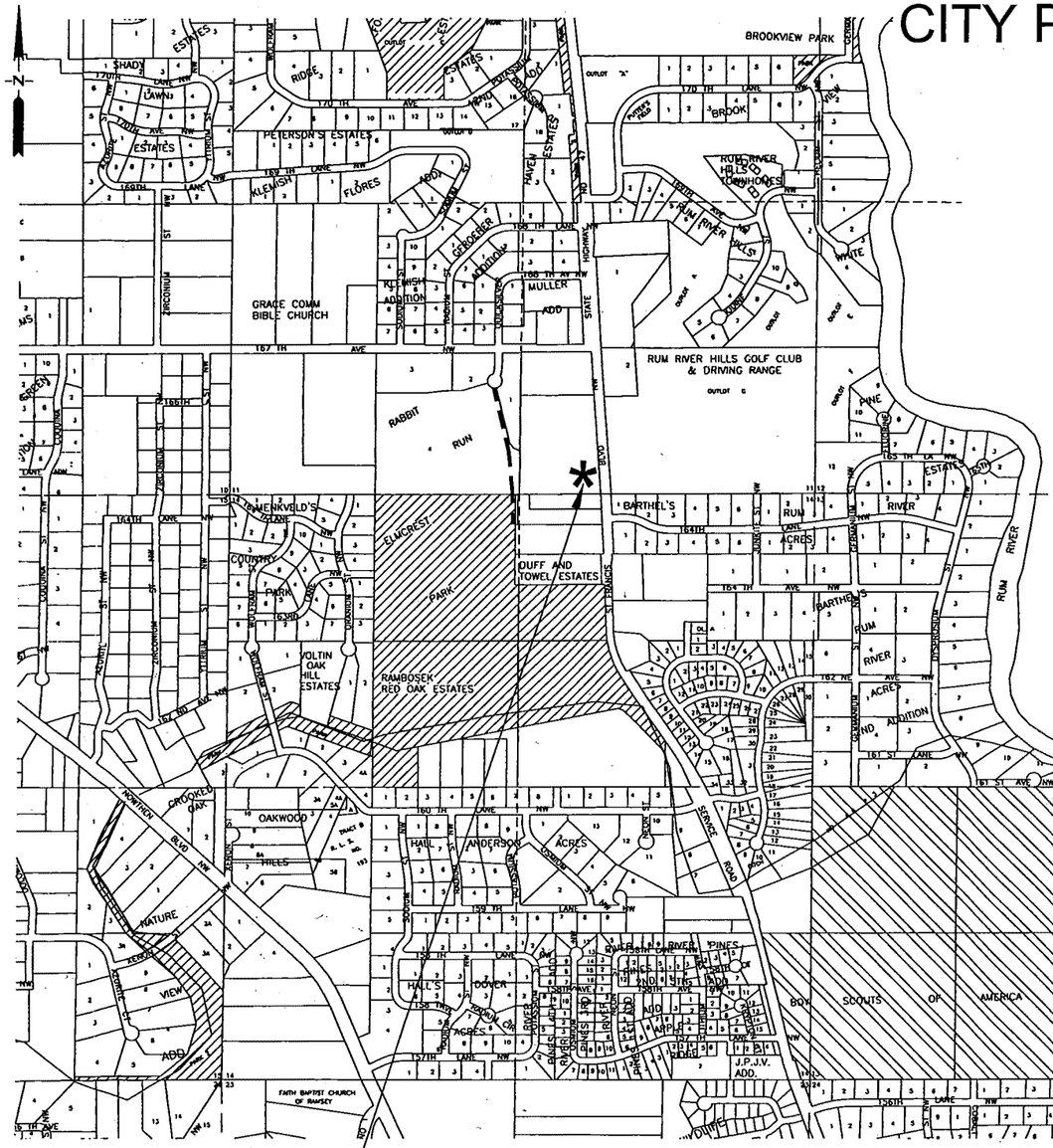
CITY OF RAMSEY
1500 MG HP 90' DIA X 40' HR X 52' TWR
RAMSEY, MN
NAME SIGN

DWG. PREPARED AT: CLIVE | FABRICATED AT: CLIVE

	BY	DATE		
DRAWN:	SEG	18AUG00	DRAWING:	P2
CHECKED:	JMS	21AUG00	CONTRACT:	50557

DRAWINGS FOR

CONSTRUCTION OF 2MG WATER TOWER NO. 3
CITY OF RAMSEY, MINNESOTA
CITY PROJECT NO. 08-21



PROJECT LOCATION MAP
NO SCALE

OWNER

City of RAMSEY

CIVIL / PROCESS

PROGRESSIVE CONSULTING ENGINEERS INC.
(763)560-9133
FAX:(763)560-0333
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430

ELECTRICAL

BARR
Project Office:
BARR ENGINEERING CO.
4700 WEST 77TH STREET
MINNEAPOLIS, MN.
55435-4803
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com
Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277

WELDING/COATINGS INSPECTOR

KCI Kollmer Consultants, Inc.
Engineering, Coatings & Inspection Services
7494 253rd Avenue NE,
Stacy, MN 55079
Phone: (651) 462-7266
Fax: (651) 462-3249

INDEX

DWG NO.	TITLE
	GENERAL
G1	PROJECT LOCATION & DRAWING INDEX
G2	TOPOGRAPHIC SURVEY
	CIVIL/ SITE
C1	SITE PLAN
C2	ACCESS ROAD PAVING PLAN
C3	CIVIL DETAILS
C4	CIVIL DETAILS
	LANDSCAPING
L1	LANDSCAPING PLAN
	PROCESS
P1	TOWER PLAN
P2	TOWER DETAILS
	ELECTRICAL
E1	TOWER ELECTRICAL SECTION AND SITE PLAN
E2	TOWER ELECTRICAL PLANS
E3	ELECTRICAL DETAILS AND SCHEDULES
E4	WATER TOWER SCADA PANEL SCHEMATIC
E5	MASTER SCADA PANEL SCHEMATIC

NOTES:

1. NO SITE ACCESS ALLOWED FROM ST. FRANCIS BLVD. ACCESS SITE FROM PARK ACCESS ROAD AT QUICKSILVER ST. AND 167TH AVE. NW.
2. STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL GOPHER STATE ONE CALL AT 800-252-1166 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES.

G1.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:30am

PROGRESSIVE CONSULTING ENGINEERS INC.
(763)560-9133
FAX:(763)560-0333
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

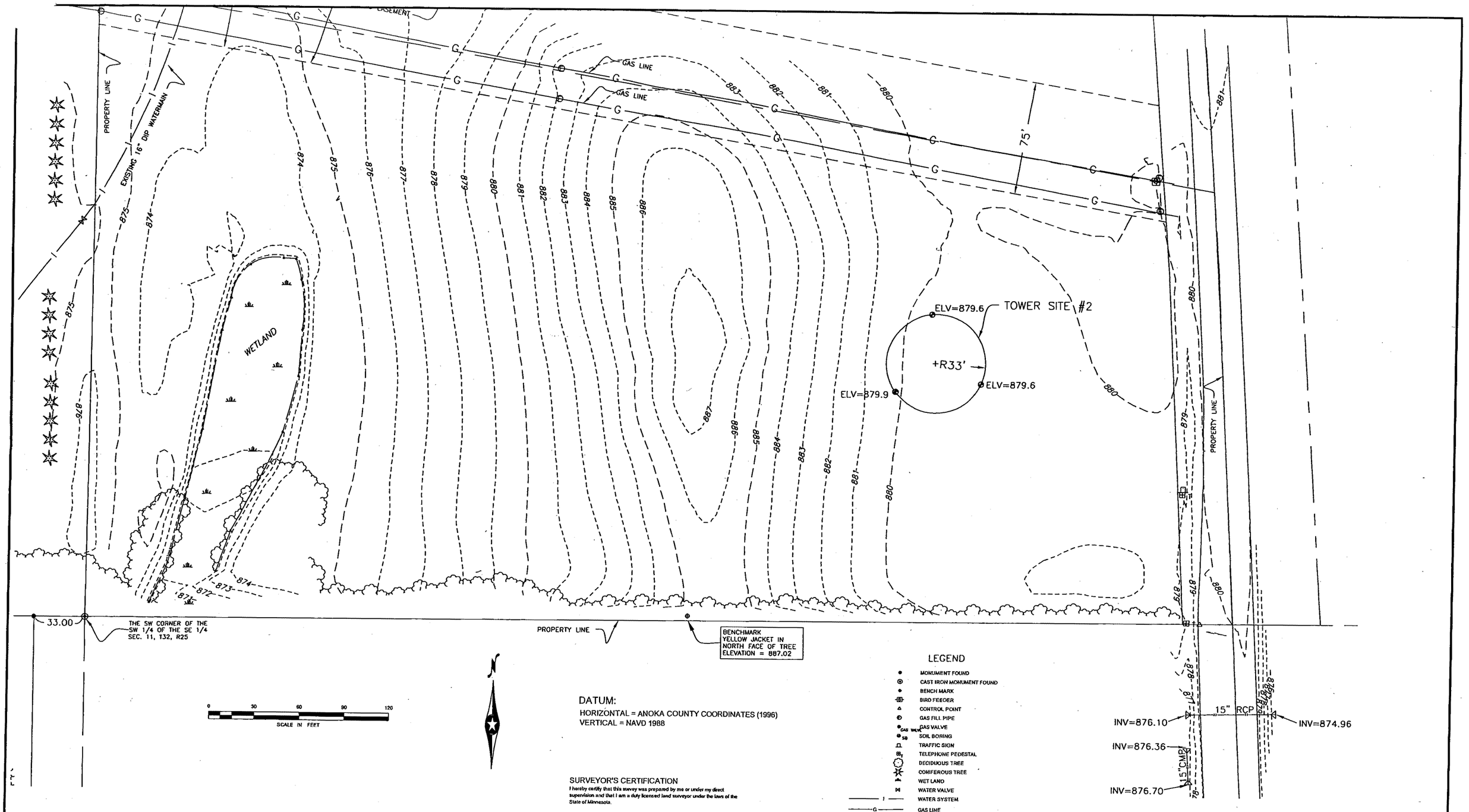
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

DESIGNED: BZ
DRAWN: BD
CHECKED: NQ
DATE: 5/22/09

Water Tower No. 3 City of Ramsey, MN

PROJECT LOCATION AND DRAWING INDEX

JOB NO. 08015 | ISSUE B
DRAWING NO. G1



DATUM:
HORIZONTAL = ANOKA COUNTY COORDINATES (1996)
VERTICAL = NAVD 1988

LEGEND

- MONUMENT FOUND
- CAST IRON MONUMENT FOUND
- BENCH MARK
- BIRD FEEDER
- CONTROL POINT
- GAS FILL PIPE
- GAS VALVE
- SOIL BORING
- TRAFFIC SIGN
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- WET LAND
- WATER VALVE
- WATER SYSTEM
- GAS LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Craig E. Johnson
License Number 44530

02/10/09
Date

© Bolton & Menk, Inc. 2009, All Rights Reserved

TOPOGRAPHIC SURVEY
PROPOSED WATER TOWER SITES

PART OF THE SW1/4 OF THE SE1/4 SECTION 11, TOWNSHIP 32, RANGE 25 ANOKA COUNTY

FOR: CITY OF RAMSEY

BOLTON & MENK, INC
Consulting Engineers & Surveyors
7533 SUNWOOD DRIVE, RAMSEY, MN 55303 (763) 433-2851
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

PROGRESSIVE CONSULTING ENGINEERS INC.
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430
(763)560-9133
FAX:(763)560-0333

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

(FOR INFORMATION ONLY)

DESIGNED: BZ
DRAWN: BD
CHECKED: NQ
DATE: 5/22/09

Water Tower No. 3 — City of Ramsey

TOPOGRAPHIC SURVEY

JOB NO. 08015 | ISSUE B

DRAWING NO. G2

G2.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:34am

KEY NOTES

1. CONSTRUCTION LIMITS AT GAS EASEMENT LINE. EDGE OF NEW PAVEMENT 2 FEET FROM GAS EASEMENT LINE.
2. PROVIDE 24' WIDE BY 10' LONG CONCRETE PAD. PROVIDE BOLLARD ON BOTH SIDES OF TOWER OVERHEAD DOOR.
3. PROVIDE 6' WIDE CONCRETE SIDEWALK TO TOWER ACCESS DOOR.

GENERAL NOTES

1. MATCH EXISTING ELEVATION AT CONSTRUCTION LIMITS UNLESS SHOWN OTHERWISE.
2. CONTRACTOR(S) MUST FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE DRAWING OR NOT. LOCATIONS MUST BE ESTABLISHED IMMEDIATELY PRIOR TO CONSTRUCTION.
3. STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL GOPHER STATE ONE CALL AT 800-252-1166 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES.
4. ALL UTILITY WORK TO BE INSPECTED BY CITY OF RAMSEY. CONTACT PUBLIC WORKS DEPARTMENT BEFORE BEGINNING WORK.
5. PROTECT EXISTING BITUMINOUS UNLESS NOTED FOR REMOVAL. REPLACE DAMAGED AREAS WITH NEW BITUMINOUS.
6. KEEP ALL EQUIPMENT, MATERIALS, ETC. INSIDE FENCED CONSTRUCTION AREA. CONTRACTOR TO DETERMINE SIZE AND LOCATION OF GATES. PROVIDE LOCKS AT ALL GATES. PROVIDE KEYS FOR OWNER AND ENGINEER.
7. PROVIDE TRAFFIC CONTROL PER THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR ALL WORK WITHIN CITY RIGHT OF WAY. MAINTAIN ACCESS TO EXISTING HOMES AND PARK AT ALL TIMES.
8. SEED AND MULCH ALL DISTURBED AREAS. SEE SPECIFICATIONS.
9. PROVIDE SILT FENCE AT CONSTRUCTION LIMITS FOR ENTIRE SITE EAST OF NEW INTERSECTION WITH EXISTING ACCESS ROAD.
10. SLOPE FINISHED GRADE MINIMUM OF 1% AWAY FROM TOWER FOR THE FIRST 10'.
11. EXACT TOWER DIMENSIONS TO BE DETERMINED BY MANUFACTURER. ADJUST GRADING AS NECESSARY.

0 30 60 90 120
SCALE IN FEET

R20'
16' BIT. DRIVEWAY. SEE TYP. CROSS SECTION.
EX. GAS LINES, APPROX. 4'-5' DEEP.
GAS EASEMENT
1
R15'
SEE C2 FOR CONTINUATION.
CUT INTO EXISTING16" D.I.P. CONNECT AT 90° ANGLE. SEE WATERMAIN CONNECTION DETAIL
PROPERTY LINE
EXISTING 16" DIP WATERMAIN
NEW 24" D.I.P.
DITCH. SEE TYP. CROSS SECTION
PROTECT WETLANDS
CONSTRUCTION LIMITS (TYP.)
GAS LINE-8"
GAS LINE-16"
VEHICLE TURNAROUND
EXISTING BITUMINOUS RD.
R34'
TOWER OVERFLOW SEE DETAIL.
HYDRANT ASSEMBLY SEE DETAIL
GATE VALVE IN MANHOLE. SEE DETAIL.
R10'
30'
20'
24'
2
3
OVERFLOW/ STORM PONDING AREA X 878.5
X 884.9
X 884.2
+ 884
APPROX. 66' DIAM. COLUMN
CONCRETE SPLASH BLOCK AND RIP-RAP. SEE DETAILS.
APPROX. 96' DIAM. BOWL
20' CLEAR MAINTENANCE AREA AROUND TANK
EXISTING ACCESS ROAD TO ELMCREST PARK
WETLAND
ST. FRANCIS BLVD NW
PROPERTY LINE
33.00
THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 SEC. 11, T32, R25
PROPERTY LINE
BENCHMARK YELLOW JACKET IN NORTH FACE OF TREE ELEVATION = 887.02
N= 18566
E= 46146

LEGEND

- MONUMENT FOUND
- CAST IRON MONUMENT FOUND
- BENCH MARK
- EX. BIRD FEEDER
- CONTROL POINT
- EX. GAS FILL PIPE
- EX. GAS VALVE
- EX. SOIL BORING
- EX. TRAFFIC SIGN
- EX. TELEPHONE PEDESTAL
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- NEW BUSHES
- NEW CONIFEROUS TREE
- EX. WET LAND
- EX. WATER VALVE
- EX. WATER SYSTEM
- EX. GAS LINE
- EX. INTERMEDIATE CONTOURS
- EX. INDEX CONTOURS
- NEW CONTOURS
- EXISTING BITUMINOUS PAVEMENT
- NEW BITUMINOUS PAVEMENT
- NEW BIT. PARKING LOT PAVEMENT
- NEW CONCRETE PAVEMENT

DATUM: HORIZONTAL = ANOKA COUNTY COORDINATES (1996)
VERTICAL = NAVD 1988

PROGRESSIVE CONSULTING ENGINEERS INC.
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430
(763)560-9133 FAX:(763)560-0333

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

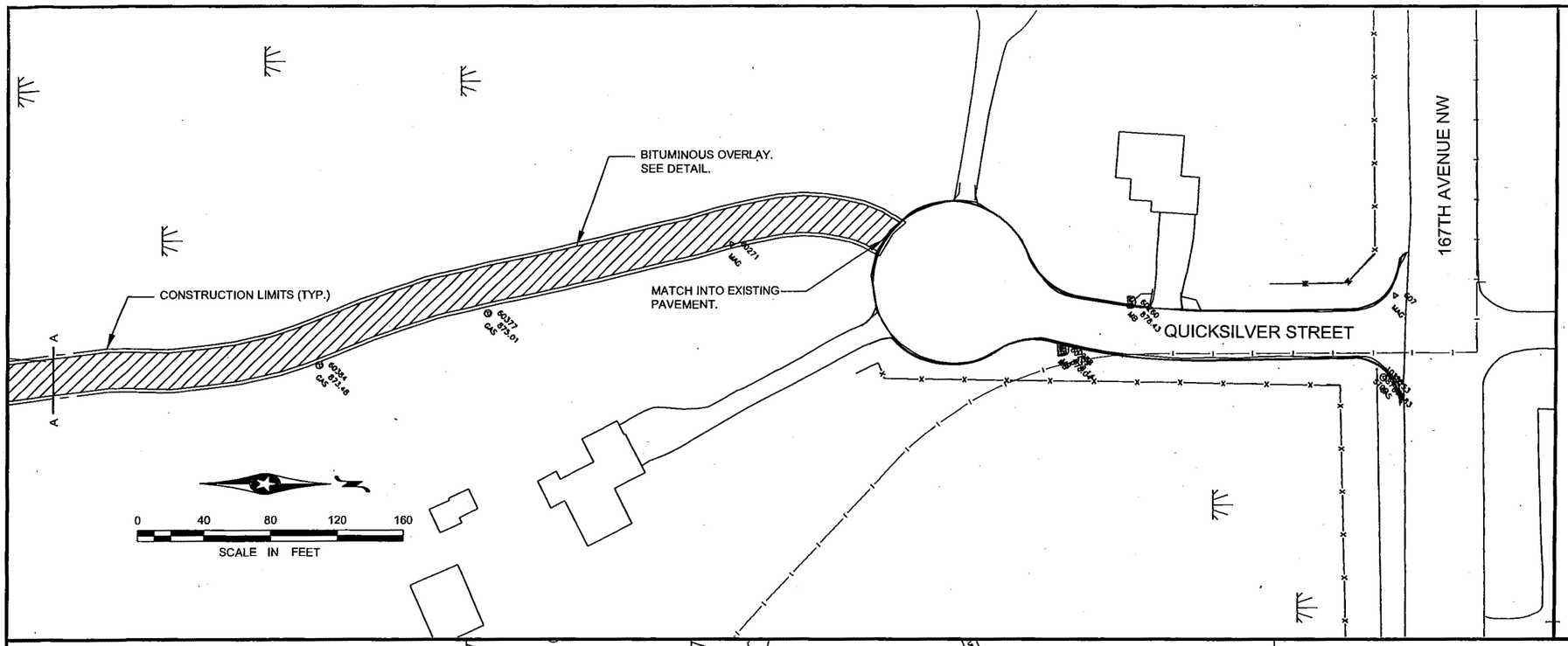
DESIGNED:	BZ
DRAWN:	BD
CHECKED:	NQ
DATE:	5/22/09

Water Tower No. 3 — City of Ramsey

SITE PLAN

JOB NO. 08015 | ISSUE B
DRAWING NO. C1

C1.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:25cm



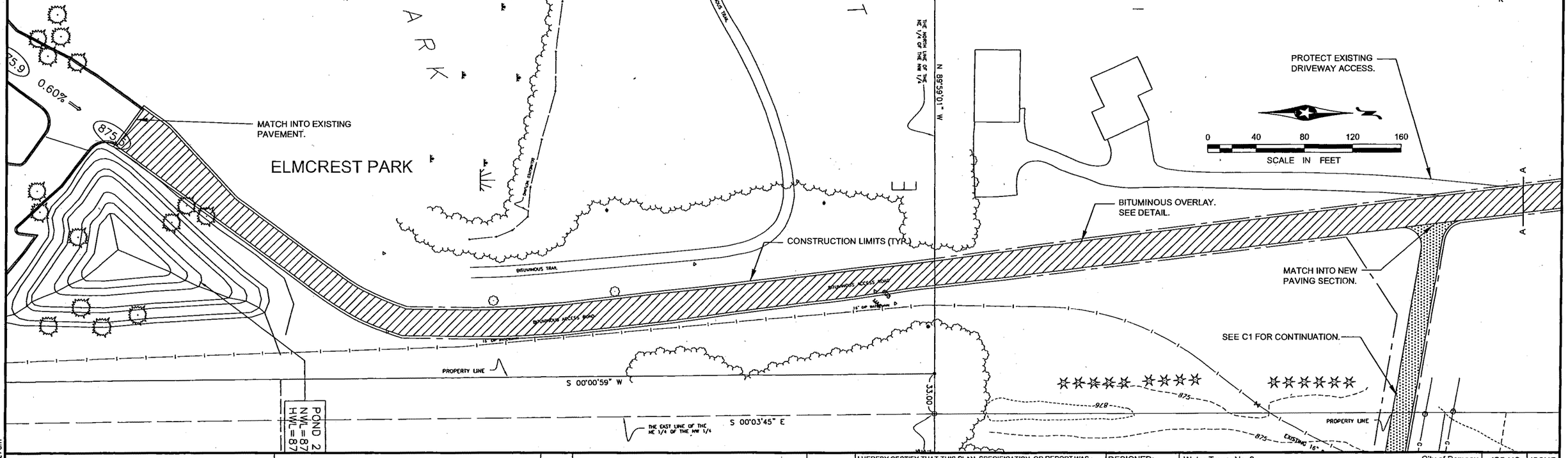
GENERAL NOTES

1. MATCH EXISTING ELEVATION AT CONSTRUCTION LIMITS UNLESS SHOWN OTHERWISE.
2. CONTRACTOR(S) MUST FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE DRAWING OR NOT. LOCATIONS MUST BE ESTABLISHED IMMEDIATELY PRIOR TO CONSTRUCTION.
3. STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL GOPHER STATE ONE CALL AT 800-252-1166 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES
4. ALL UTILITY WORK TO BE INSPECTED BY CITY OF RAMSEY. CONTACT PUBLIC WORKS DEPARTMENT BEFORE BEGINNING WORK.
5. PROTECT EXISTING BITUMINOUS UNLESS NOTED FOR REMOVAL. REPLACE DAMAGED AREAS WITH NEW BITUMINOUS.
6. KEEP ALL EQUIPMENT, MATERIALS, ETC. INSIDE FENCED CONSTRUCTION AREA. CONTRACTOR TO DETERMINE SIZE AND LOCATION OF GATES. PROVIDE LOCKS AT ALL GATES. PROVIDE KEYS FOR OWNER AND ENGINEER.
7. PROVIDE TRAFFIC CONTROL PER THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR ALL WORK WITHIN CITY RIGHT OF WAY. MAINTAIN ACCESS TO EXISTING HOMES AND PARK AT ALL TIMES.
8. SEED AND MULCH ALL DISTURBED AREAS. SEE SPECIFICATIONS.

LEGEND

BITUMINOUS OVERLAY

BITUMINOUS PAVEMENT



C2.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:27am

PROGRESSIVE CONSULTING ENGINEERS INC.
(763)560-9133 FAX:(763)560-0333
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

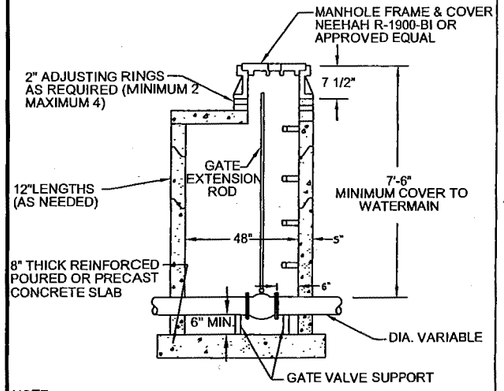
DESIGNED:	BZ
DRAWN:	BD
CHECKED:	NQ
DATE:	5/22/09

Water Tower No. 3 — City of Ramsey

ACCESS ROAD PAVING PLAN

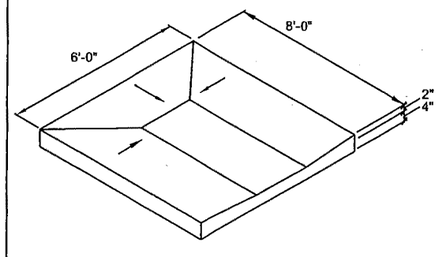
JOB NO.	ISSUE
08015	B

DRAWING NO. C2



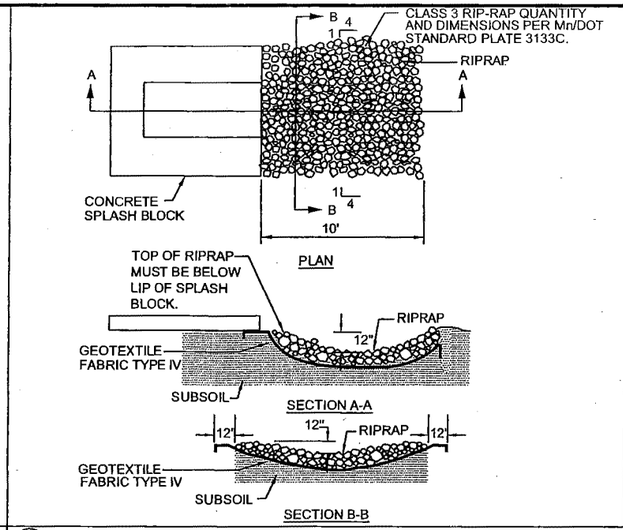
NOTE:
A: PROVIDE 1" TAP OFF BOTH SIDES OF VALVE AT PIPE CENTERLINE.

(1/C3) GATE VALVE MANHOLE NO SCALE

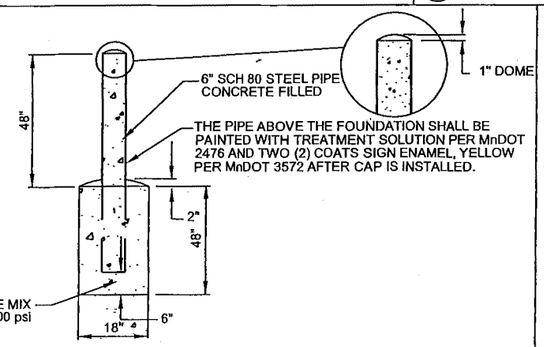


NO SCALE

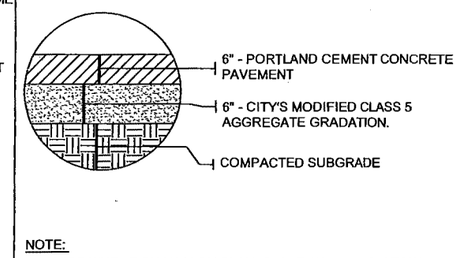
(2/C3) CONCRETE SPLASH BLOCK



(3/C3) RIP-RAP DETAIL NO SCALE



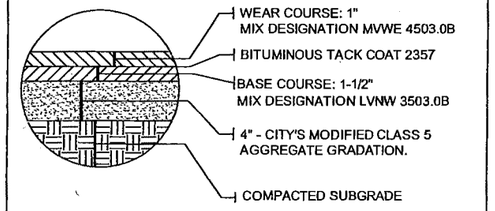
(4/C3) BOLLARD STEEL GUARD POST NO SCALE



NOTE:
PROVIDE WHERE SHOWN ON PLAN. SLOPE AWAY FROM TOWER.

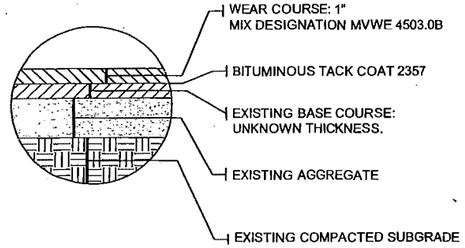
NO SCALE

(5/C3) CONCRETE PAVING SECTION



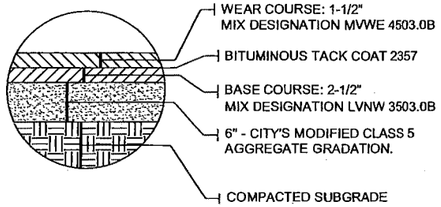
NOTE:
PROVIDE 1/2" CROWN OR 1/2" SLOPE ACROSS ROAD ON AGGREGATE COURSE AS NECESSARY TO ALLOW PROPER DRAINAGE. NO SCALE

(6/C3) BITUMINOUS PAVING SECTION



NO SCALE

(7/C3) BITUMINOUS OVERLAY PAVING SECTION



NOTE:
PROVIDE WHERE SHOWN ON PLAN.
SLOPE AS NECESSARY TO ALLOW PROPER DRAINAGE.

NO SCALE

(8/C3) BITUMINOUS PARKING LOT PAVING SECTION

CITY OF RAMSEY
MODIFIED CLASS 5 GRADATION

SCREEN SIZE	% PASSING
1"	100
3/4"	90–100
3/8"	50–80
NO. 4	35–70
NO.10	20–60
NO.40	10–35
NO.200	5–10

AGGREGATE

(9/C3) GRADATION NO SCALE

EROSION CONTROL STANDARD NOTES:

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT–TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT–TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE, OR DIVERTS WATER AROUND A SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.

OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

ALL STORM DRAIN INLETS WITHIN 50' OF EXCAVATION LIMITS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

TEMPORARY SOIL STOCKPILES MUST 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.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE MUST BE MINIMIZED BY STONE PADS OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. CONTRACTOR SHALL HAVE A STREET SWEEPER ON SITE OR HAVE ONE AVAILABLE WITHIN 3 HOURS. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF–SITE PAVED SURFACES PROMPTLY UPON DISCOVERY, OR AS DIRECTED BY THE CITY.

THE CONSTRUCTION SITE MUST BE ROUTINELY INSPECTED ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE INSPECTED TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS. THE PERMITTEE(S) MUST INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

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.

HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

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.

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF A SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME	(MAXIMUM TIME AN AREA CAN REMAIN OPEN WHEN THE AREA IS NOT ACTIVELY BEING WORKED.)
STEEPER THAN 3:1	7 DAYS	
10:1 TO 3:1	14 DAYS	
FLATTER THAN 10:1	21 DAYS	

THESE AREAS INCLUDE CONSTRUCTED STORM WATER MANAGEMENT POND SIDE SLOPES, AND ANY EXPOSED SOIL AREAS WITH A POSITIVE SLOPE TO A STORMWATER CONVEYANCE SYSTEM, SUCH AS A CURB AND GUTTER SYSTEM, STORM SEWER INLET, TEMPORARY OR PERMANENT DRAINAGE DITCH OR OTHER NATURAL OR MAN MADE SYSTEMS THAT DISCHARGE TO A SURFACE WATER.

NPDES/SDS PERMIT IS REQUIRED BY MPCA. SEE SPECIFICATIONS.

MEET THE REQUIREMENTS OF THE CONSTRUCTION PERMIT FROM THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO).

PROGRESSIVE CONSULTING ENGINEERS INC.
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430
(763)560-9133 FAX:(763)560-0333

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

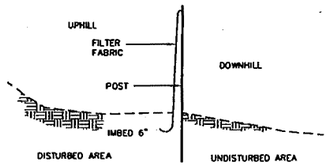
DESIGNED: BZ
DRAWN: BD
CHECKED: NQ
DATE: 5/22/09

Water Tower No. 3 City of Ramsey, MN

CIVIL DETAILS

JOB NO. 08015 ISSUE B
DRAWING NO. C3

C3.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:32am

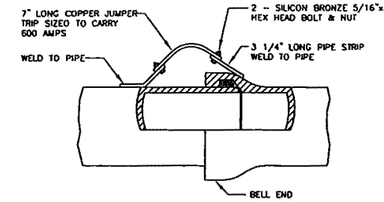


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

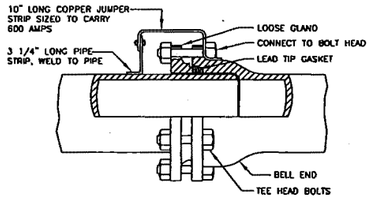
APPROVED DATE 2-2005	City of RAMSEY	STANDARD DETAILS: SILT FENCE — CITY PLATE No. ERO-1



PUSH ON JOINT

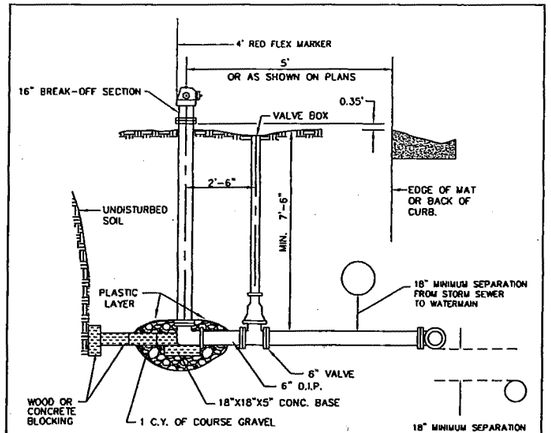
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST -IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

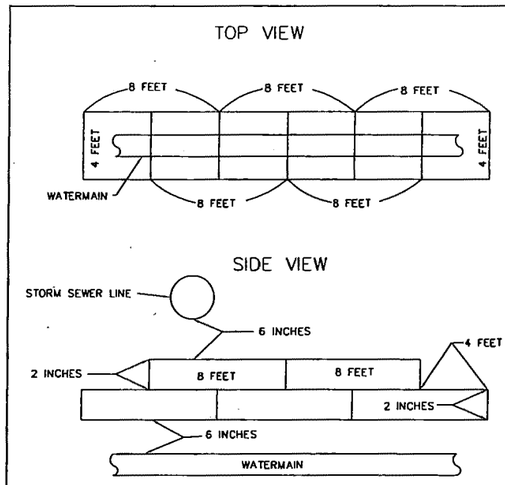
APPROVED DATE 7-93	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION FOR ELECTRICAL CONDUCTIVITY — CITY PLATE No. WAT-1



NOTES:

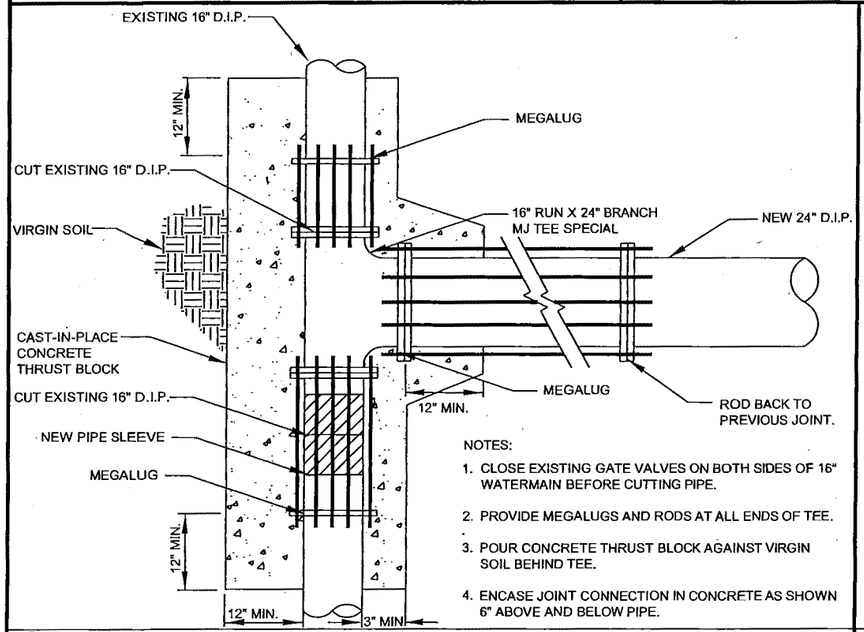
1. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANT EXTENSIONS MAY BE REQUIRED.
2. HYDRANT SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW
5. ALL VALVE BOXES SHALL HAVE A VALVE NUT EXTENSION TO WITHIN 1' OF FINISHED GRADE
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE

APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS: HYDRANT — CITY PLATE No. WAT-3



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

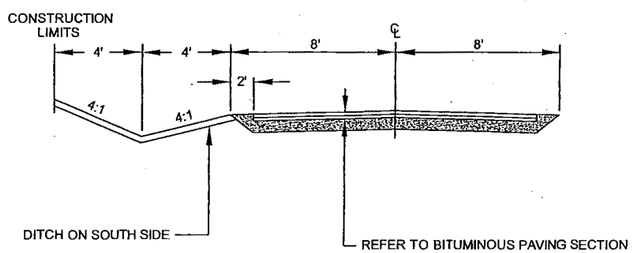
APPROVED DATE 4/2004	City of RAMSEY	STANDARD DETAILS: UTILITY INSULATION — CITY PLATE No. WAT-5



NOTES:

1. CLOSE EXISTING GATE VALVES ON BOTH SIDES OF 16" WATERMAIN BEFORE CUTTING PIPE.
2. PROVIDE MEGALUGS AND RODS AT ALL ENDS OF TEE.
3. POUR CONCRETE THRUST BLOCK AGAINST VIRGIN SOIL BEHIND TEE.
4. ENCASE JOINT CONNECTION IN CONCRETE AS SHOWN 6" ABOVE AND BELOW PIPE.

(1/C4) WATERMAIN CONNECTION DETAIL — NO SCALE



(2/C4) DRIVEWAY TYP. CROSS SECTION — NO SCALE

PROGRESSIVE CONSULTING ENGINEERS INC.
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430
(763)560-9133 FAX:(763)560-0333

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

DESIGNED:	BZ
DRAWN:	BD
CHECKED:	NQ
DATE:	5/22/09

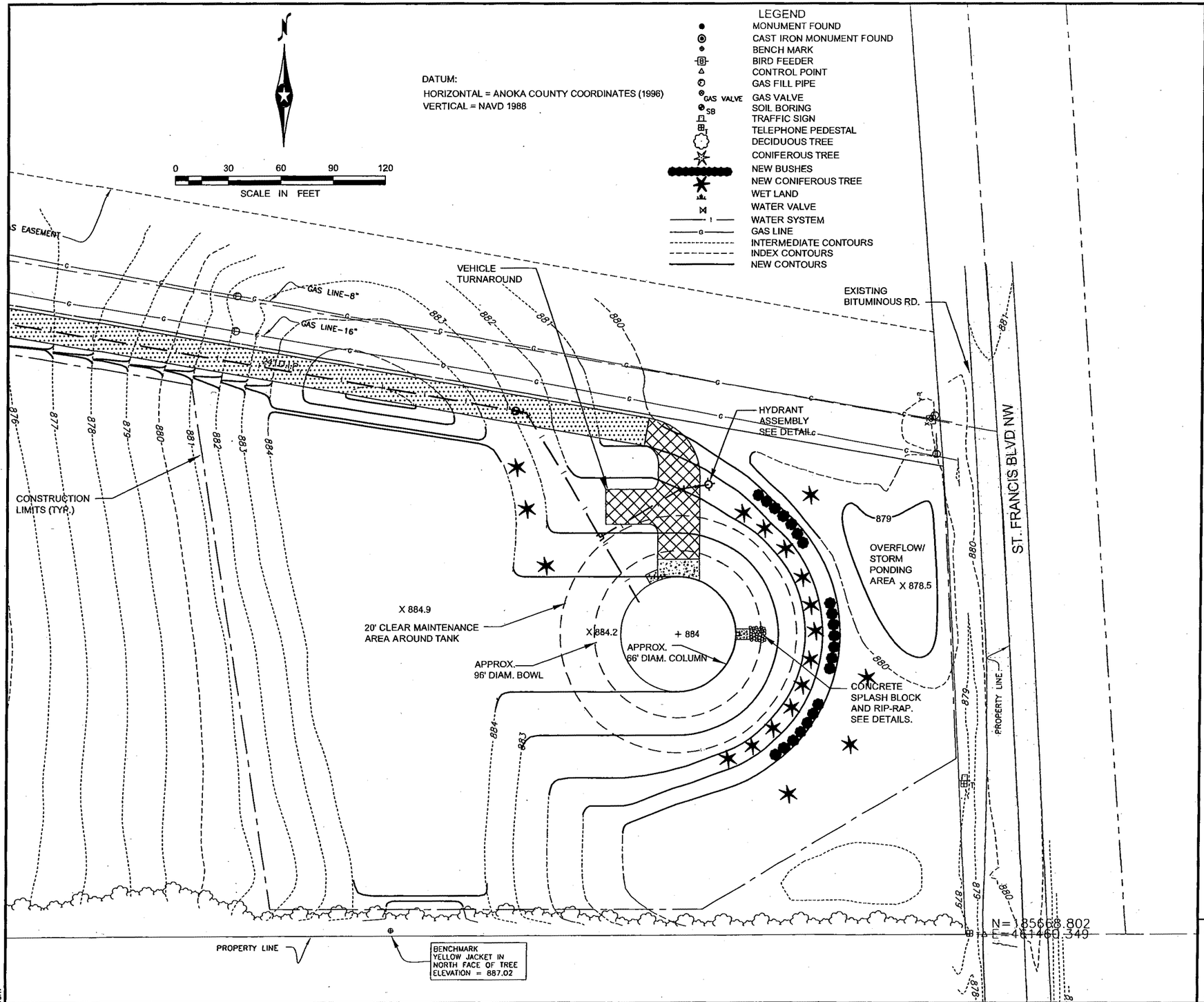
Water Tower No. 3 — City of Ramsey, MN

CIVIL DETAILS

JOB NO.	ISSUE
08015	B

DRAWING NO. C4

C4.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:31am



GENERAL NOTES

1. CONTRACTOR(S) MUST FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE DRAWING OR NOT. LOCATIONS MUST BE ESTABLISHED IMMEDIATELY PRIOR TO CONSTRUCTION.
2. STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL GOPHER STATE ONE CALL AT 800-252-1166 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES.
3. REFER TO CIVIL SHEETS FOR GRADING AND SEEDING.
4. PROVIDE FOUR INCHES OF MULCH EXTENDING THREE FEET FROM THE TRUNK. KEEP MULCH AWAY FROM THE TRUNK OF THE TREE.
5. ALL LANDSCAPE BEDS AND PLANTINGS TO HAVE DRAINABLE WEED BARRIER AND MULCH WITH CONTRACTOR GRADE EDGING. SEE SPECIFICATIONS.
6. NEW TREES SHALL BE 8' TALL. TREES SHALL BE WHITE SPRUCE, EXCEPT 4 TREES LOCATED EAST OF BUSHES SHALL BE WHITE PINE.
7. BUSHES SHALL BE SUMAC AND DOGWOOD, INTERMIXED. SPACE BUSHES 8' ON CENTER.

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH FLARE BURIED WILL BE REJECTED.

ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.

AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.

AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.

DIAMETER OF HOLE SHALL BE THREE TIMES THE DIAMETER OF THE ROOTBALL OR ROOT MASS.

ORGANIC MATTER SHALL NO BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.

TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.

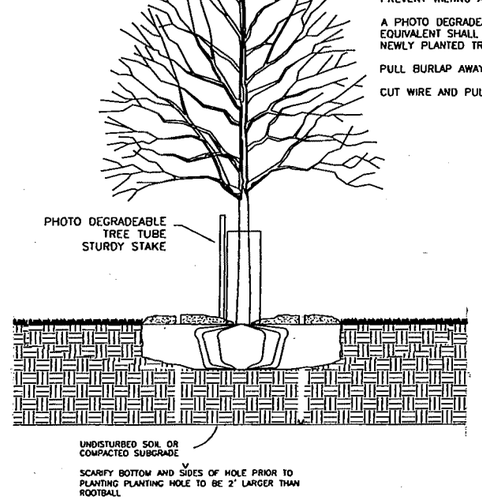
ALL TAGS, BANDS AND WIRES SHALL BE REMOVED FROM TREE IMMEDIATELY AFTER PLANTING.

THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE ROOT GROWTH.

A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.

PULL BURLAP AWAY FROM TREE STEM.

CUT WIRE AND PULL AWAY FROM TREE STEM.



APPROVED

DATE 5-97

City of RAMSEY

STANDARD DETAILS
TREE PLANTING DETAIL

CITY PLATE No. PARK-2

PROGRESSIVE CONSULTING ENGINEERS INC.
(763)560-9133 FAX:(763)560-0333
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

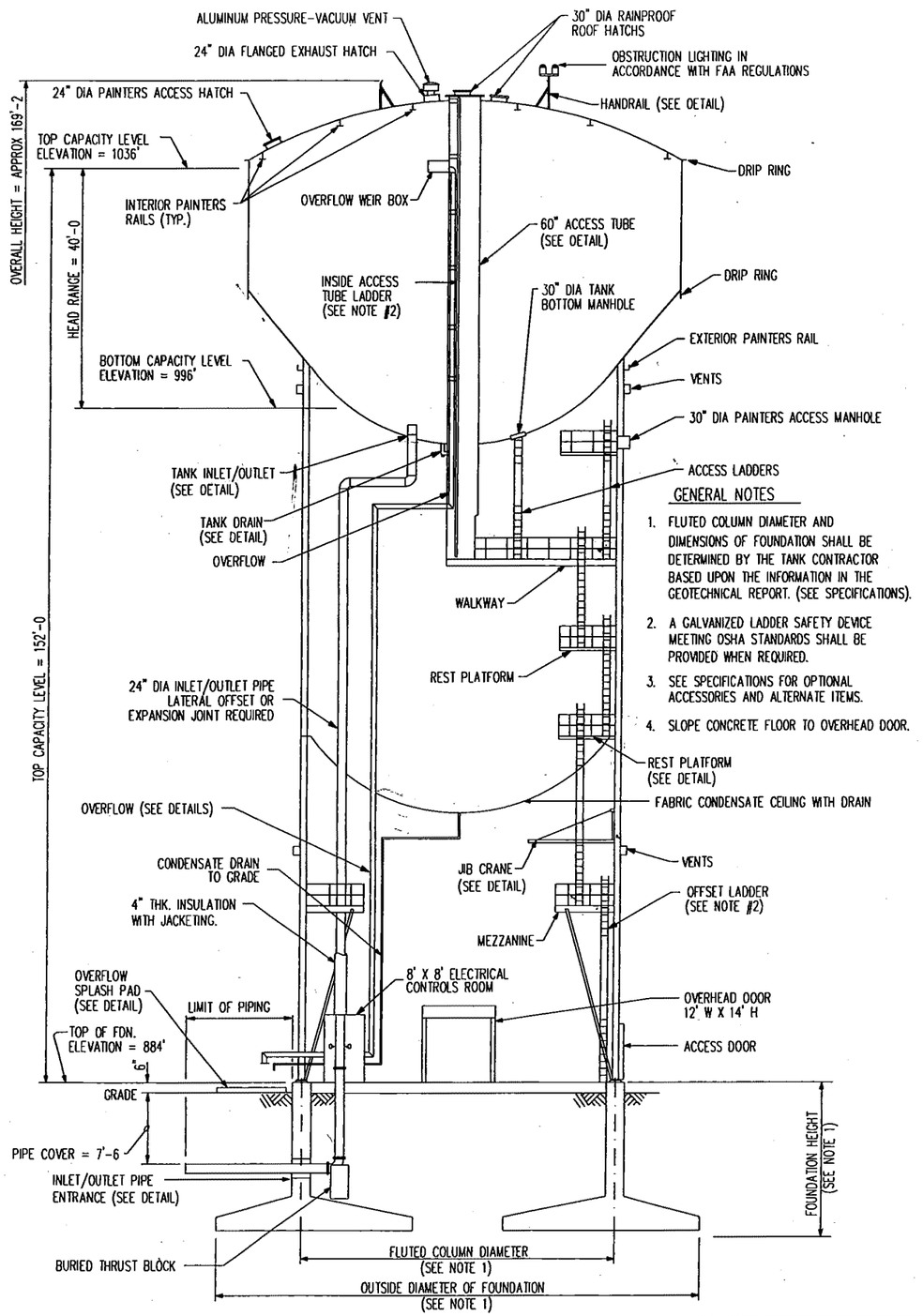
DESIGNED: BZ
DRAWN: BD
CHECKED: NQ
DATE: 5/22/09

Water Tower No. 3 — City of Ramsey

LANDSCAPING PLAN

JOB NO. 08015 | ISSUE B
DRAWING NO. L1

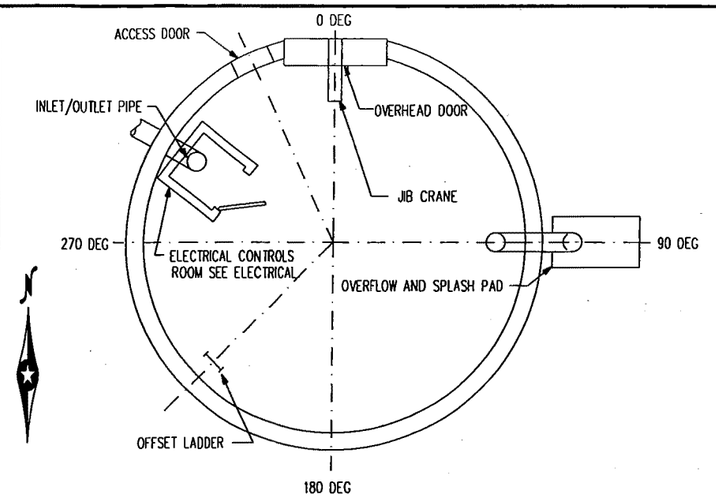
L1.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:35am



GENERAL NOTES

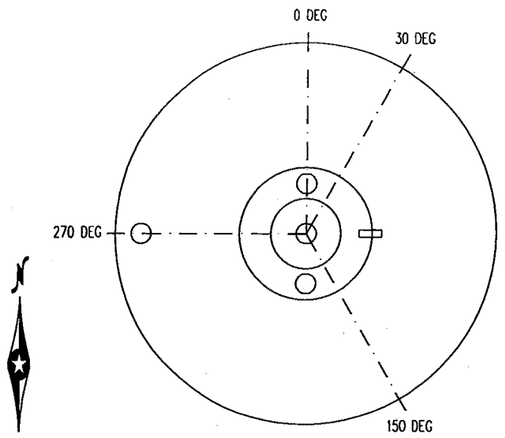
1. FLUTED COLUMN DIAMETER AND DIMENSIONS OF FOUNDATION SHALL BE DETERMINED BY THE TANK CONTRACTOR BASED UPON THE INFORMATION IN THE GEOTECHNICAL REPORT. (SEE SPECIFICATIONS).
2. A GALVANIZED LADDER SAFETY DEVICE MEETING OSHA STANDARDS SHALL BE PROVIDED WHEN REQUIRED.
3. SEE SPECIFICATIONS FOR OPTIONAL ACCESSORIES AND ALTERNATE ITEMS.
4. SLOPE CONCRETE FLOOR TO OVERHEAD DOOR.

(1/P1) TOWER ELEVATION — NO SCALE



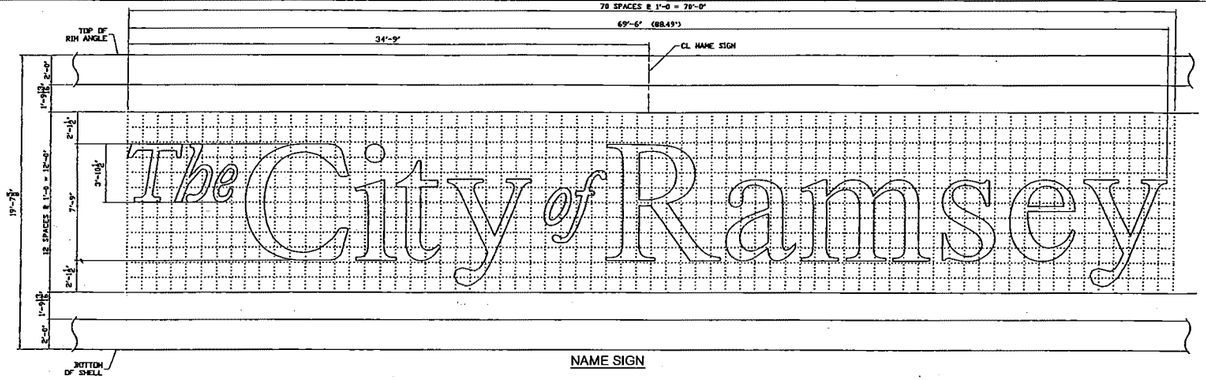
AZIMUTH	DESCRIPTION
0°	NORTH ARROW
0°	OVERHEAD DOOR
0°	JIB CRANE
90°	OVERFLOW SPLASH PAD
315°	INLET/OUTLET PIPE
335°	ACCESS DOOR

(2/P1) COLUMN ORIENTATION PLAN — NO SCALE

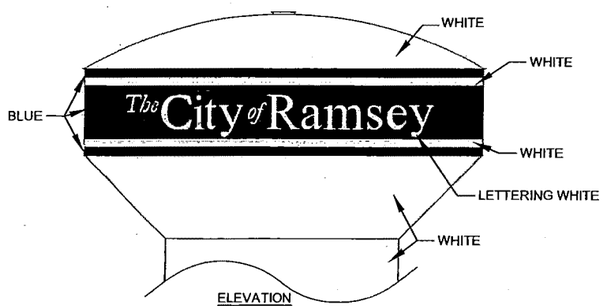


AZIMUTH	DESCRIPTION
0°	NORTH ARROW
30°	LOGO (CENTERED)
150°	LOGO (CENTERED)
270°	LOGO (CENTERED)

(3/P1) ROOF ORIENTATION PLAN — NO SCALE



NAME SIGN



ELEVATION

1. REFER TO COATING SCHEDULE IN THE SPECIFICATIONS FOR MATERIALS AND COLORS.

(4/P1) LOGO DETAIL — NO SCALE

PROGRESSIVE CONSULTING ENGINEERS INC.
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430
(763)560-9133 FAX:(763)560-0333

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

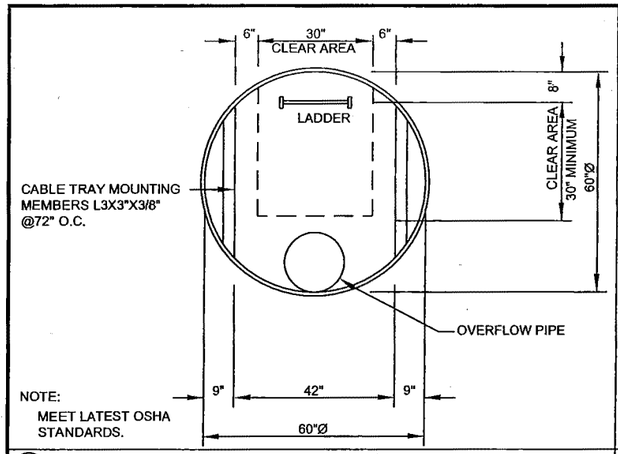
DESIGNED: BZ
DRAWN: BD
CHECKED: NQ
DATE: 5/22/09

Water Tower No. 3 — City of Ramsey, MN

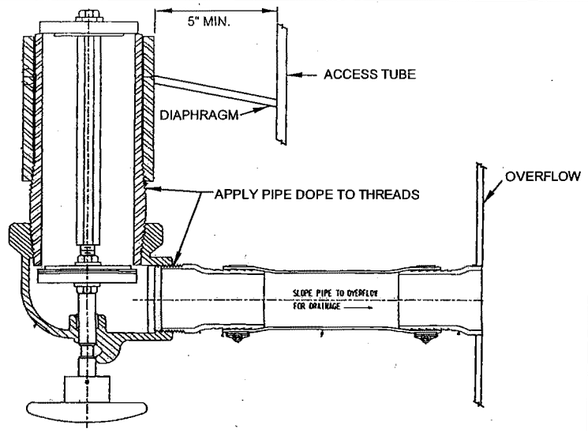
TOWER PLAN

JOB NO. 08015 | ISSUE B
DRAWING NO. P1

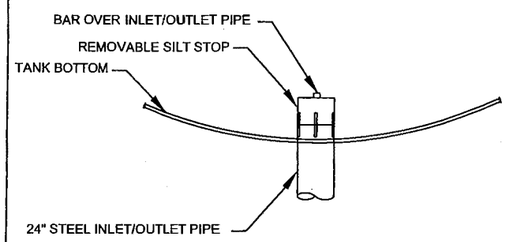
P1.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:36am



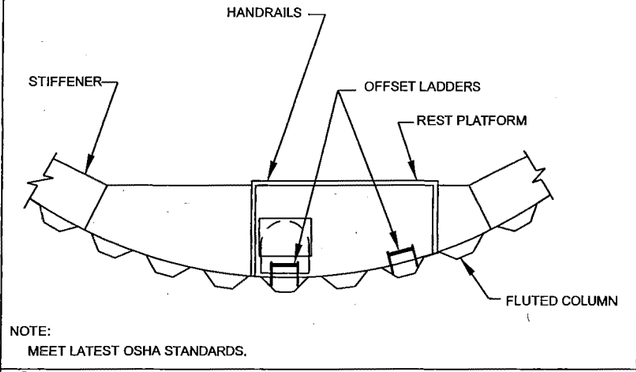
1 P2 ACCESS TUBE SECTION NO SCALE



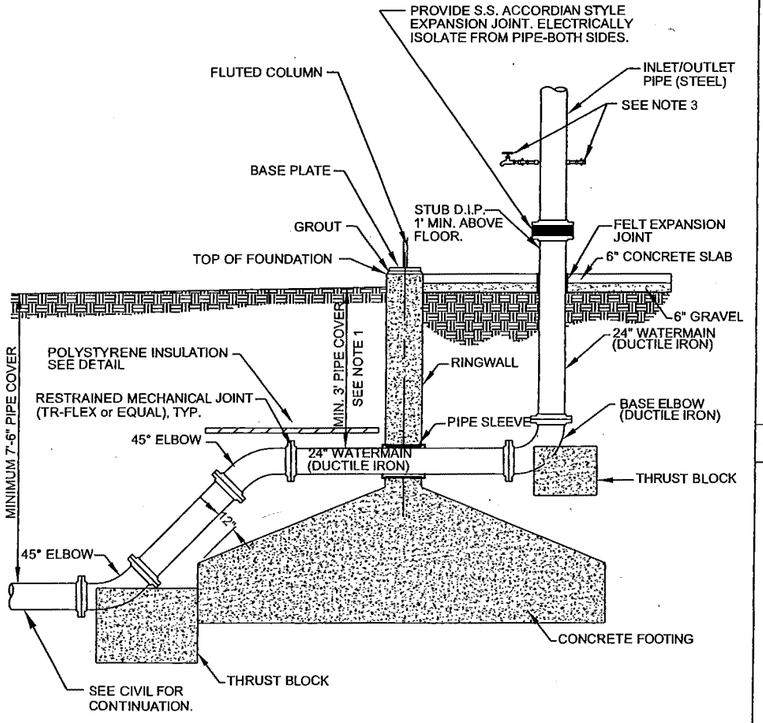
2 P2 4" DIA. NON FREEZE DRAIN VALVE NO SCALE



3 P2 TANK INLET/OUTLET PIPE NO SCALE



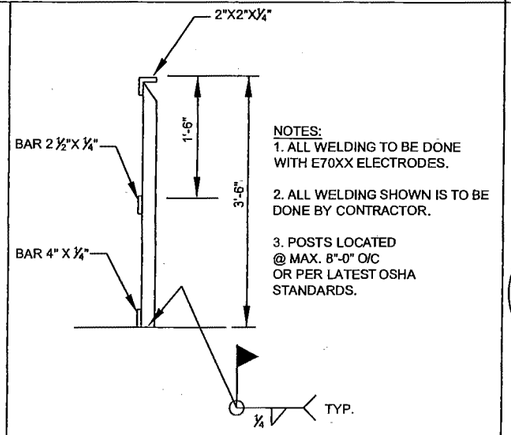
4 P2 TYPICAL OFFSET LADDERS PLATFORMS NO SCALE



NOTES:

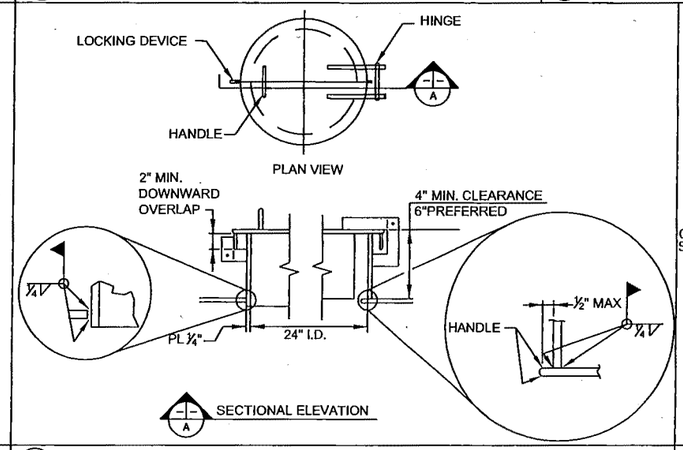
1. PROVIDE INSULATION OVER PIPE WHERE PIPE COVER IS LESS THAN 7'-6" MININMUM. SEE CIVIL DETAIL.
2. USE GRANULAR FILL FOR BACK FILLING DUCTILE IRON PIPE TRENCH. EXTEND GRANULAR FILL AT LEAST 10 FEET PAST RINGWALL.
3. PROVIDE 3/4" DIA. CORPORATION STOP AND SMOOTH NOSED SAMPLE TAP LOCATED 4' ABOVE FLOOR ELEVATION ON RISER PIPE.

5 P2 INLET/OUTLET PIPE ENTRANCE DETAIL NO SCALE

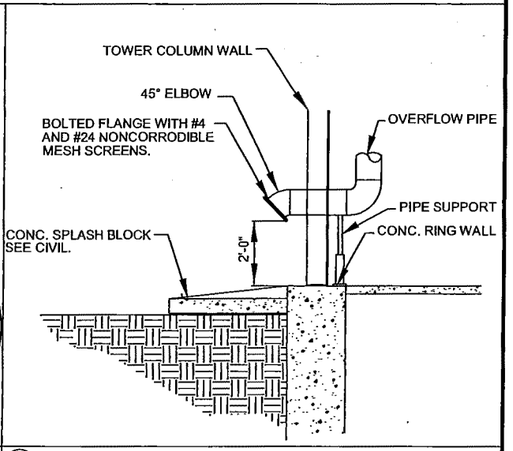


NOTES:
1. ALL WELDING TO BE DONE WITH E70XX ELECTRODES.
2. ALL WELDING SHOWN IS TO BE DONE BY CONTRACTOR.
3. POSTS LOCATED @ MAX. 8'-0" O/C OR PER LATEST OSHA STANDARDS.

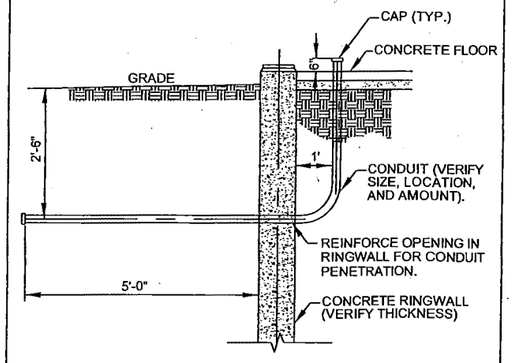
6 P2 HANDRAIL SECTION NO SCALE



7 P2 ROOF HATCH NO SCALE



8 P2 OVERFLOW SECTION NO SCALE



9 P2 RINGWALL CONDUIT DETAIL NO SCALE

10 P2 NO SCALE

11 P2 NO SCALE

PROGRESSIVE CONSULTING ENGINEERS INC.
(763)560-9133 FAX:(763)560-0333
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENTS	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Naeem Qureshi
NAME: NAEEM QURESHI DATE: 5/22/09 REG No: 11262

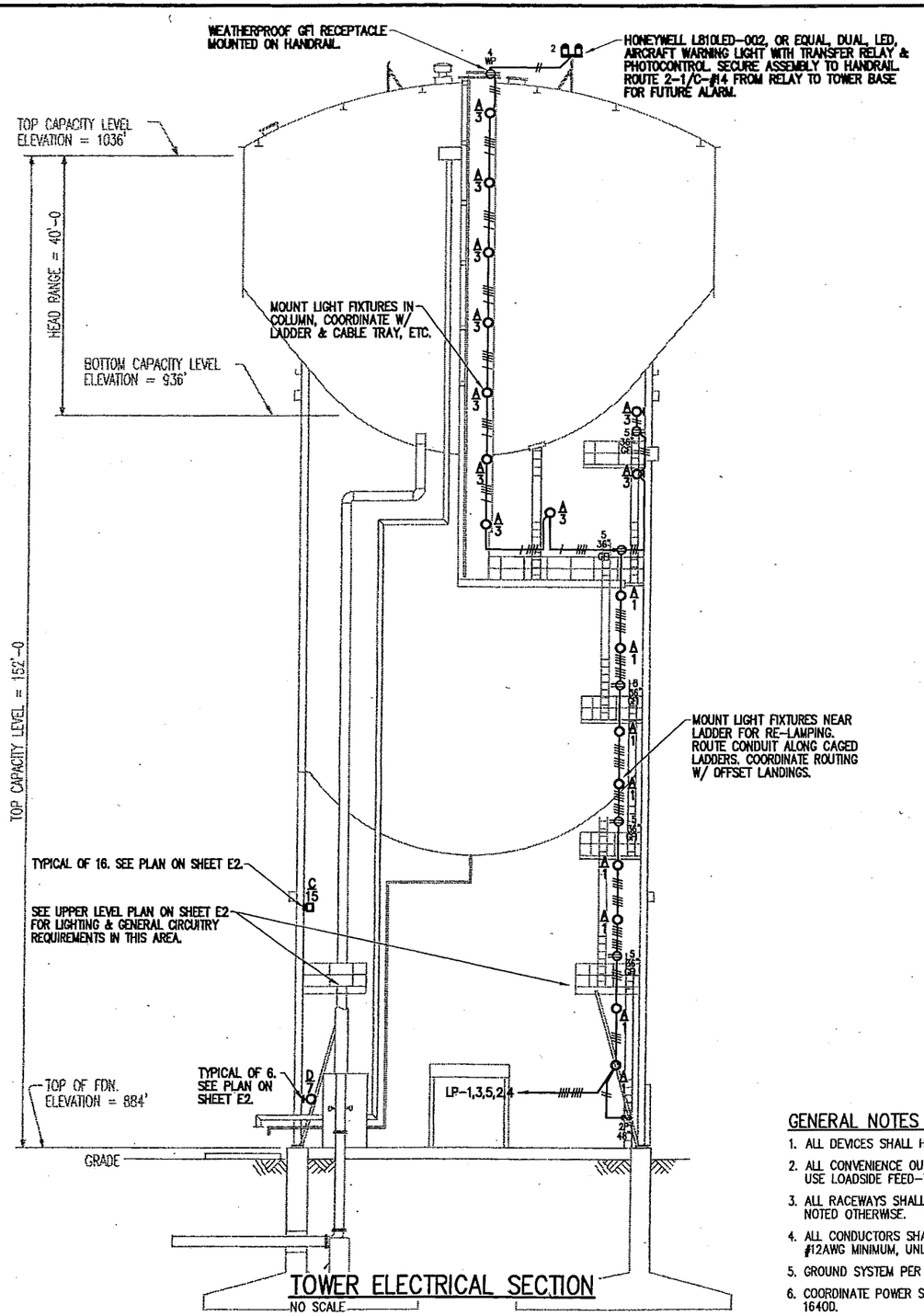
DESIGNED: BZ
DRAWN: BD
CHECKED: NQ
DATE: 5/22/09

Water Tower No. 3 City of Ramsey, MN

TOWER DETAILS

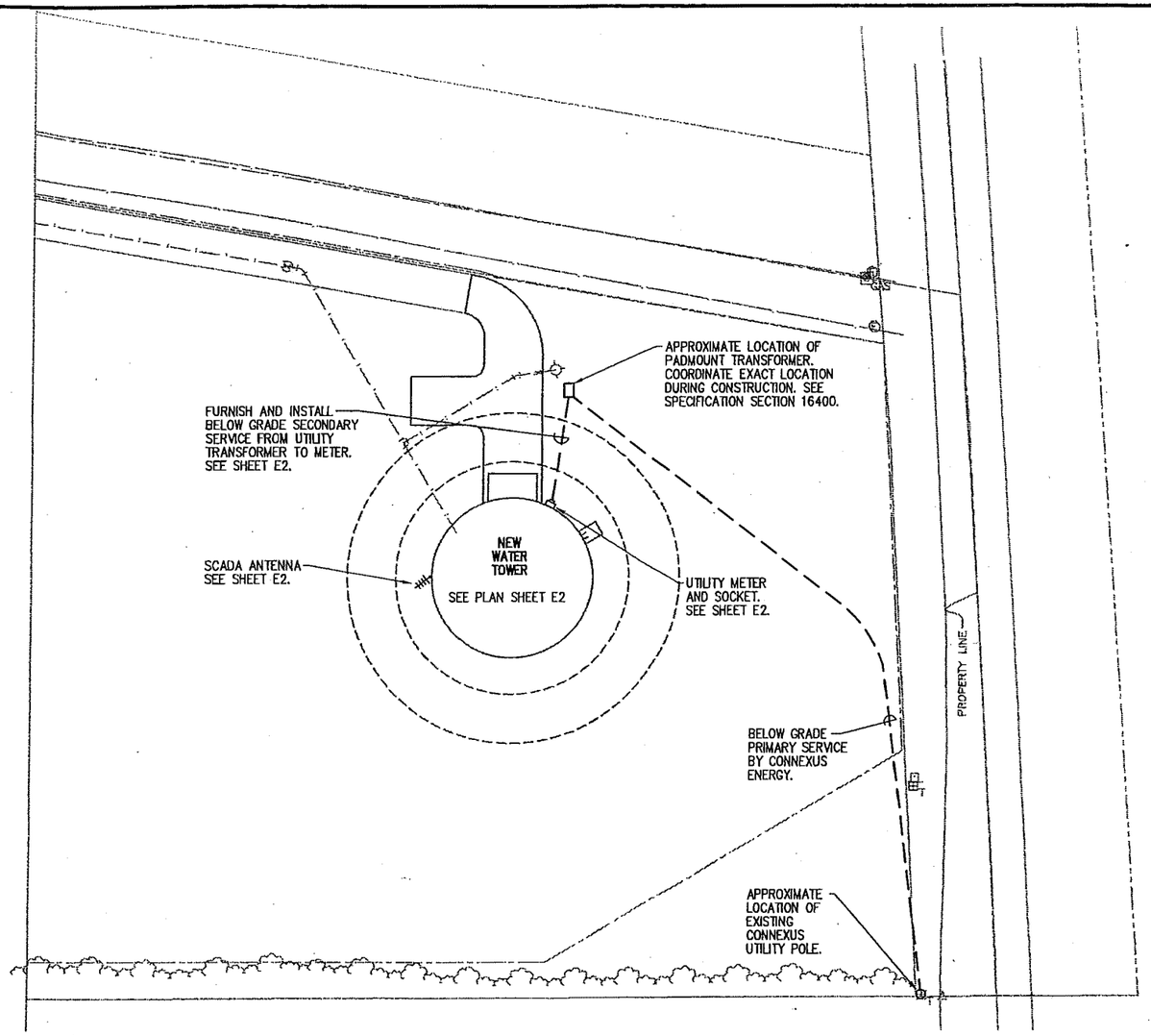
JOB NO. 08015 ISSUE B
DRAWING NO. P2

P2.dwg
P:\2008 Project Files\08015 - City of Ramsey 2MG Tower\CAD Drawings\Bid Documents\
05/27/09 - 10:37am



TOWER ELECTRICAL SECTION

NO SCALE



North

ELECTRICAL SITE PLAN

SCALE: 1"=30'

0 30 60

SCALE IN FEET

GENERAL NOTES

1. ALL DEVICES SHALL HAVE WEATHERPROOF COVER PLATES.
2. ALL CONVENIENCE OUTLETS SHALL BE DUPLEX GFI. DO NOT USE LOADSIDE FEED-THRU FEATURE.
3. ALL RACEWAYS SHALL BE GALVANIZED RIGID STEEL, UNLESS NOTED OTHERWISE.
4. ALL CONDUCTORS SHALL BE COPPER W/ THWN INSULATION, #12AWG MINIMUM, UNLESS NOTED OTHERWISE.
5. GROUND SYSTEM PER NEC ARTICLE 250.
6. COORDINATE POWER SERVICE W/ UTILITY. SEE SPEC. SECTION 16400.

NOTE: CONFIRM LAYOUT & ORIENTATION WITH OWNER AND ENGINEER DURING CONSTRUCTION.

NOTE: CONTRACTOR SHALL ARRANGE TO HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL DAMAGES DUE TO WORK UNDER THIS CONTRACT.

NOTE: COORDINATE CONDUIT ROUTING & ELECTRICAL WORK W/ GENERAL CONSTRUCTION PLANS & OTHER CONTRACTORS.

PROGRESSIVE CONSULTING ENGINEERS INC.
(763)560-9133 FAX:(763)560-0333
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENT	5/22/09
A	MDH REVIEW SET	2/27/09

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.

SIGNATURE: Stuart S. Stephens

NAME: STUART S. STEPHENS DATE: 5/22/09 REG No: 25753

DESIGNED: SSS
DRAWN: CML
CHECKED: SSS
DATE: 5/22/09

2MG Water Tower No. 3 — City of Ramsey, MN

TOWER ELECTRICAL SECTION AND SITE PLAN

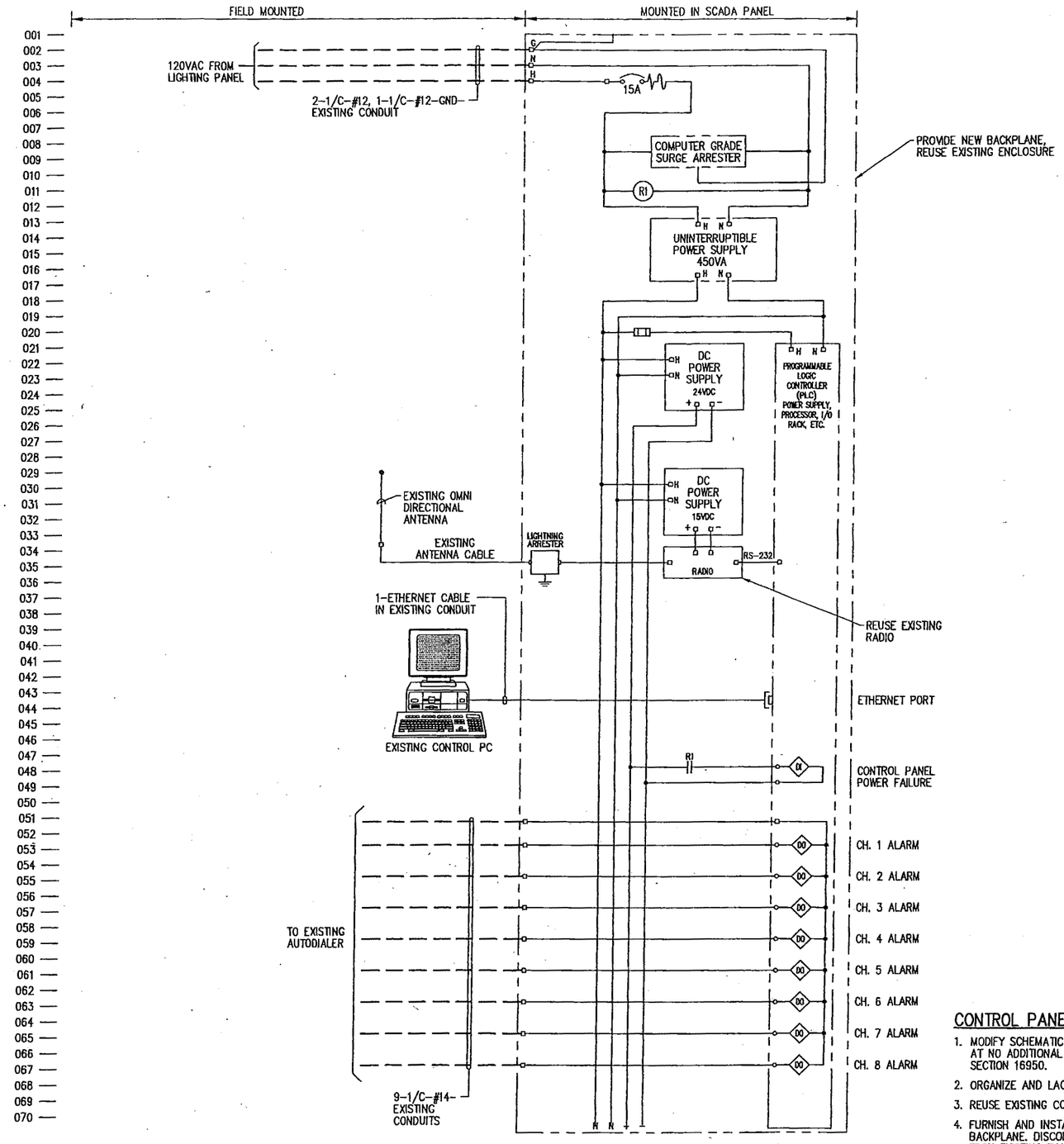
JOB NO. 08015 | ISSUE B

DRAWING NO. E1

© 2009 Barr Engineering Company

FILE: M:\CAD\WA\CURRENT PROJECTS\CURRENT DRAWINGS\BARR\23021001 RAMSEY WATER TOWER\23021001A.DWG

FILE: M:\CAD\KA\CURRENT PROJECTS\CURRENT DRAWINGS\BARR\23021001 RAMSEY WATER TOWER\23021001E.DWG



SCADA PANEL SCHEMATIC

NO SCALE

CONTROL PANEL GENERAL NOTES

1. MODIFY SCHEMATIC AS REQUIRED FOR UL508 LABEL AT NO ADDITIONAL COST TO OWNER. SEE SPECIFICATION SECTION 16950.
2. ORGANIZE AND LACE ALL WIRING USING NYLON CABLE TIES.
3. REUSE EXISTING CONDUITS.
4. FURNISH AND INSTALL PANEL COMPONENTS ON A NEW BACKPLANE. DISCONNECT AND REMOVE OLD COMPONENTS FROM EXISTING PANEL AND REUSE EXISTING ENCLOSURE.

© 2009 Barr Engineering Company

PROGRESSIVE CONSULTING ENGINEERS INC.
(763)560-9133
FAX:(763)560-0333
6120 EARLE BROWN DR. MINNEAPOLIS, MN. 55430

ISSUE	DESCRIPTION	DATE
B	BID DOCUMENT	5/22/09
A	MDH REVIEW SET	2/27/09

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.
SIGNATURE: Stuart S. Stephens
NAME: STUART S. STEPHENS DATE: 5/22/09 REG No: 25753

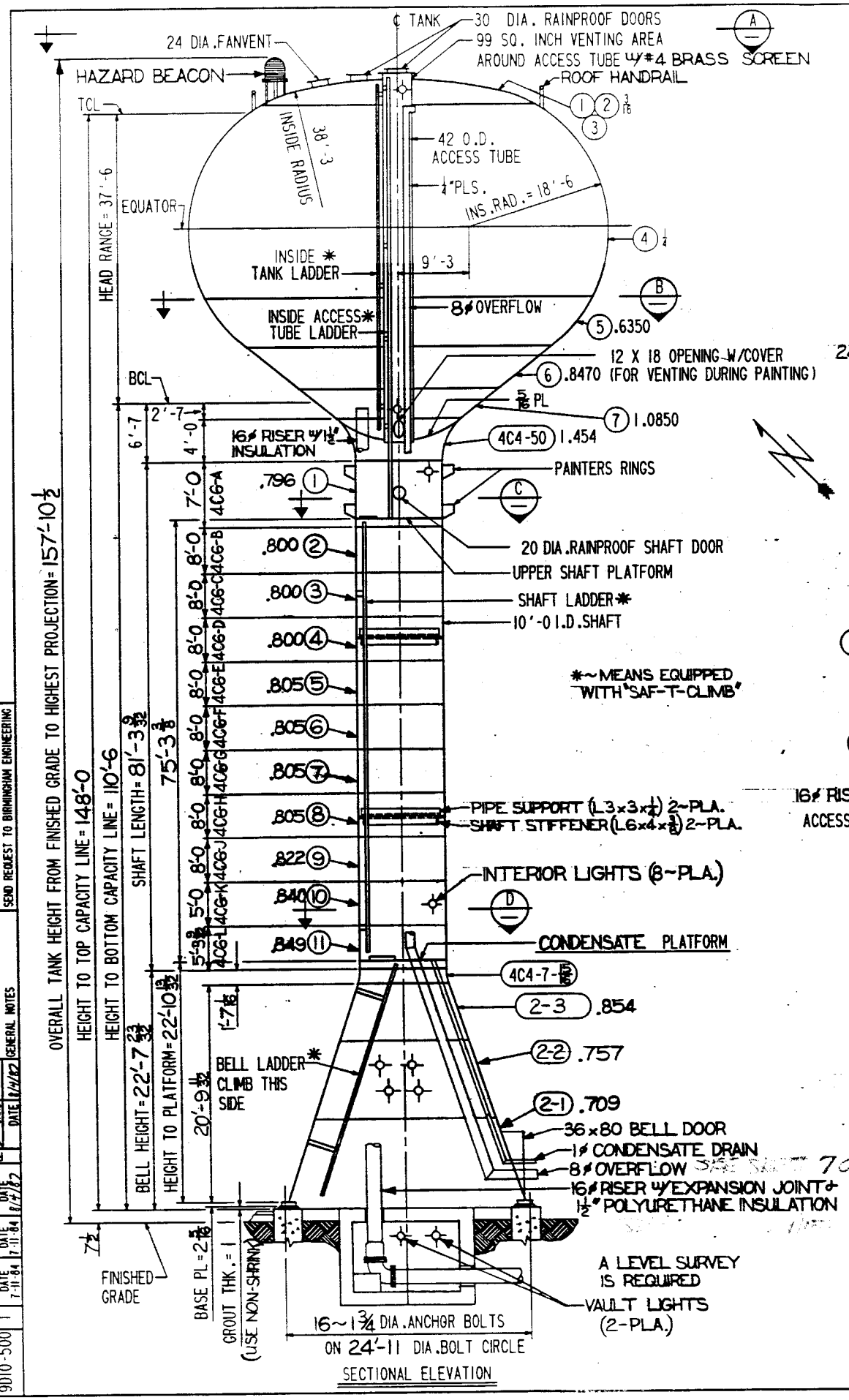
DESIGNED:	SSS
DRAWN:	CML
CHECKED:	SSS
DATE:	5/22/09

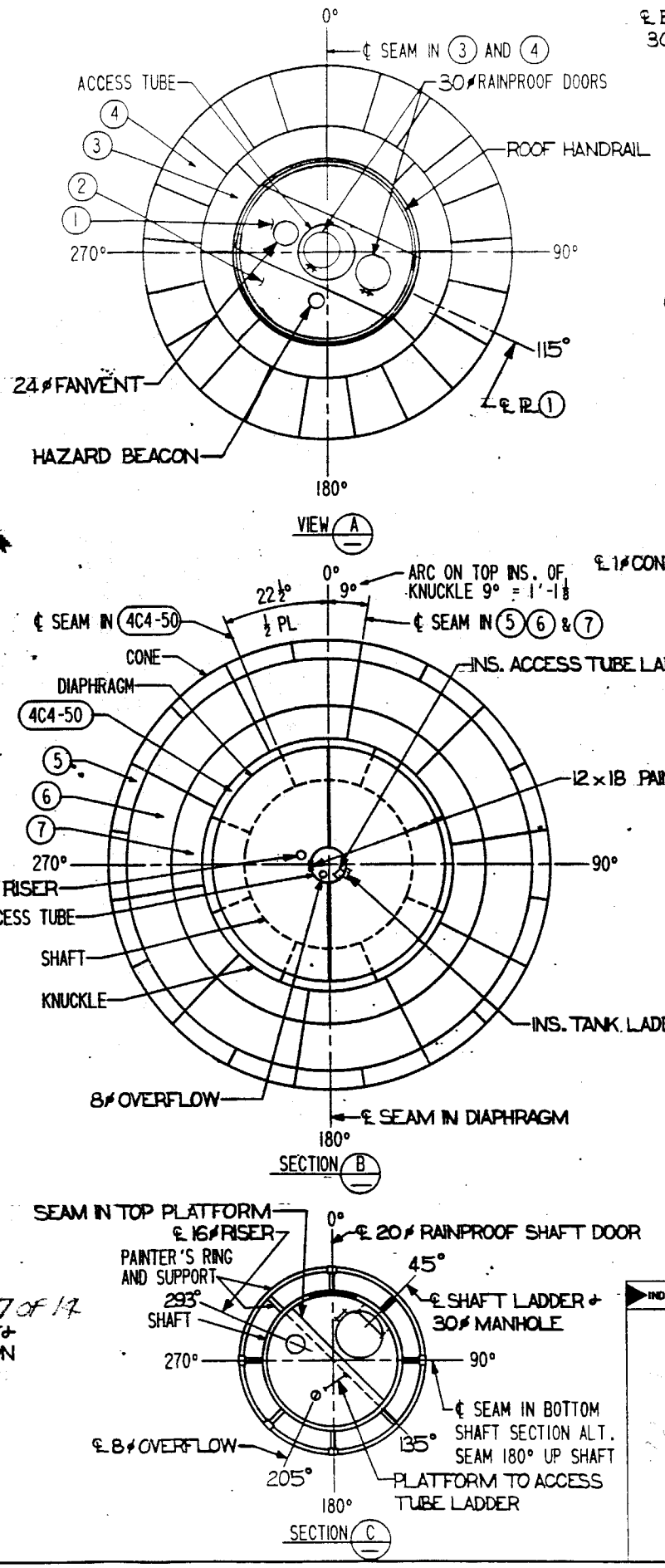
2MG Water Tower No. 3 — City of Ramsey, MN

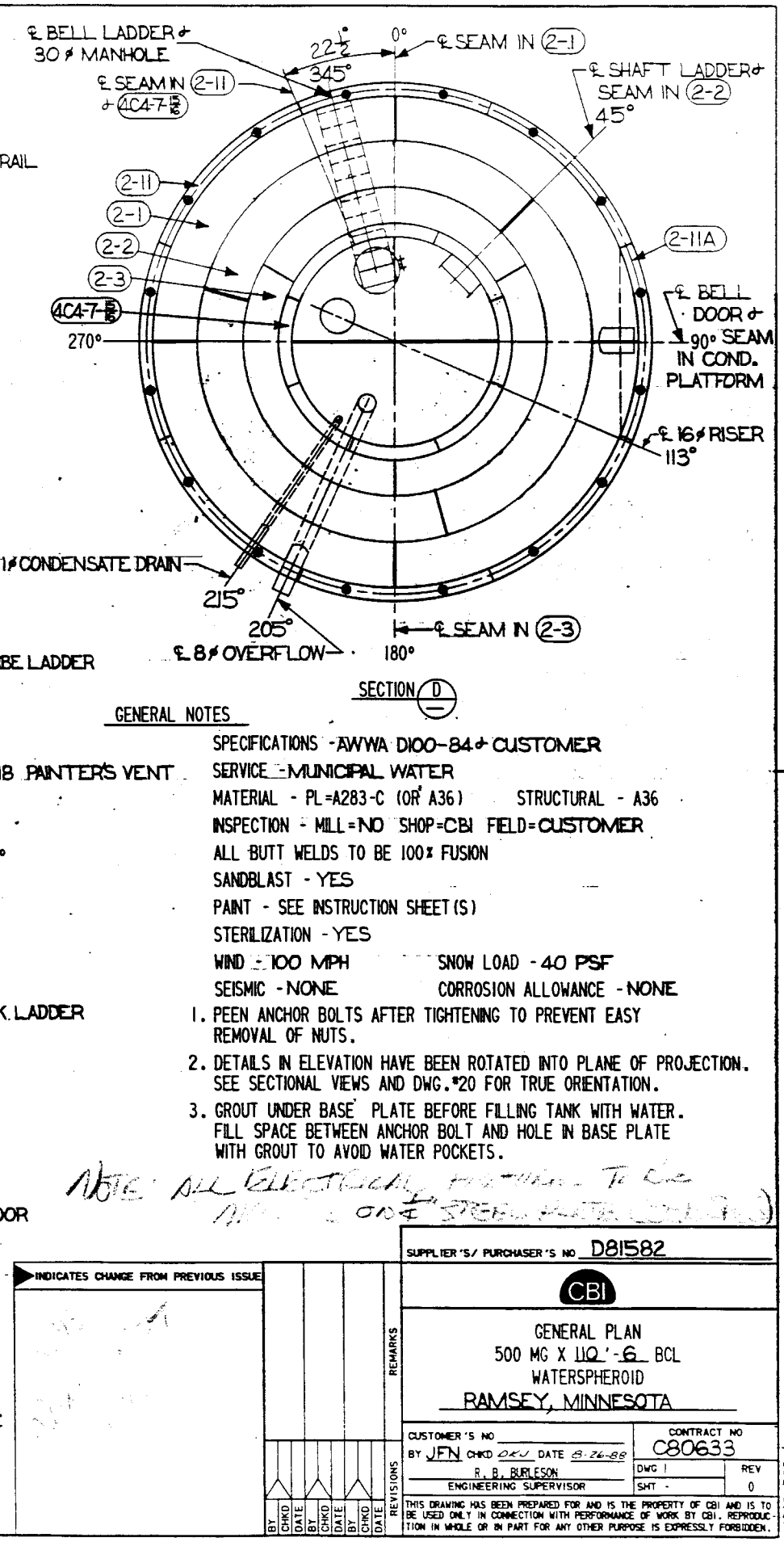
MASTER SCADA PANEL SCHEMATIC

JOB NO.	ISSUE
08015	B

DRAWING NO. E5







GENERAL NOTES

SPECIFICATIONS - AWWA D100-84 & CUSTOMER
SERVICE - MUNICIPAL WATER
MATERIAL - PL=A283-C (OR A36) STRUCTURAL - A36
INSPECTION - MILL=NO SHOP=CBI FIELD=CUSTOMER
ALL BUTT WELDS TO BE 100% FUSION
SANDBLAST - YES
PAINT - SEE INSTRUCTION SHEET(S)
STERILIZATION - YES
WIND - 100 MPH SNOW LOAD - 40 PSF
SEISMIC - NONE CORROSION ALLOWANCE - NONE

1. PEEN ANCHOR BOLTS AFTER TIGHTENING TO PREVENT EASY REMOVAL OF NUTS.
2. DETAILS IN ELEVATION HAVE BEEN ROTATED INTO PLANE OF PROJECTION. SEE SECTIONAL VIEWS AND DWG.*20 FOR TRUE ORIENTATION.
3. GROUT UNDER BASE PLATE BEFORE FILLING TANK WITH WATER. FILL SPACE BETWEEN ANCHOR BOLT AND HOLE IN BASE PLATE WITH GROUT TO AVOID WATER POCKETS.

NOTE: ALL ELECTRICAL EQUIPMENT TO BE ONE SPEED WITH CONT.

STD FORM NO.	REV	MADE BY	CHKD BY	APPVD BY	BY	REMARKS: ADDED SNOW LOAD AND CORROSION ALLOWANCE TO GENERAL NOTES	THIS STANDARD CONTROLLED BY BIRMINGHAM ENGINEERING. FOR RECOMMENDING CHANGES SEND REQUEST TO BIRMINGHAM ENGINEERING
9010-500	1	J.T.	GAH	HBB	JFN	GAH	
		DATE 7-11-84	DATE 7-11-84	DATE 8/24/87	DATE	10/4/87	

INDICATES CHANGE FROM PREVIOUS ISSUE

SUPPLIER'S/ PURCHASER'S NO. D81582

CBI

GENERAL PLAN
500 MG X 110'-6 BCL
WATERSPHEROID
RAMSEY, MINNESOTA

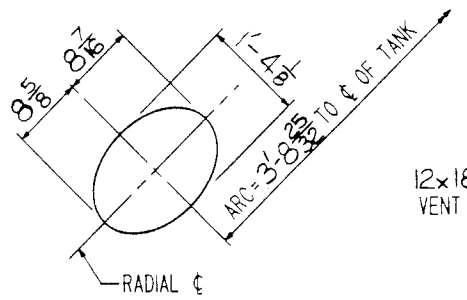
CUSTOMER'S NO
BY JFN CHKD DKV DATE 8-26-88
R. B. BURLESON
ENGINEERING SUPERVISOR

CONTRACT NO C80633
DWG 1 REV 0
SHT -

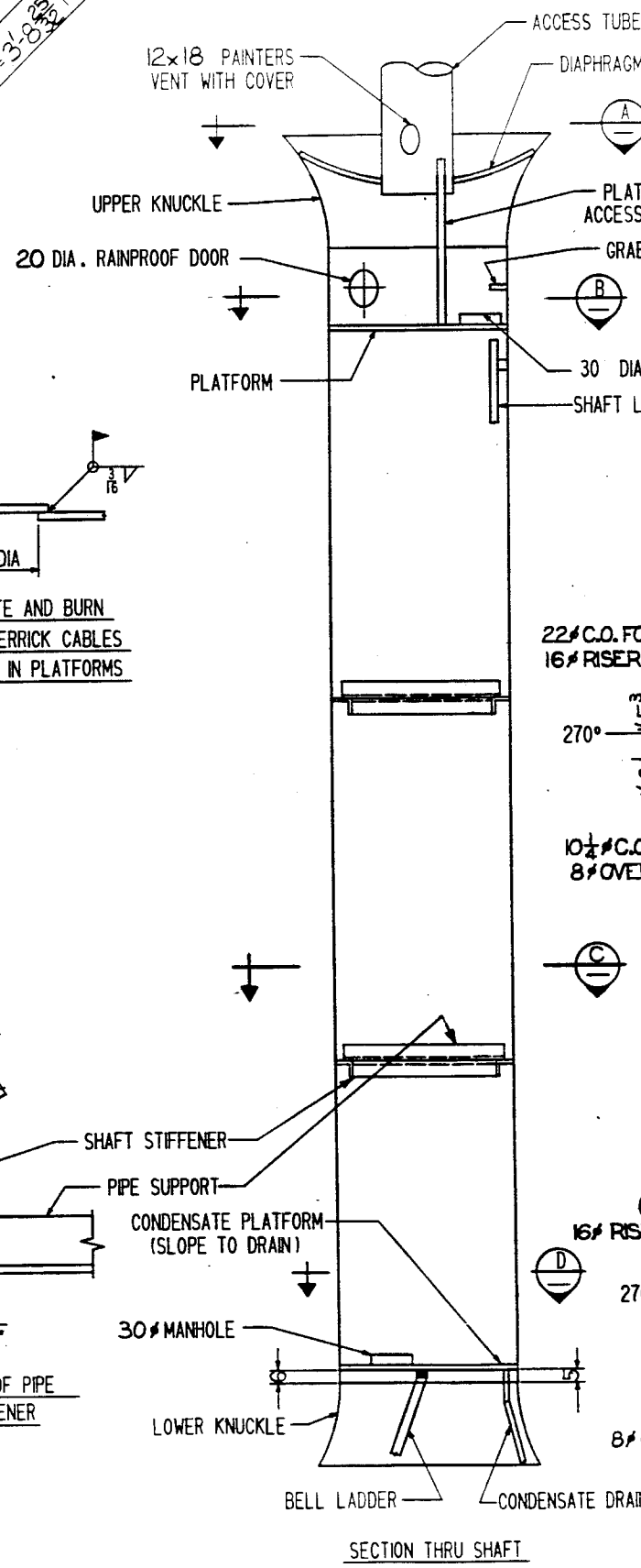
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

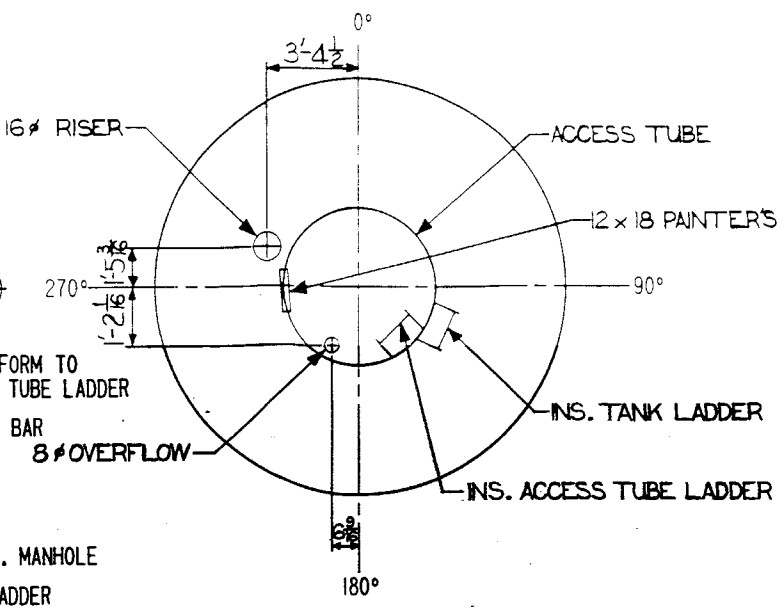
REVISIONS | BY | CHKD | DATE | REMARKS

9010-500-1

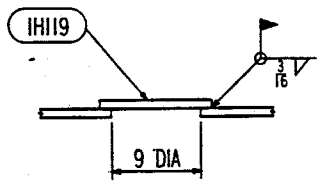


DIAPHRAGM CUTOUT FOR PIPE

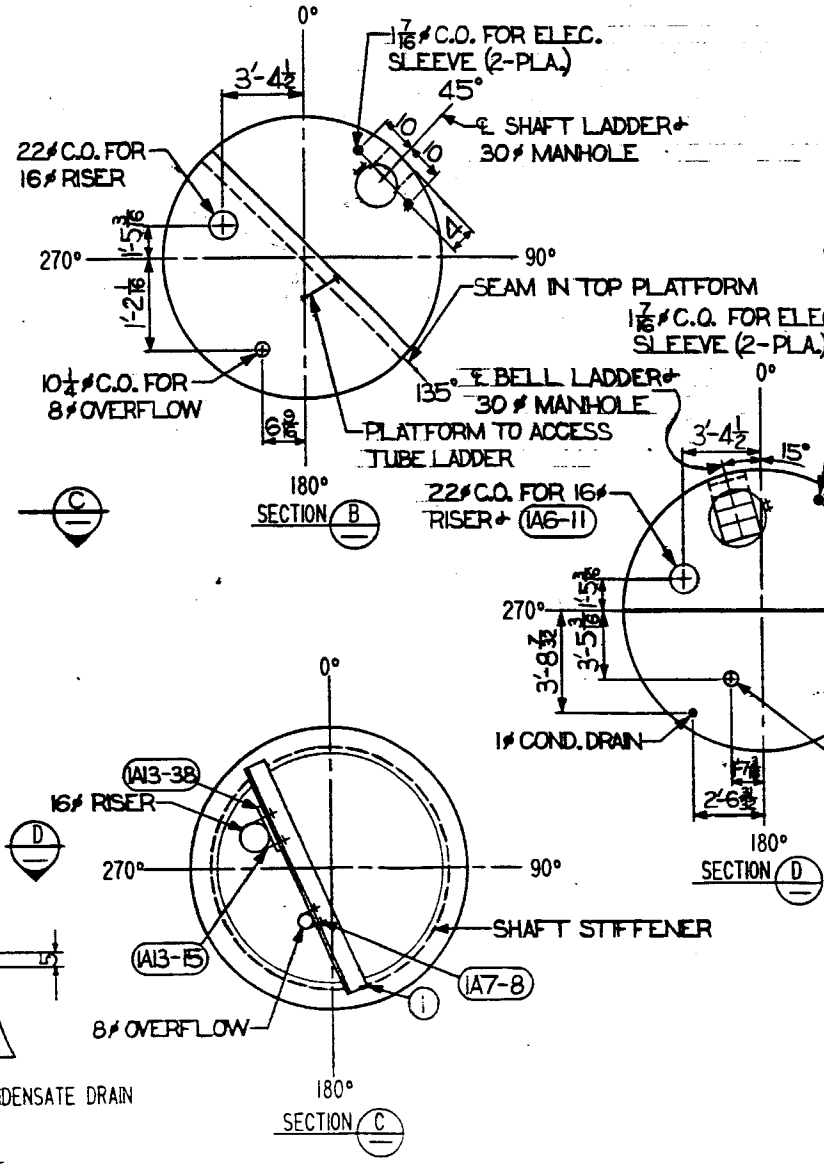




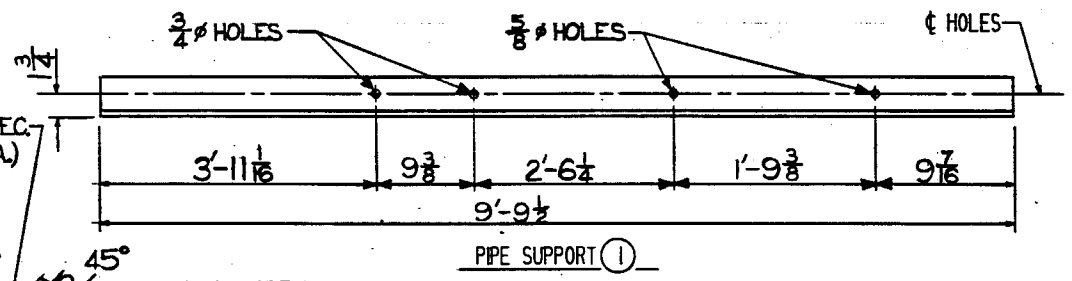
SECTION A



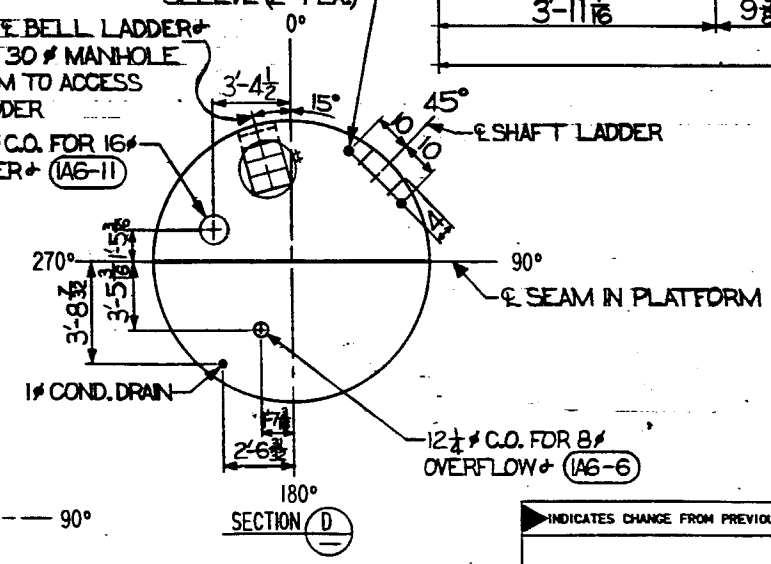
FIELD LOCATE AND BURN CUTOUT FOR DERRICK CABLES WHERE NEEDED IN PLATFORMS



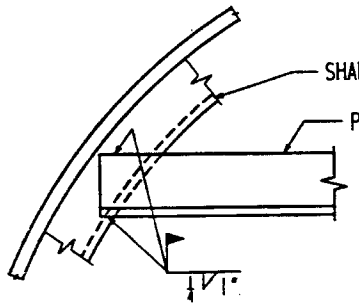
SECTION B



PIPE SUPPORT (1)



SECTION D



TYPICAL WELDING OF PIPE SUPPORT TO STIFFENER

SECTION THRU SHAFT

SECTION C

SHIP PC	MARK	ASSM PC	DESCRIPTION	LENGTH FT	LENGTH IN	SPEC	ID	CLN & PT	CODE	EST WT
2	1H119		PL-11 DIA X 3/16			A283C		5-3	397	10
2	20-1		L 3×3×¼ W/HOLES	9	9½	A36		5-3	373	100
2	1A7-8		U-BOLT 5/8 DIA	2	2⅞	A36		0-0	300	5
			(TBE 2 1/2)							
		4	NUTS FIN HEX 5/8 DIA			A563A		0-0	300	
2	1A13-15		PL-2 X 10 GA	4	5½	HRS		5-3	300	8
			W/HOLES BENT							
		4	BOLTS FIN HEX 1/2 DIA	0	3	A307B		0-0	300	2
		4	NUTS FIN HEX 1/2 DIA			A563A		0-0	300	
		4	WASHERS 1/2 DIA			CS		0-0	300	
2	1A13-38		WOOD SPACER 2 X 4	2	0 ¾	WOOD		0-0	300	6

GENERAL NOTES

1. ALL CUTOUTS IN SHAFT PLATFORMS AND DIAPHRAGM ARE TO BE MADE IN THE SHOP UNLESS NOTED OTHERWISE.
2. SEE GENERAL PLAN FOR LOCATION OF PIPE SUPPORT BRACKETS IN SHAFT.
3. MAXIMUM SPACING OF PIPE SUPPORT BRACKETS IN SHAFT TO BE 32'-0.
4. SEE GENERAL PLAN FOR NUMBER OF STIFFENERS AND SHAFT STD. FOR LOCATION.

INDICATES CHANGE FROM PREVIOUS ISSUE

REVISIONS | BY | CHKD | DATE | REMARKS

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

ORIENTATION OF ACCESSORIES IN SHAFT

CUSTOMER'S NO

BY JFN CHKD DKJ DATE 8-26-88

R.B. BURLESON
ENGINEERING SUPERVISOR

CONTRACT NO C80633

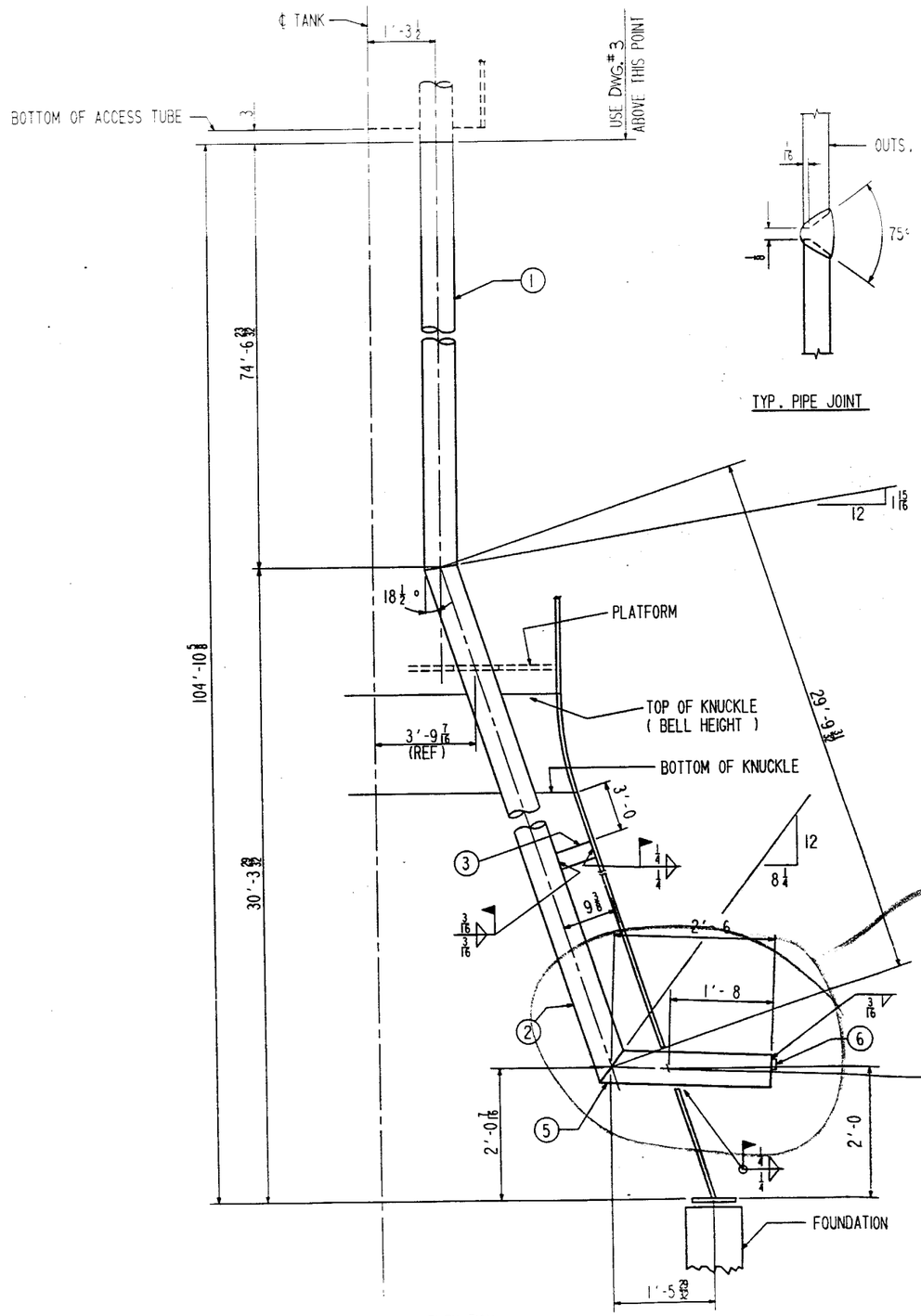
DWG 20 REV

SHT 0

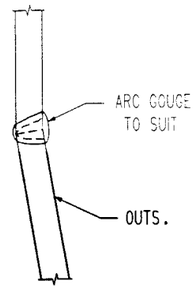
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

CONDRAFT INSUL

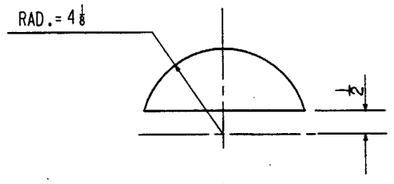
CAD FILE: 904A-2

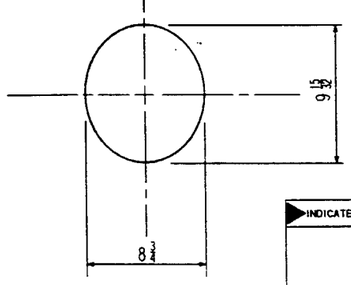


TYP. PIPE JOINT



TYP. MITERED PIPE JOINT





APPROX. CUTOUT IN BELL

SHIP PC	MARK	ASSM PC	DESCRIPTION	LENGTH FT	LENGTH IN	SPEC	ID	CLN & PT	CODE	EST
1	21-1		PIPE 8 X SCH 40	74	6 23/32	M3	1B	3-1	374	212
			CTOE BOE MOE (C/F RUN	104'-7 3/4)						
			11/CUTS-ONE 21-1 & ONE 21-2							
1	21-2		PIPE 8 X SCH 40	29	9 31/32	M3	1B	3-1	374	85
			CTOC MBE (C/W 21-1)							
1	21-3		BAR FLAT 3 X 1/4	0	5 1/16	A36		5-3	374	
1	21-A		PIPE ASSY							154
	21-5	1	PIPE 8 X SCH 120	2	6	M3	1B	3-1	374	152
			CTOE POE MOE (C/F PC 21	-9 11/4)						
	21-6	1	PL SK X 1/4			A283C		5-3	374	2
			(C/F PL 4 1/16 X 1/4 X 8 5/8)							

MATERIAL SPECS.

M3 - A53B TYPE E (ELECTRIC-RESISTANCE WELDED) OR TYPE S (SEAMLESS), OR API-5L GRADE B (ELECTRIC WELDED OR SEAMLESS).

GENERAL NOTES

1. SEE PIPING & PLATFORM DWG. #20 FOR ORIENTATION & PIPE SUPPORT DETAILS.
2. WORK THIS DWG. WITH DWG. #3

PIPE TO SHEET 10 OF 14 Add + 3'-0

▶INDICATES CHANGE FROM PREVIOUS ISSUE

REVISIONS: BY | CHKD | DATE | REMARKS

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

8" DIA. OVERFLOW TO GROUND
FOR 500 M.G. WATERSPHEROID
110'-6 TO BCL
WITH ORIFICE

CUSTOMER'S NO

BY JFN CHKD DEV DATE 8-26-88

R.B. BURLESON
ENGINEERING SUPERVISOR

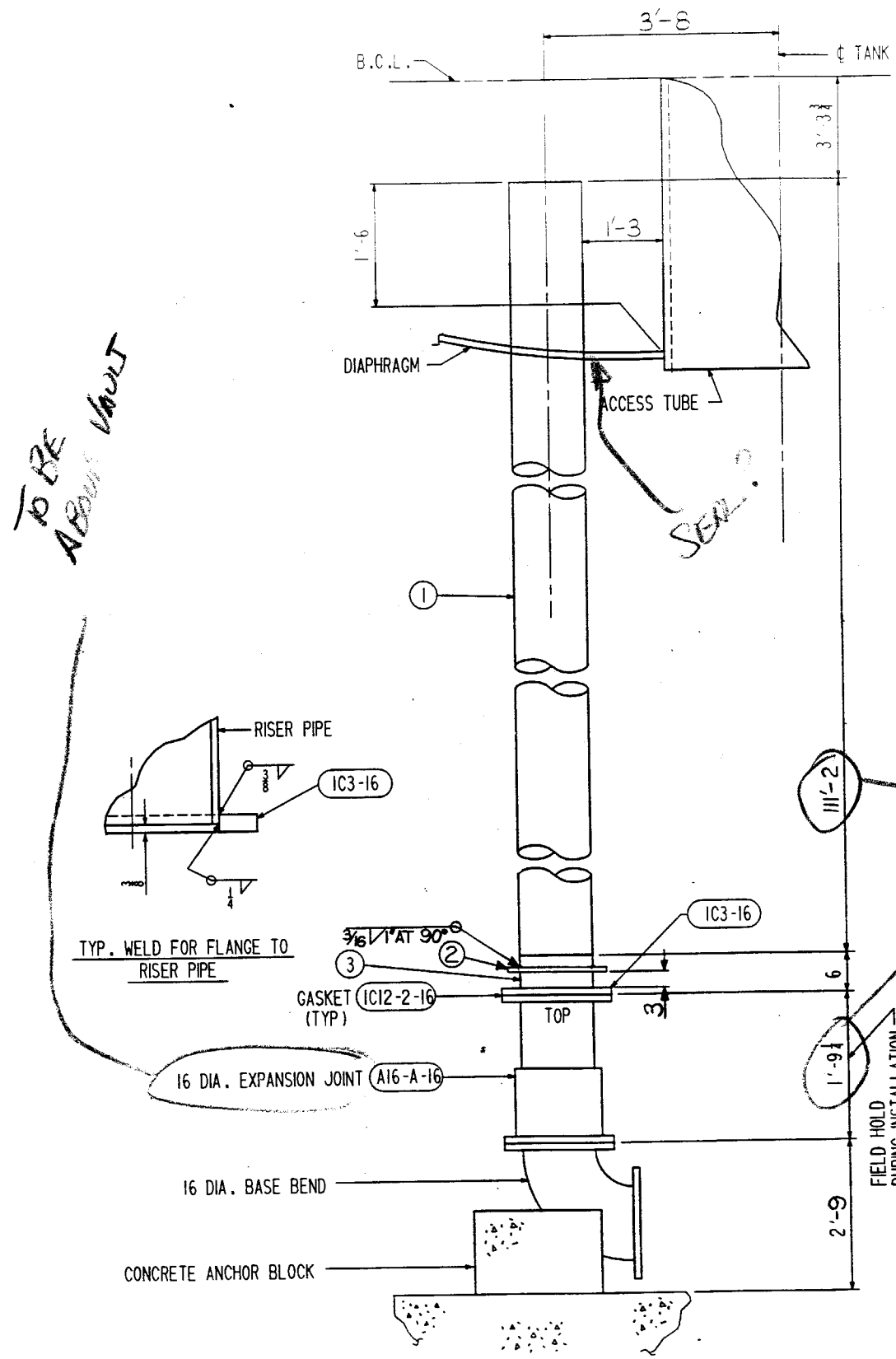
CONTRACT NO C80633

DWG 21 | REV 0

SHT -

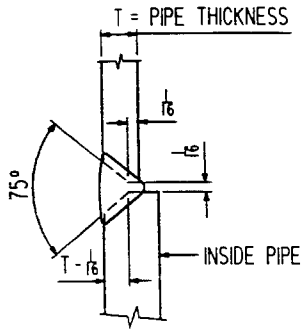
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

CAD PROGRAM: COIION - OVERFLOW TO GROUND
DATE OF VERSION: 5/19/86
CAD FILE: C8063321

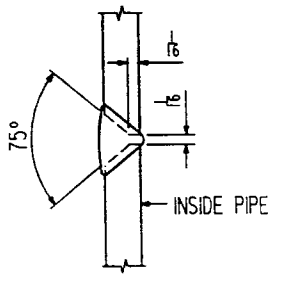


RISER PIPE ELEVATION

FIELD FOREMAN:
CONCRETE ANCHOR BLOCK, REINFORCING, AND BASE BEND TO BE INSTALLED BY FOUNDATION CONTRACTOR. (SEE FOUNDATION DRAWINGS)



TYP. WELD JOINT FOR PIPE OF DIFFERENT THICKNESS



TYP. WELD JOINT FOR PIPE OF SAME THICKNESS

SHIP PC	MARK	ASSM PC	DESCRIPTION	LENGTH FT	LENGTH IN	SPEC	ID	CLN & PT	CODE	EST #
			DWG. 22							
1	22-1		PIPE 16 X .375 POE BOE III		2	M3	IB	13-1	374	6957
			B.B.E. BEVEL INTER'M JTS FOR WELDING							
	22-B		PIPE SECTION							
	22-3	1	PIPE 16 X .375	0	5 5/8	M3	IB	3-1	374	31
			P.O.E. B.O.E.							
	IC3-16	1	FLG FLAT FACE 16 DIA			M8	IB	5-3	374	87
			150# (C/F PL 24 X 1 5/8							
			X 2'-0)							
	22-2	1	PP~19 O.D. × ¼ × 16⅛ I.D.			A283C		5-3	374	6
1	A16-A-16		EXPANSION JT. 16 DIA				IB	5-3	374	366
2	IC12-2-		GASKET FULL FACE			M9		0-0	300	3
	16		(23 1/2 O.D. X 1/8 X 16 I.D.)							
			WITH 16 - 1 1/8 DIA HOLES							
			ON 21 1/4 B.C.							
32	22-4		BOLT FIN HEX 1 DIA	0	4 1/2	A307B	IB	0-0	300	54
		32	NUT HEX 1 DIA			A563A	IB	0-0	300	

D.I.P. IN VAULT
REVISE DIMENSIONS

MATERIAL SPECS: M3= A53B TYPE E (ELECTRIC-RESISTANCE WELDED) OR TYPE S (SEAMLESS) OR API-5L GRADE B (ELECTRIC WELDED OR SEAMLESS).
M8= A516 FOR MANUFACTURED FLANGE; A105 FOR PURCHASED FLANGE.
M9= RED RUBBER HH-P-00151D, CLASS 1 AND CLASS 3.

NOTES: 1. SEE PIPING AND PLATFORM DWG. 20 FOR ORIENTATION OF RISER AND DETAIL OF PIPE SUPPORT BRACKET.

▶INDICATES CHANGE FROM PREVIOUS ISSUE

REVISIONS: BY | CHKD | DATE | REMARKS

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

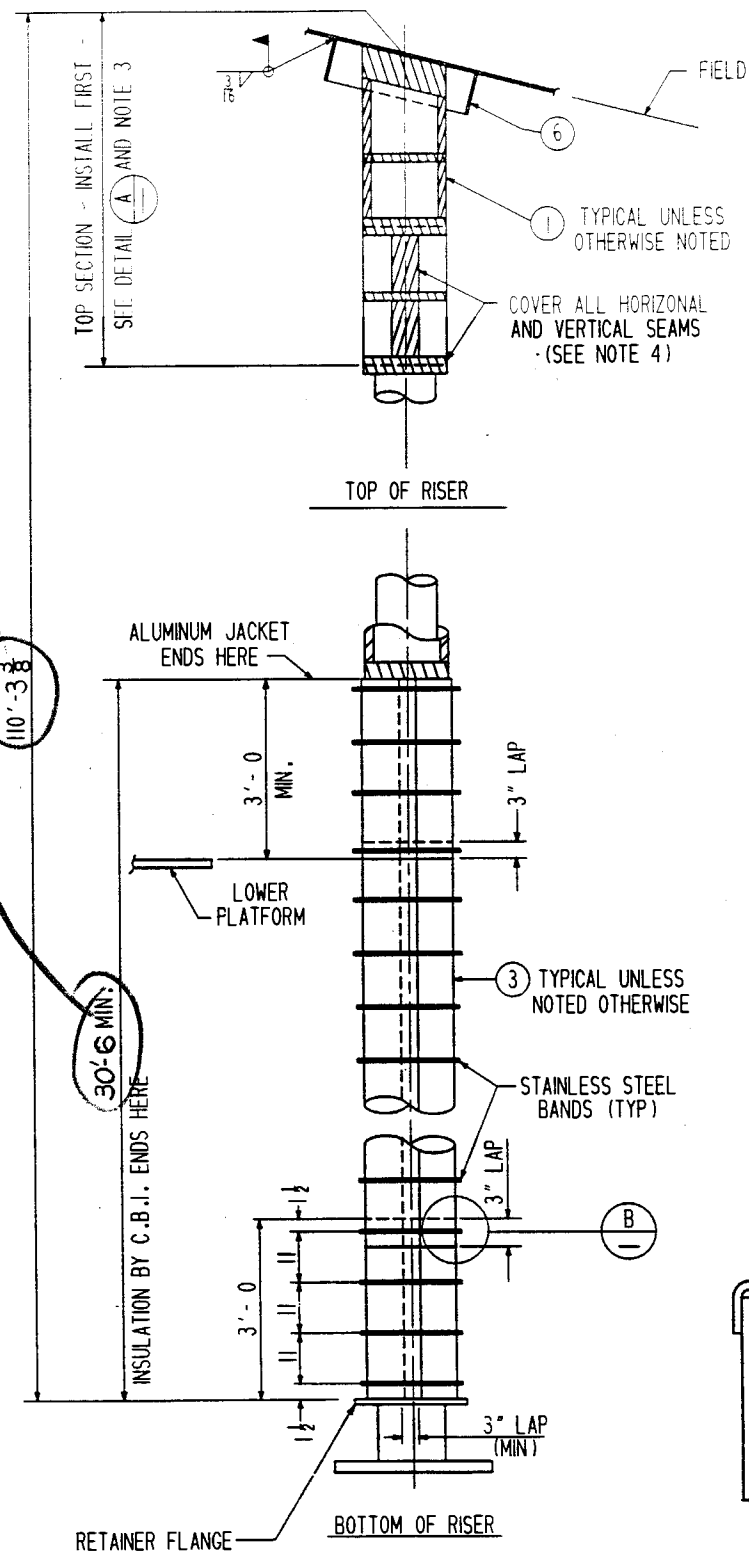
16" DIAMETER RISER PIPE
FOR 500 M.G. WATERSPHEROID
CITY OF RAMSEY, MINNESOTA

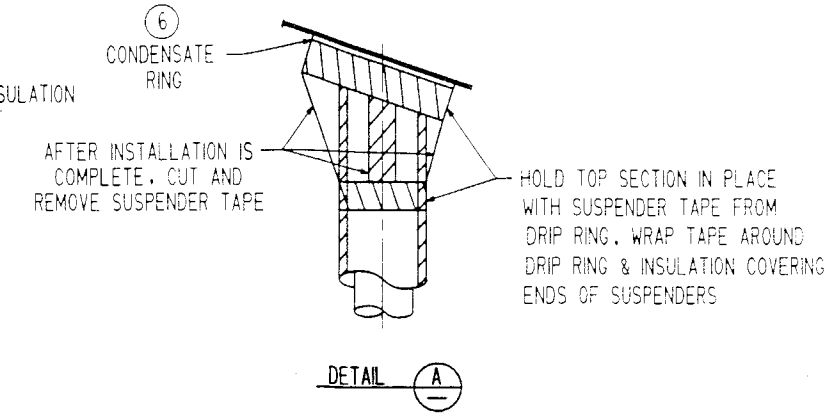
CUSTOMER'S NO
BY JEN CHKD DKJ DATE 6-26-86
R.B. BURLESON
ENGINEERING SUPERVISOR

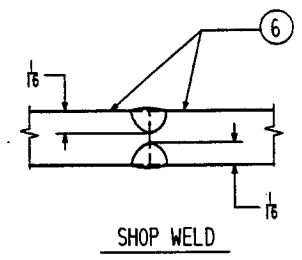
CONTRACT NO C80633
DWG 22 REV 0
SHT -

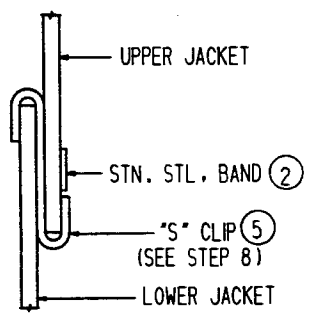
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

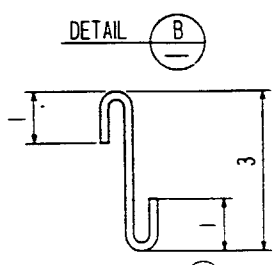
CAD PROGRAM: C0109A - RISER
DATE OF VERSION: 9/25/86
CAD FILE: C8063322











SHIP PC	MARK	ASSM PC	DESCRIPTION	LENGTH FT	LENGTH IN	SPEC	ID	CLN & PT	CODE	EST =
38	23-1		INSULATION	3	0			10-0	300	134
			PAIRS OF 180 DEGREE SECTIONS							
			X 1 1/2 THICK							
			FOR PIPE 16 DIA							
			(EXPANDED POLYURETHANE)							
41	23-2		BANDING #10 STAINL STL	6		SS		10-0	300	15
			1/2" WIDE X 20 GAUGE							
			WITH SEALS AS MANUFACTURED							
			BY CHILDERS OR EQUAL							
12	23-3		ALUMINUM CORRUGATED	3	0	ALUM		10-0	300	53
			64" HORIZONTAL X .020 THICK							
5	23-4		TAPE - 180 FOOT ROLLS					10-0	300	15
			MANUFACTURED BY TECHNICAL TAPE CO.							
			90T-3 (COMMONLY CALLED TUCK TAPE)							
			3" WIDE ROLL							
36	23-5		BANDING #10 STAINL STL	0	5	SS		10-0	300	1
			1/2" WIDE X 20 GAUGE							
			FOR "S" CLIPS							
1	23-6		BAR 3 X 1/4	7	5 17/32	A36		5-3	300	14
			ROLL RAD = 1'-2							

ALL INSULATION SECTIONS SHALL BE FURNISHED WITH FACTORY APPLIED FIRE RETARDANT, LAMINATED KRAFT PAPER/ ALUMINUM FOIL VAPOR BARRIER

INSULATION VALUE IS REQ'D

- IMPORTANT -

TAPE SHOULD NOT BE APPLIED AT TEMPERATURE BELOW 15° F. KEEP TAPE WARM DURING APPLICATION.

INSTALLATION INSTRUCTIONS

1. TEST ALL JOINTS FOR LEAKS BEFORE APPLYING INSULATION.
2. OFFSET CONDENSATE RING TO CLEAR INSULATION AND ACCESS TUBE.
3. INSTALL TOP SECTION OR SECTIONS FIRST. MITER CAREFULLY WITH HACKSAW TO FIT TANK BOTTOM OR PIPE BEND. SEAL VERTICAL JOINTS WITH TAPE. SEAL GIRTH JOINTS AND TOP END WITH ONE AND A HALF TURNS OF TAPE AS SHOWN. SMOOTH TAPE DOWN FIRMLY. PUSH TOP SECTION FIRMLY AGAINST TANK BOTTOM AND SUSPEND FROM DRIP RING WITH TAPE AS SHOWN ON DETAIL "A"
4. AT BOTTOM OF THE RISER, PLACE 3 OR 4 SECTIONS OF INSULATION AROUND RISER PIPE ON TOP OF RETAINER FLANGE. STAGGER VERTICAL SEAMS 90°. SEAL VERTICAL JOINTS WITH TAPE. SEAL GIRTH JOINTS WITH ONE AND A HALF TURNS OF TAPE AS SHOWN. LOCATE ONE AND A HALF TURNS OF TAPE MIDWAY BETWEEN GIRTH JOINTS ON ALL STANDARD SECTIONS.
5. SLIDE FIRST SECTIONS UP AND PLACE ADDITIONAL SECTIONS UNDER THEM REPEATING STEP 4. (IF WEIGHT OF INSULATION IS TOO GREAT TO INSTALL IN THIS MANNER, INSUL. CAN BE STACKED TO FACILITATE INSTALLATION)
6. CONTINUE THE PROCESS TO COMPLETION. LAST SECTION IS MADE-UP AND MUST BE CUT TO LENGTH.
7. TAPE GIRTH JOINT AT TOP SECTION, AND CUT TAPES HOLDING TOP SECTION IN PLACE FROM DRIP RING.
8. INSTALL ALUMINUM JACKET WITH BANDS AND SEALS, USE 3 "S" CLIPS PER SEAM. "S" CLIPS ARE TO BE MADE FROM BANDING.
9. INSTALL PIPE SUPPORTS AS REQUIRED. (SEE DRAWING 20)

▶ INDICATES CHANGE FROM PREVIOUS ISSUE

REVISIONS: BY | CHKD | DATE | REMARKS

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

1 1/2" THK POLYURETHANE INSULATION
FOR 16" RISER PIPE
CITY OF RAMSEY, MINNESOTA

CUSTOMER'S NO

BY JFN CHKD DKJ DATE 8-26-88

R.B. BURLESON
ENGINEERING SUPERVISOR

CONTRACT NO C80633

DWG 23 | REV 0

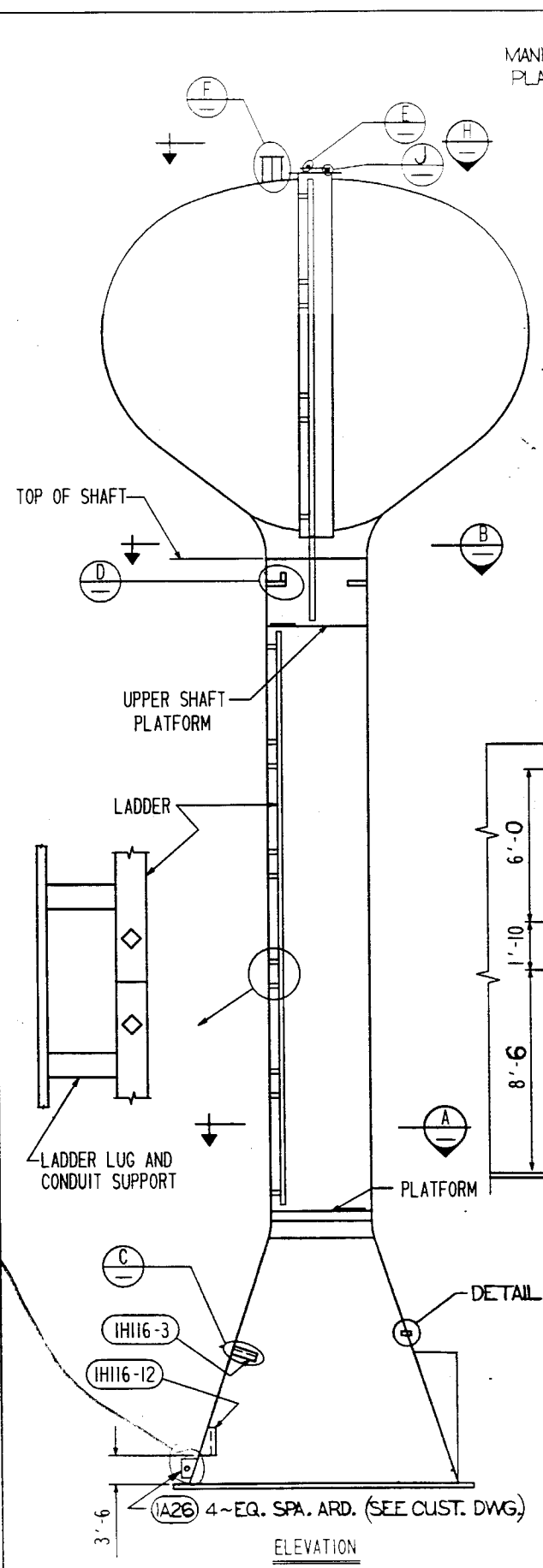
SHT -

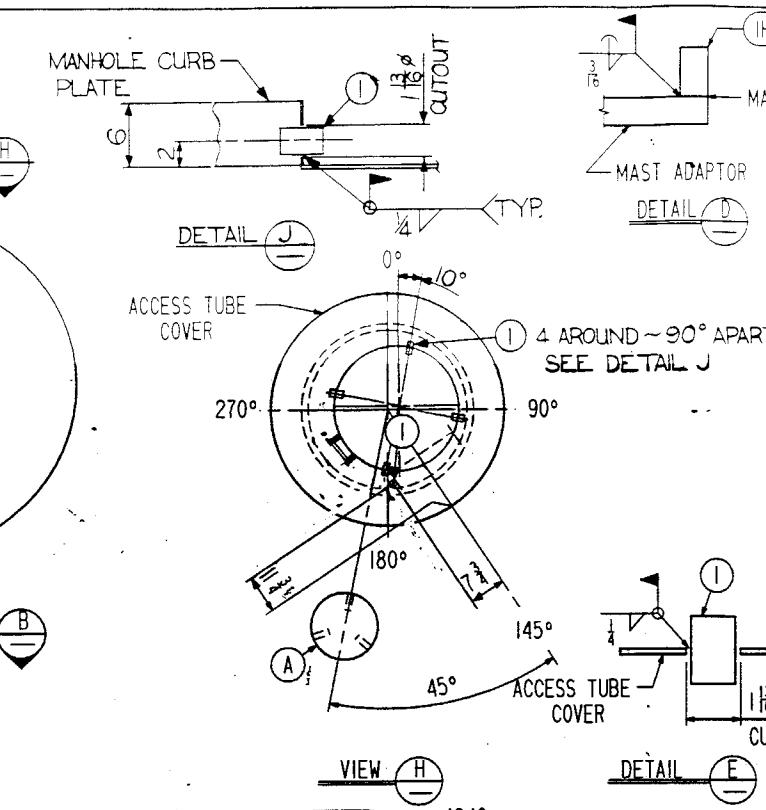
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

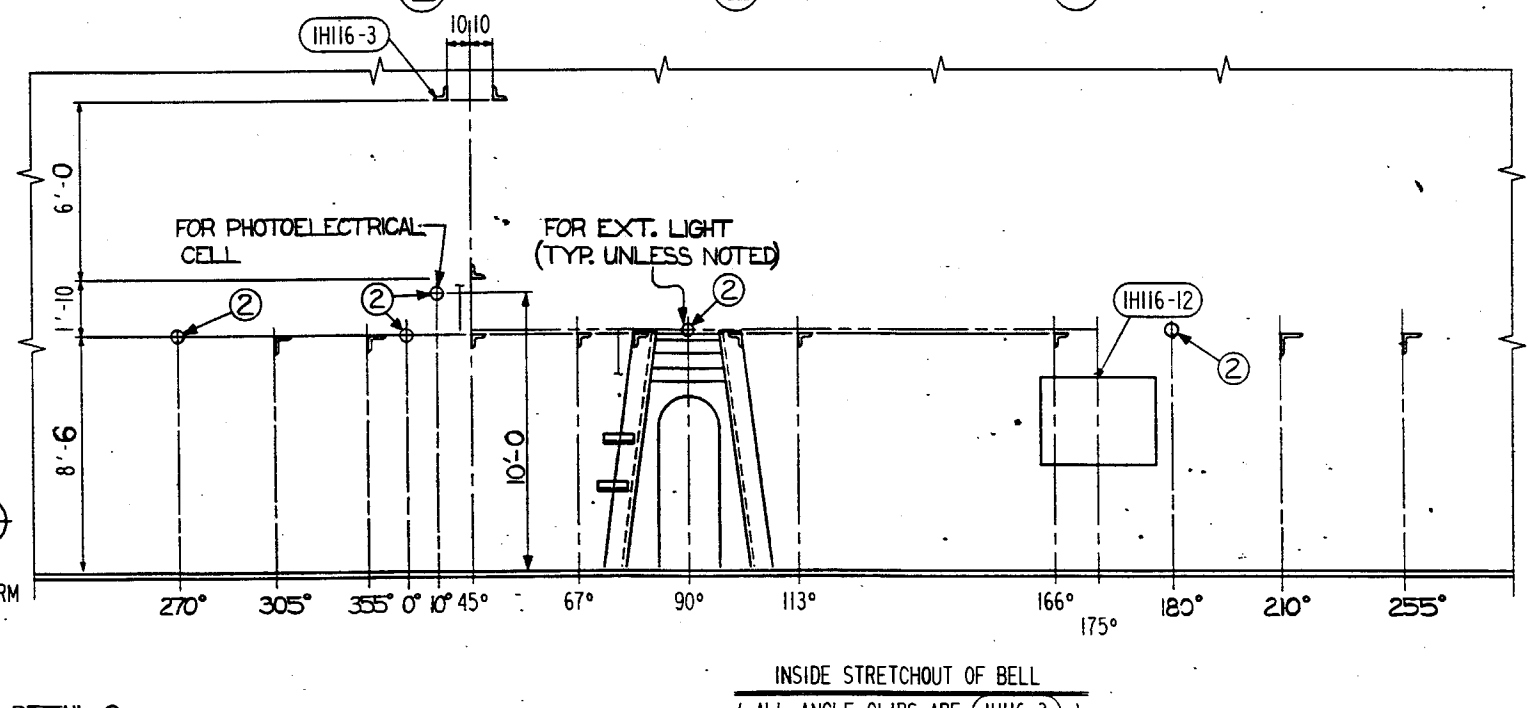
CAD PROGRAM: CO12A - INSULATION
DATE OF VERSION: 5/22/86
CAD FILE: C8063323

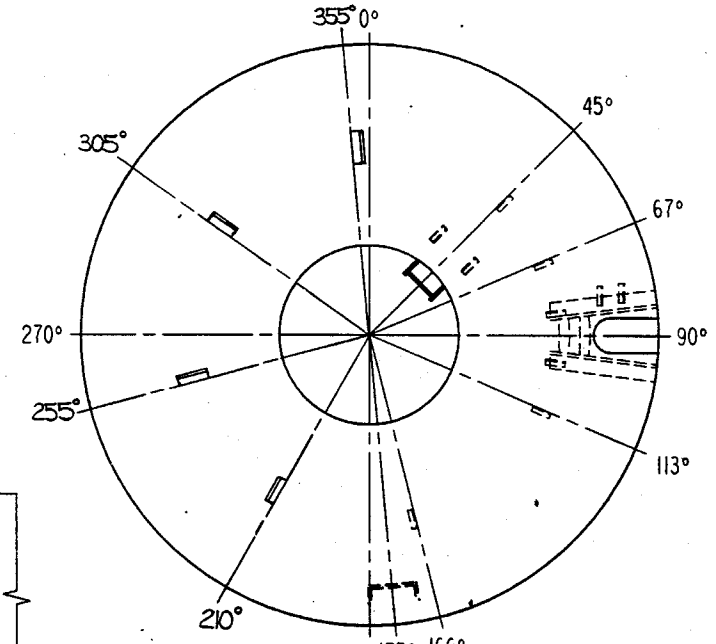
SHIP PC	MARK	ASSM PC	DESCRIPTION	LENGTH FT	LENGTH IN	SPEC	ID	CLN & PT	CODE	EST WT
5	24-1		CPLG SRWD 1" DIA 3000#			F.S.		0-0	370	3
1	24-A		BEACON SUPPORT ASS'Y							
	1H116-5		PL 15 DIA X 1/4			A283C		5-3	370	13
	1H116-6	3	BAR FLAT 1 1/2 X 1/4	0	9	A36		5-3	370	3
5	24-2		CPLG SRWD 3/4 DIA 6000#			F.S.		0-0	370	5
2	1H116-9		BAR FLAT 1 1/2 X 1/4	0	4 1/2	A36		5-3	370	2
1	1H116-12		PL SK X 1/4			A283C		5-3	370	163
			IC/F 36 3/8 X 6'-4 3/8							
15	1H116-3		L 2 X 2 X 3/16	0	8	A36		5-3	370	25
3			SQ. HEAD PLUG-1" DIA.			F.S.		0-0	370	1
4	1A26		GROUNDING LUG-BAR 2 x 3/8	0	2	A283-C		5-3	300	1

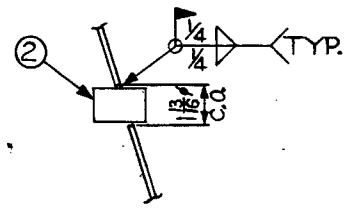
TO BE LOCATED INSIDE ACCESS DOOR ABOVE 6 O'CLOCK SLEEVE

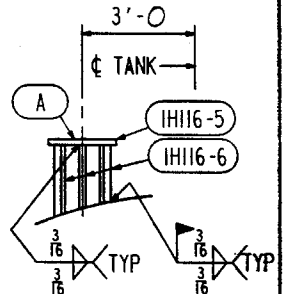




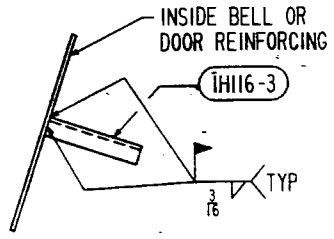


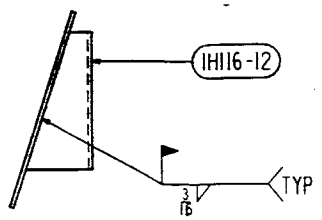


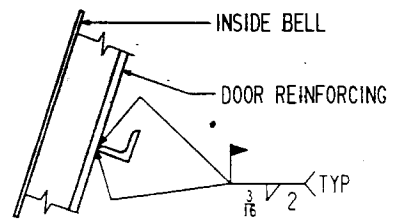




(SEE VIEW H FOR ORIENTATION)







INDICATES CHANGE FROM PREVIOUS ISSUE

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

ELECTRICAL ORIENTATION
500 M.G. WATERSPHEROID
CITY OF RAMSEY, MINNESOTA

CUSTOMER'S NO

CONTRACT NO C80633

BY JFN CHKD DKJ DATE 8-26-88

R.B. BURLESON
ENGINEERING SUPERVISOR

DWG 24 REV 0

SHT

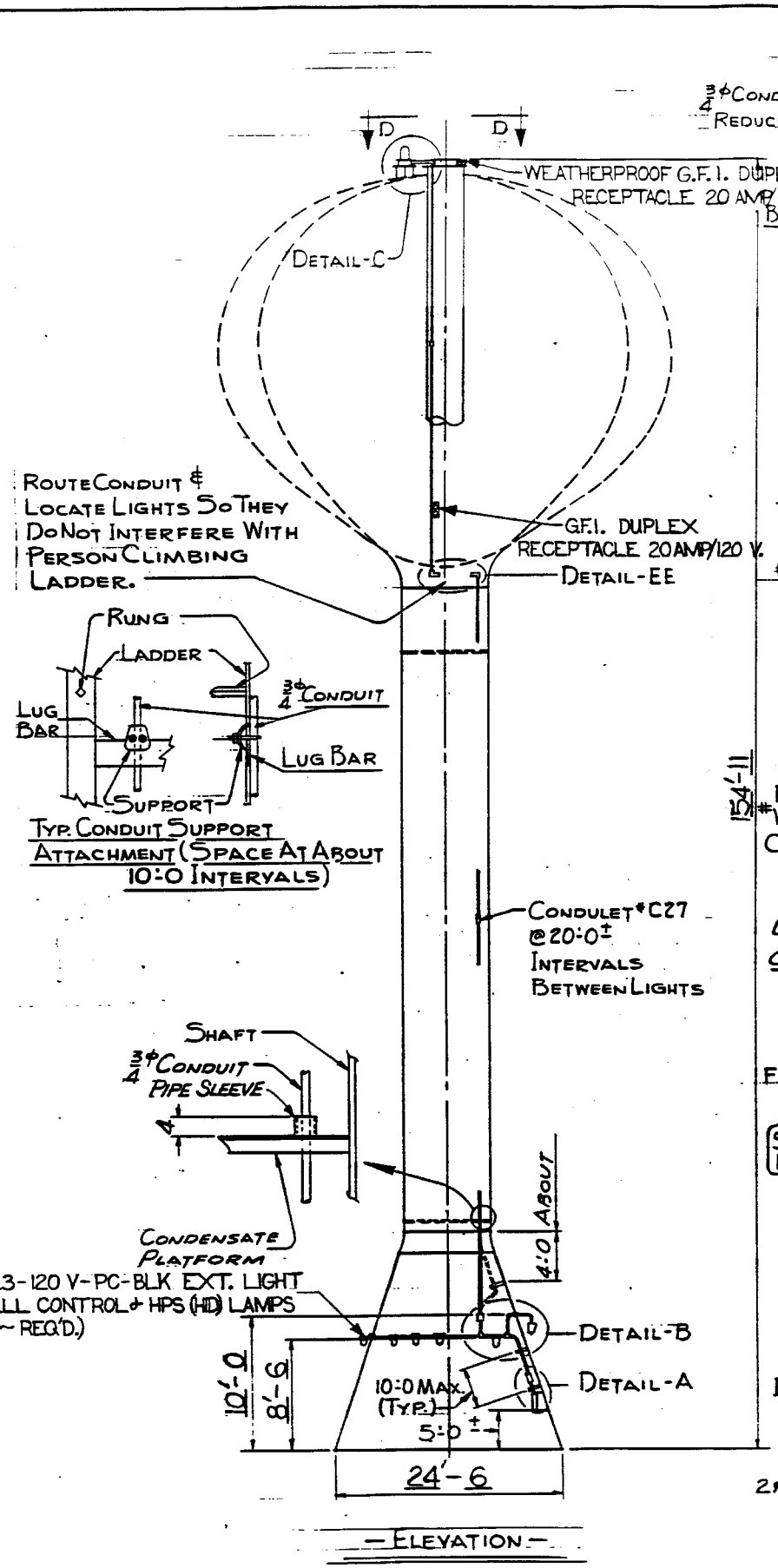
REMARKS | REVISIONS | BY | CHKD | DATE

THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

CAD Program: COIOIN
Date of Version: 9-17-86
CAD FILE: C8063324

CAD Program: COIOOA
Version 0.0 June 25, 1986
CAD FILE: C8063325

| | | |



NOTES:

1. ALL WIRING, CONDUIT, DEVICES, ECT. ARE TO BE PER CUSTOMER SPECIFICATIONS, CUSTOMER DWGS. AND THE NATIONAL ELECTRIC CODE.
2. MATERIALS OF EQUAL QUALITY AND FUNCTION MEETING F.A.A. SPECS. MAY BE SUBSTITUTED FOR ITEMS SHOWN.
3. SEE ORIENTATION DWG. AND DETAIL DWGS. FOR SIZES AND LOCATIONS OF SUPPORTS, SLEEVES AND CPLGS.

THIS SHT SUBJECT TO FOR REVIEW AS PART OF ELECTRICAL SHOP DRAWINGS

REVISIONS	BY	CHKD	DATE
2	J.F.N.		2/14/92
1	J.F.N.		6/12/91

STD FORM NO. 9052 REV 2

INDICATES CHANGE FROM PREVIOUS ISSUE

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

HAZARD BEACON AND INTERIOR LIGHTS DETAIL

CUSTOMER'S NO

BY JFN CHKD DKJ DATE 8-26-88

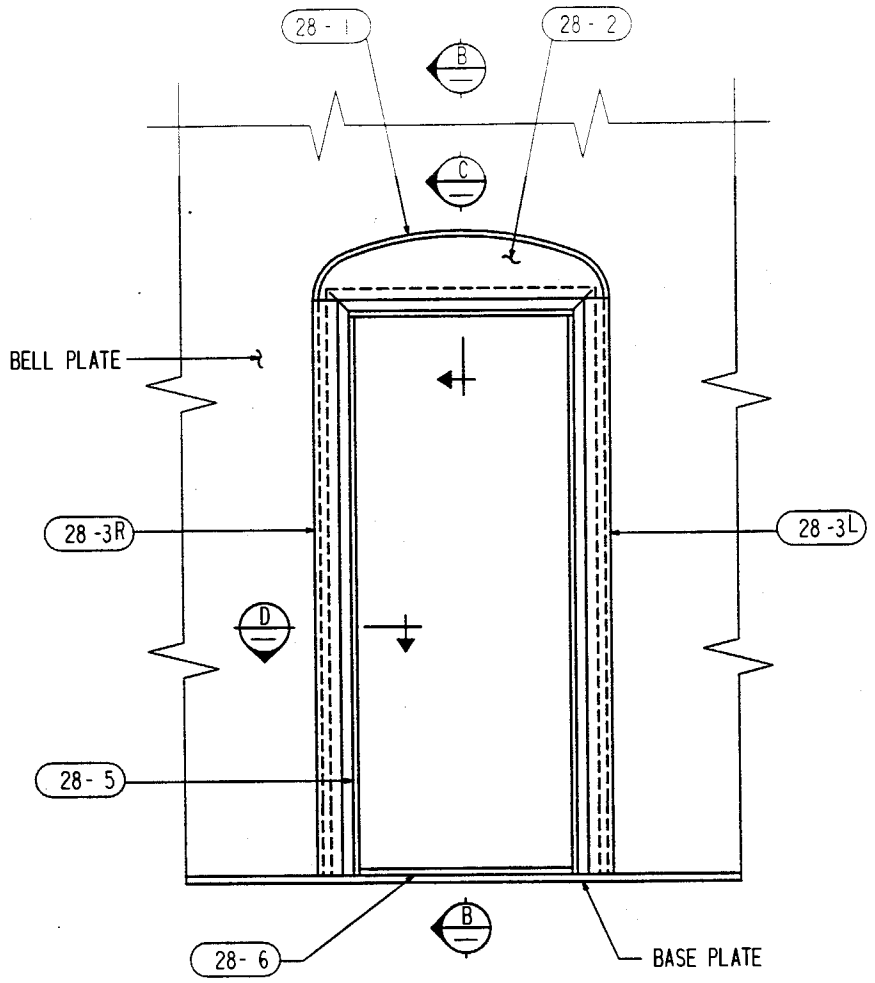
R.B. BURLESON
ENGINEER AND SUPERVISOR

CONTRACT NO C80633

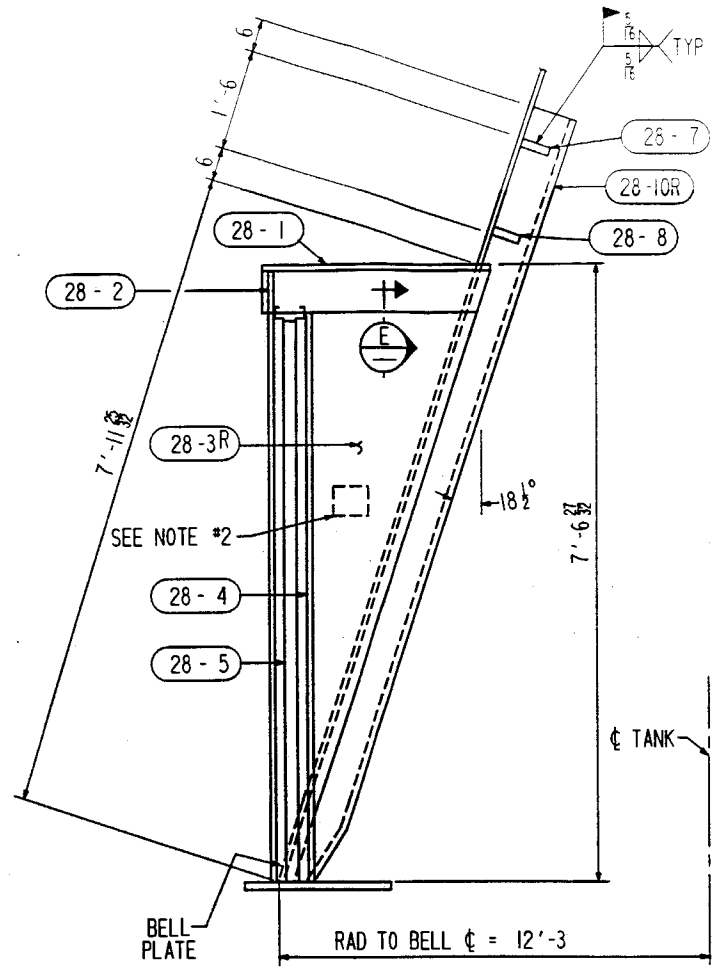
DWG 26 REV 0

SHT

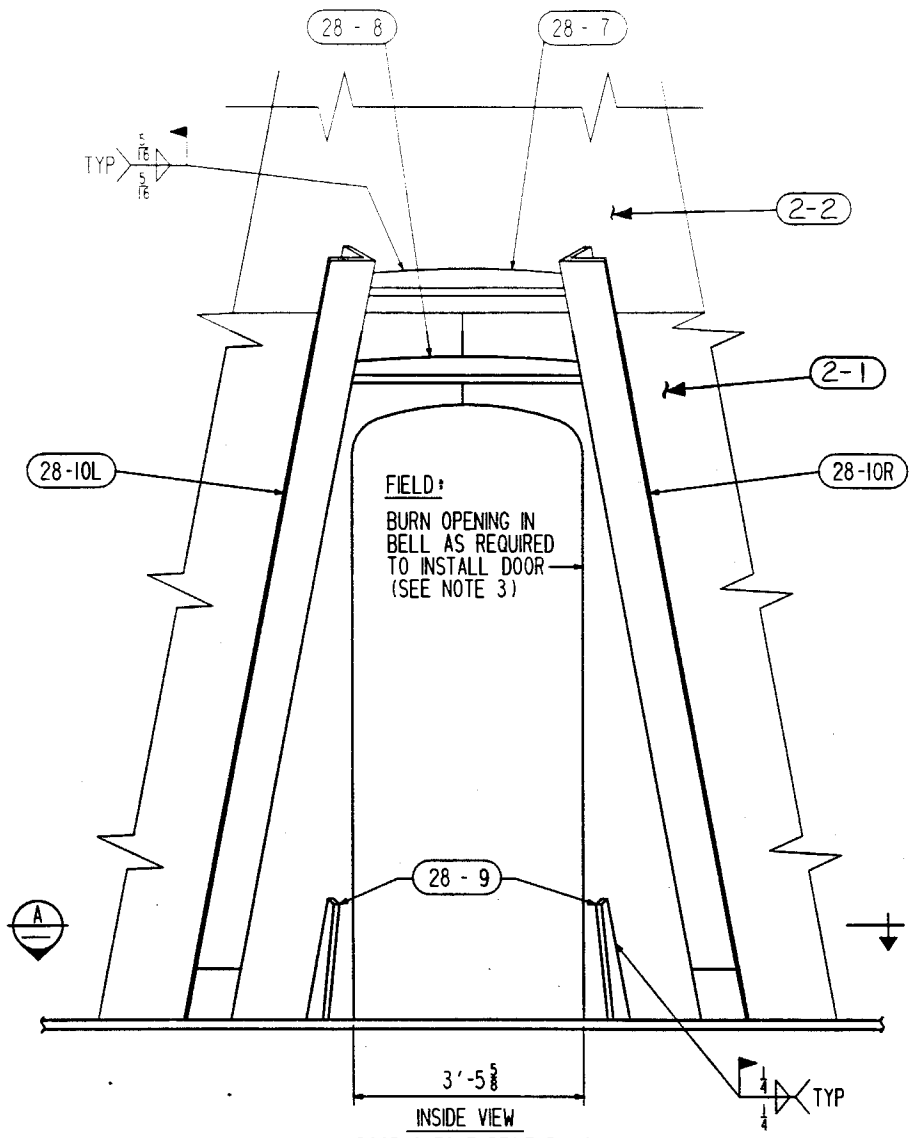
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.



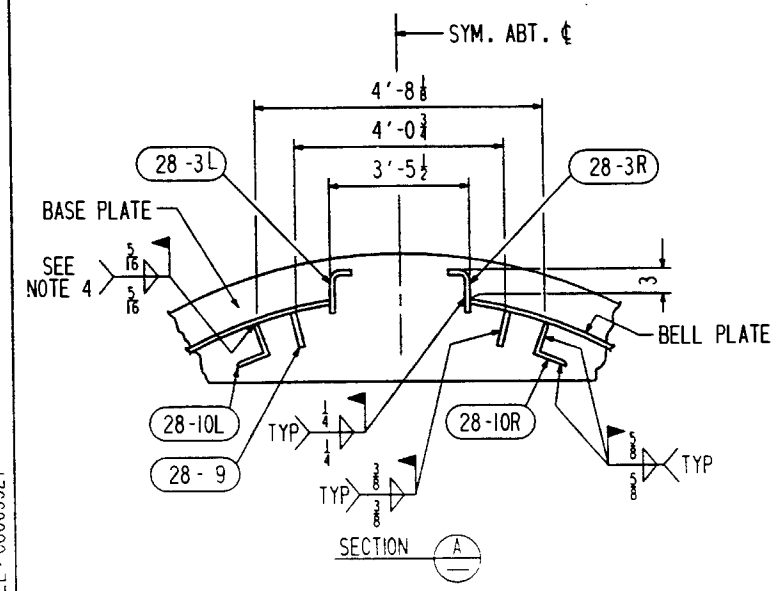
ELEVATION OF DOOR FRAME ASSEMBLY
(DOOR AND REINFORCING OMITTED FOR CLARITY)



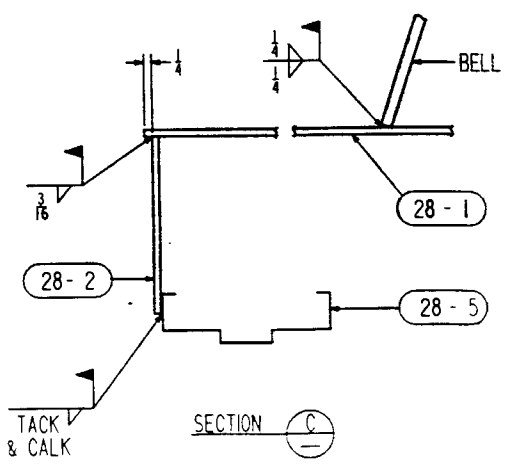
SECTION B
(ANGLES ROTATED IN VIEW FOR CLARITY)
(ALL DIMENSIONS ARE TAKEN ALONG DOOR ¢)
(PC (28 - 6) OMITTED FOR CLARITY)
(PC (28 - 9) OMITTED FOR CLARITY)

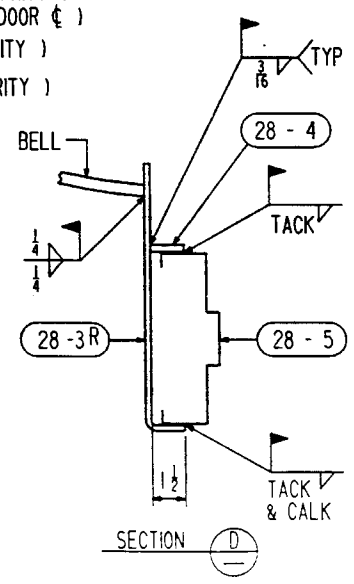


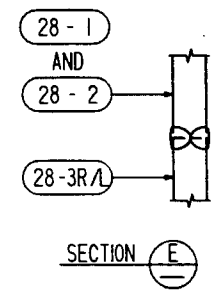
INSIDE VIEW
DOOR CUTOUT REINFORCING



PCS. (28 - 4) (28 - 5) AND (28 - 6) OMITTED FOR CLARITY







NOTES:
1. LOCATE BELL DOOR ON VERTICAL SEAM OF BELL PLATE .
2. WATERSPHEROID NAME PLATE, LOCATE BOTTOM EDGE APPROX. 5'-0 ABOVE GROUND, FASTEN WITH FOUR DRIVE SCREWS USE 5/32 DIA. OR #20 DRILL BIT FOR HOLES FOR NAME PLATE.
3. DO NOT MAKE CUTOUT IN BELL FOR DOOR UNTIL REINFORCING IS WELDED IN PLACE.
4. USE 5/16 CONTINUOUS FILLET WELD FOR 3'-0 AT TOP AND 1'-6 AT BOTTOM. USE 5/16 INTERMITTENT FILLET OF 2-12 IN BETWEEN TOP AND BOTTOM CONTINUOUS WELDS.
5. WORK THIS DRAWING WITH DRAWING 28 .

SUPPLIER'S/ PURCHASER'S NO D81582

▶INDICATES CHANGE FROM PREVIOUS ISSUE

REVISIONS | BY | CHKD | DATE | REMARKS

CBI

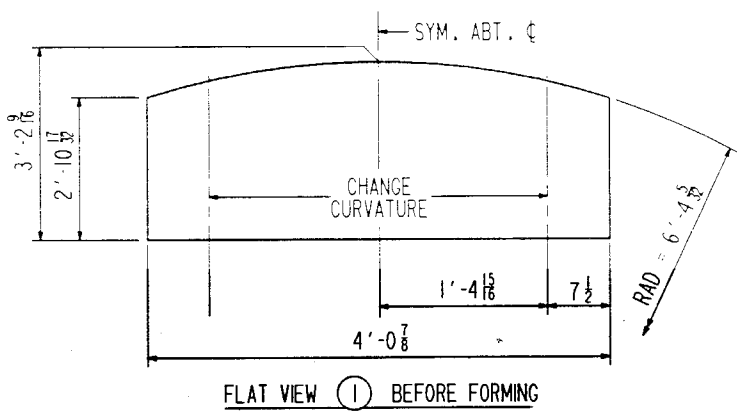
36 X 80 BELL DOOR
HOOD AND REINFORCEMENT ASSEMBLY
500 M.G. WATERSPHEROID
CITY OF RAMSEY, MINNESOTA

CUSTOMER'S NO
BY JFN CHKD DKJ DATE 8-26-88
R.B. BURLESON
ENGINEERING SUPERVISOR

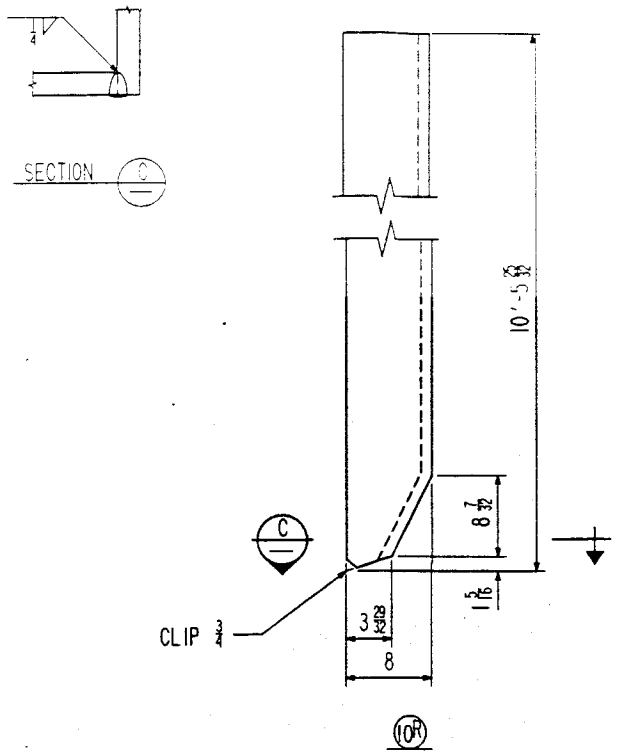
CONTRACT NO C80633
DWG 27 REV 0
SHT -

THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

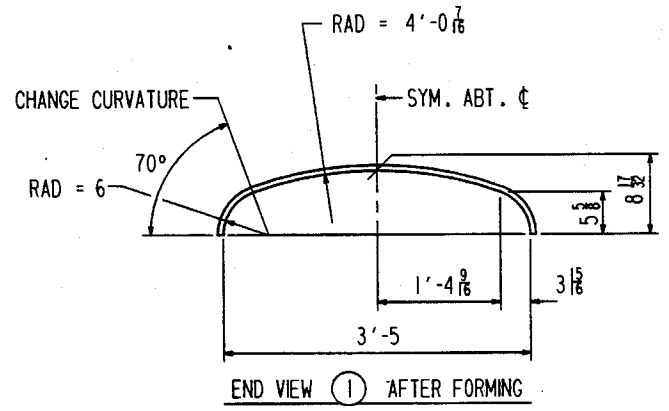
Program: C0102N - SMALL BELL DOOR
Date of Version: 5-28-86
CAD FILE: C8063327



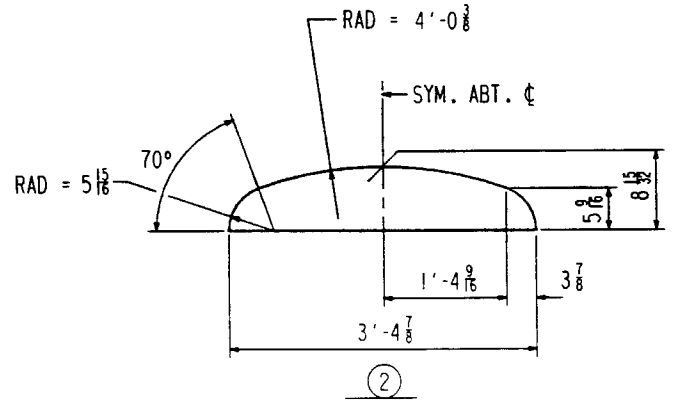
FLAT VIEW (1) BEFORE FORMING



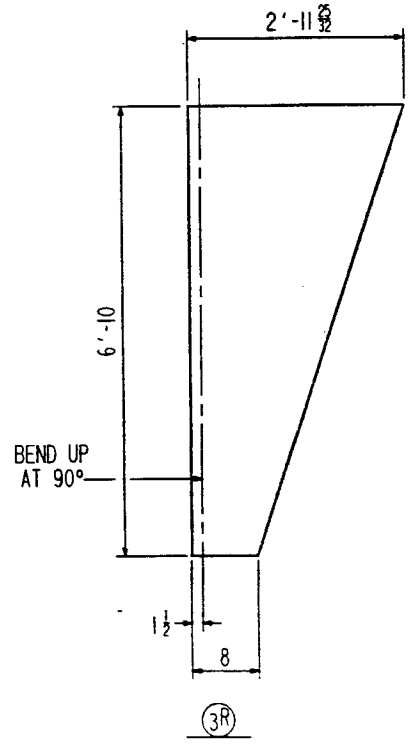
SHIP PC	MARK	ASSM PC	DESCRIPTION	LENGTH FT	LENGTH IN	SPEC	ID	CLN & PT	CODE	EST WT	AB
1	28-1		PL SK X 1/4 (FORM)			A283C	IA	5-3	351	129	
			(C/F PL 39 3/4 X 4'-2)								
1	28-2		PL SK X 1/4			A283C		5-3	351	19	
			(C/F PL 9 1/2 X 3'-6)								
2	28-3 P/L		PL SK X 1/4			A283C	IA	5-3	351	255	
			(C/F PL 45 1/2 X 6'-11 C/2)								
2	28-4		BAR FLAT 1 1/2 X 1/4	6	10	A36		5-3	351	17	
1	28-5		DOOR CECO "IMPERIAL					0-0	300	161	
			IM-3068 M-LHR (16 GA.) WITH								
			FRAME KD 16 GA. 5 3/4								
			HINGES FULL MORTISE 2110-NRPI-USP								
1			LOCKSET MORTISE					0-0	300	3	
			CECO #A8048/KD/US110								
1	28-6		THRESHOLD CECO 4241/30			ALUM		0-0	300	3	
1	5145		NAME PL WATERSPHEROID			SS		0-0	300	1	
4			SCREWS #10 PARKER DRV			SS		0-0	300	0	
1	28-7		PL SK X 1/2			A283C	IB	5-3	351	28	
			(C/F PL 13 3/4 X 3'-9)								
1	28-8		PL SK X 1/2			A283C	IB	5-3	351	30	
			(C/W 28-7)								
2	28-9		PL SK X 1/2			A283C	IB	5-3	351	15	
			(C/F PL 7 X 1'-10 3/4 C/2)								
2	28-10R/L		L 8 X 8 X 1 SK0E	10	5 25/32	A36	IB	5-3	351	1070	



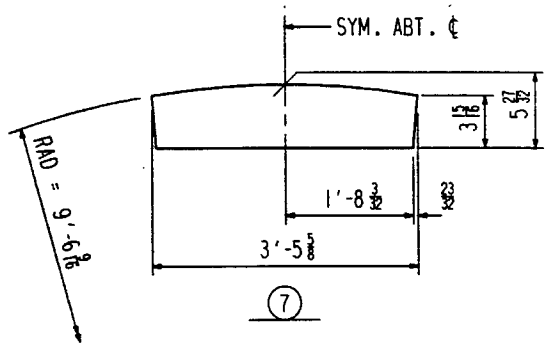
END VIEW (1) AFTER FORMING



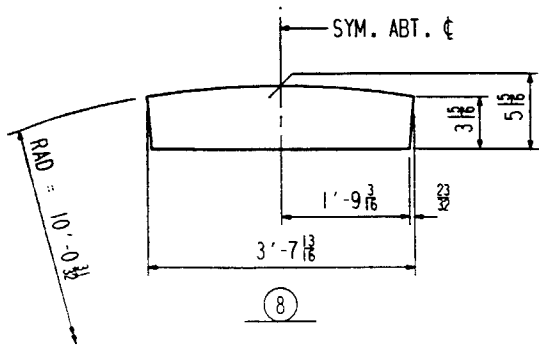
(2)



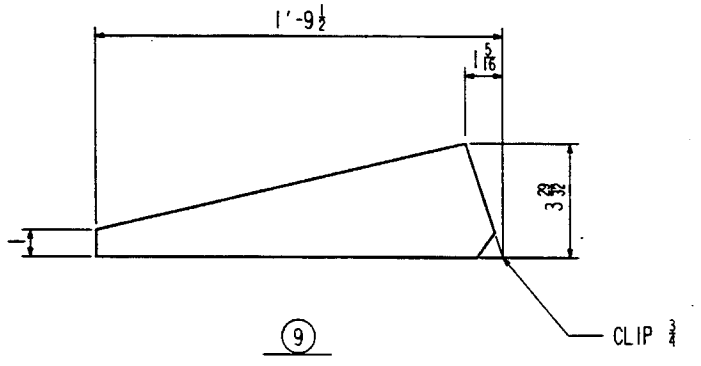
(3R)



(7)



(8)



(9)

WORK THIS DRAWING WITH DRAWING 27

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

36 X 80 BELL DOOR
HOOD AND REINFORCEMENT ASSEMBLY
500 M.G. WATERSPHEROID
CITY OF RAMSEY, MINNESOTA

CUSTOMER'S NO

BY JFN CHKD D.E.J DATE 8-26-88

R.B. BURLESON
ENGINEERING SUPERVISOR

CONTRACT NO C80633

DWG 28 REV 0

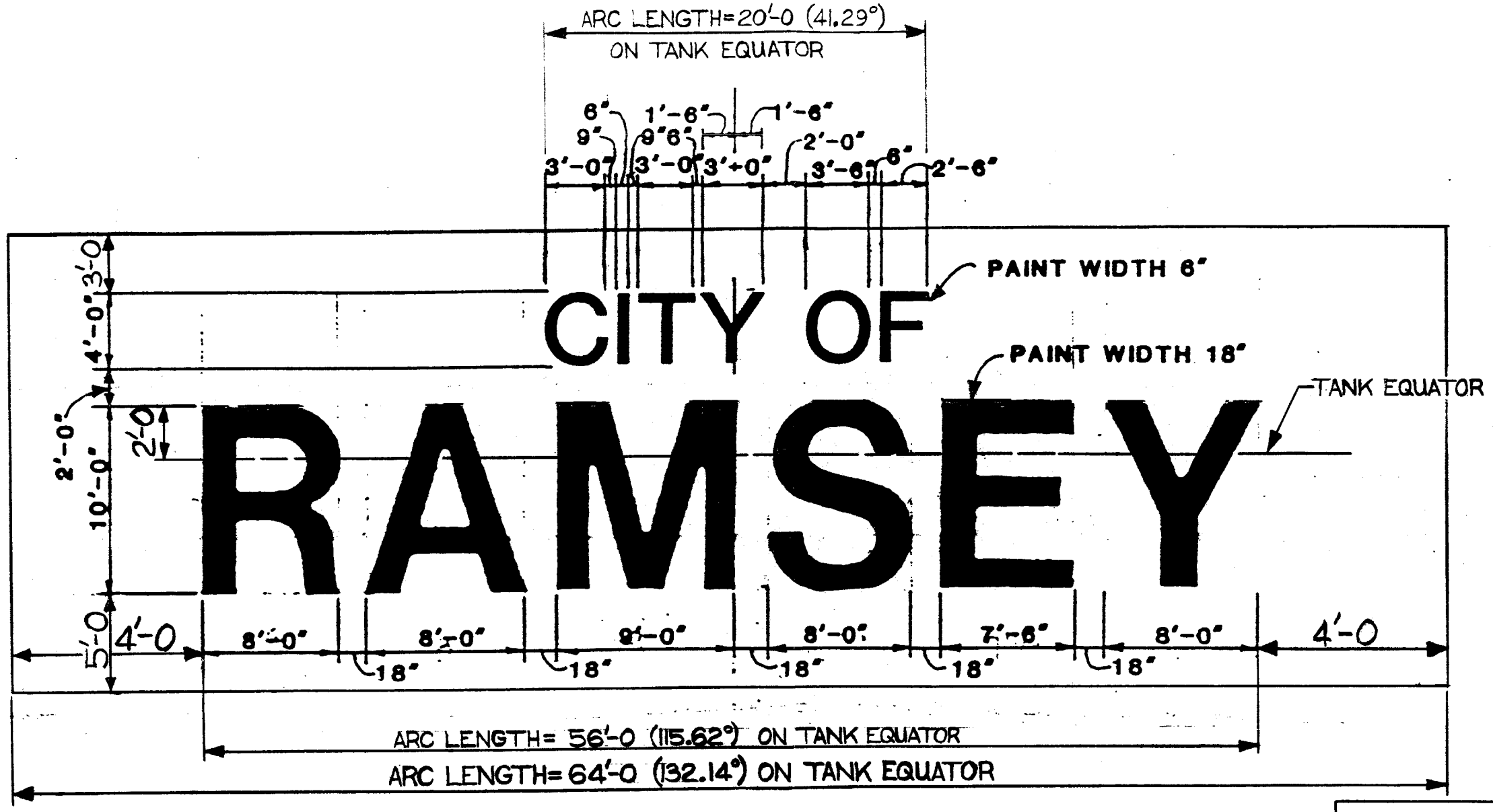
SHT -

▶ INDICATES CHANGE FROM PREVIOUS ISSUE

REVISIONS | BY | CHKD | DATE | BY | CHKD | DATE | BY | CHKD | DATE | REMARKS

THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

Program: COI02N - SMALL BELL DOOR
Date of Version: 5-28-86
CAD FILE: C8063328



EXTERIOR LETTERING

AFTER THE FINAL EXTERIOR COAT HAS BECOME THOROUGHLY DRY, PAINT THE ABOVE SIGN ON 2 SIDES OF THE TANK SHELL IN ACCORDANCE WITH PAINT SHEETS. THE EXACT SHAPE, SIZE, AND SPACING OF THE LETTERS SHALL BE AS SHOWN ABOVE. THE EXACT LOCATION AND COLOR OF THE LETTERING SHALL BE DESIGNATED BY THE CUSTOMER'S REPRESENTATIVE. (LETTERS TO BE PAINTED SOLID)

▶ Indicates change from previous Issue

Revisions	By	Chkd	Date	By	Chkd	Date	Remarks

SUPPLIER'S/PURCHASER'S NO. D81582

CBI Na-Con, Inc. CBI Na-Con

SIGN DETAIL

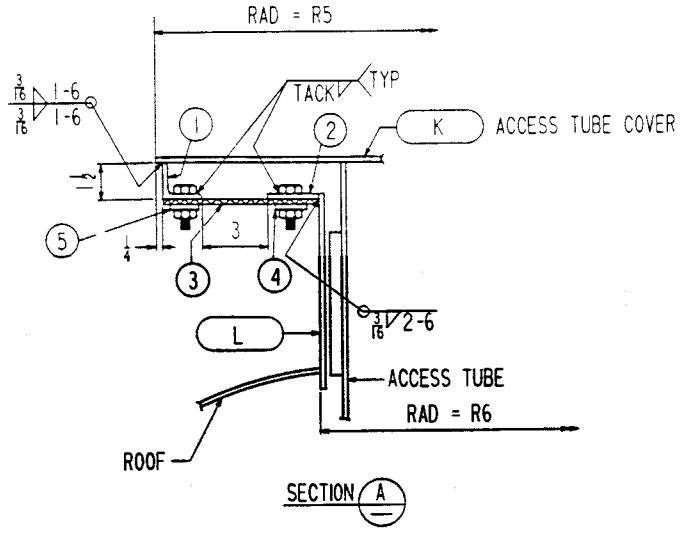
Purchaser's No. _____ Contract No. C80633

By JFN Chkd DKJ Date 8-26-83

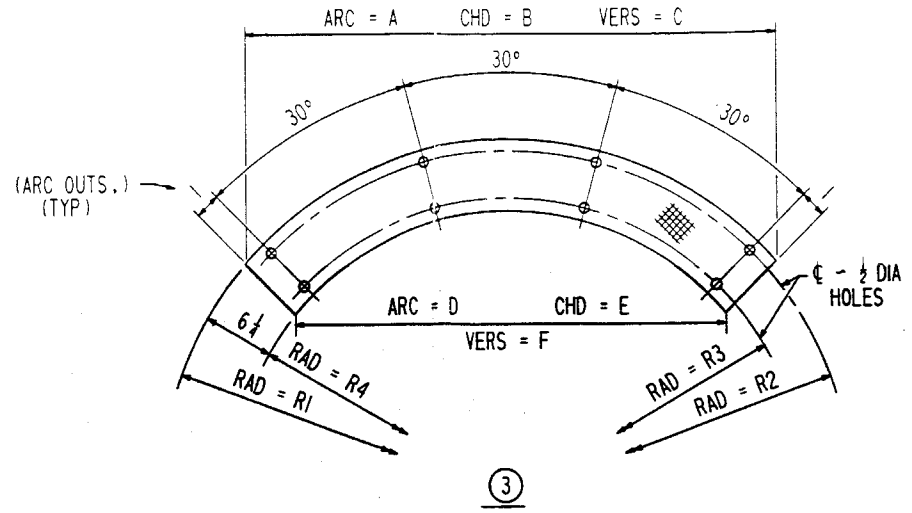
R.B. BURLESON
Engineering Supervisor

Dwg. SD1 Rev. 0

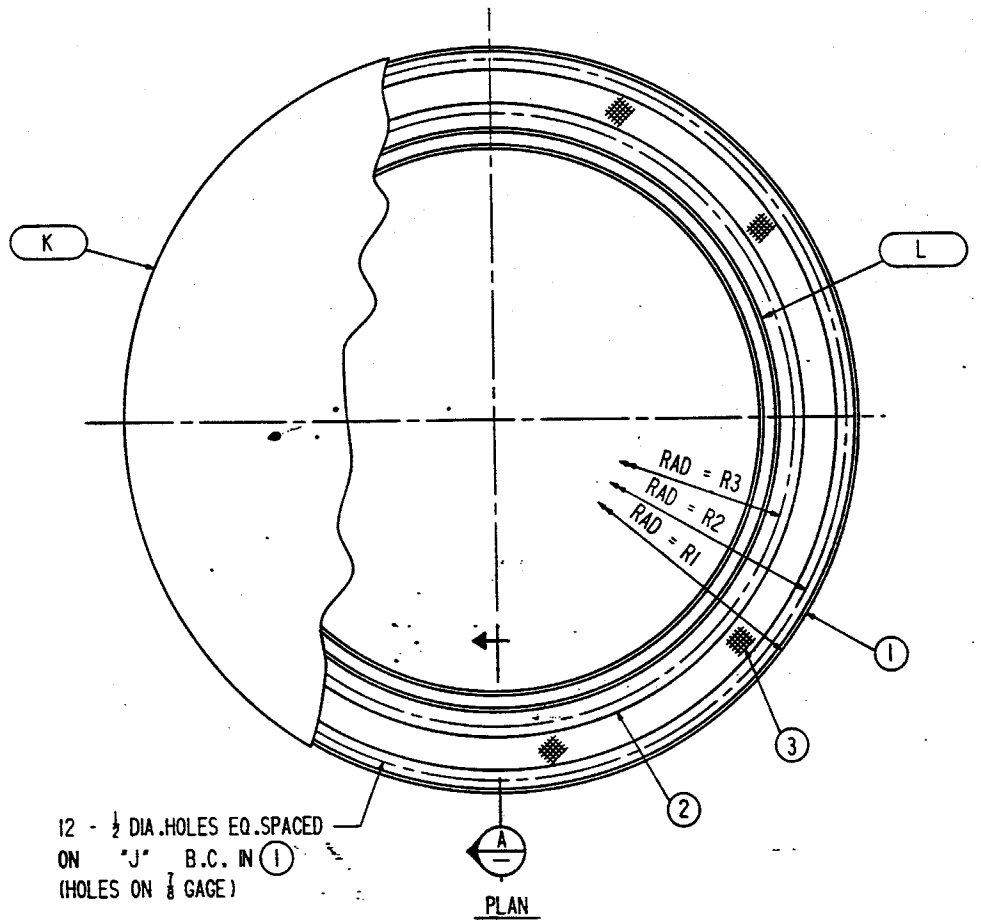
This drawing is the property of CBI Na-Con, Inc. and is to be used only in connection with performance of work by CBI Na-Con, Inc. Reproduction in whole or in part for any other purpose is expressly forbidden.



SECTION A



3



DIMENSIONS FOR 36 ACCESS TUBE						
PC. MK.	M	N	P	R	S	T
1	13'-4 7/32	16'-4	24	-	-	-
2	10'-5 3/32	13'-6	18	40 1/2	42	38
4	10'-7 1/4	13'-7	7	40 1/2	41 1/2	39 1/2
5	12'-10 23/32	15'-11	8	49 1/4	50 1/4	48 1/4

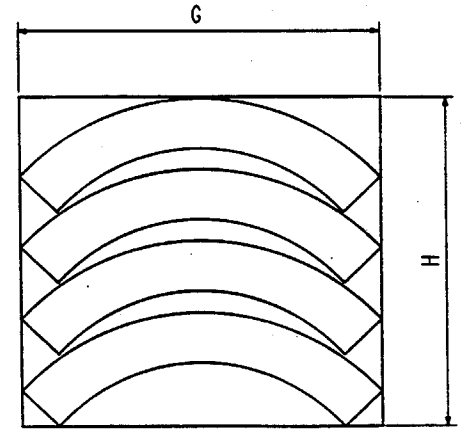
DIMENSIONS FOR 42 ACCESS TUBE						
PC. MK.	M	N	P	R	S	T
1	14'-11 1/32	17'-11	27	-	-	-
2	12'-0 17/32	15'-0	20	46 1/2	48	44
4	12'-2 3/32	15'-2	8	46 1/2	47 1/2	45 1/2
5	14'-5 9/16	17'-6	9	55 1/4	56 1/4	54 1/4

DIMENSIONS FOR 48 ACCESS TUBE						
PC. MK.	M	N	P	R	S	T
1	16'-5 15/16	19'-6	30	-	-	-
2	13'-7 3/8	16'-7	23	52 1/2	54	50
4	13'-8 15/16	16'-9	9	52 1/2	53 1/2	51 1/2
5	16'-0 7/16	19'-0	10	61 1/4	62 1/4	60 1/4

SHIP PC	MARK	ASSM PC	DESCRIPTION	LENGTH FT	LENGTH IN	SPEC	ID	CLN & PT	CODE	EST WT	AB-LN
		SHOP	ATTACH TO ACCESS TUBE COVER								
	G5-1	1	L 1 1/2 X 1 1/2 X 3/16		M	A36		5-3	3410	P	
			WITH HOLES								
			FIN RAD = R1 SHR		N						
		12	BOLT FIN HEX 3/8 DIA	0	1	A307B		0-0	2100	1	
			SHOP ATTACH TO "L"								
	G5-2	1	BAR 2 X 1/4 ROLL		M	A36		5-3	3410	P	
			SHR		N						
			"S" O.D. X "T" I.D.								
			W/12 - 1/2 DIA BOLT HOLES								
			EQ. SPCD. ON "R" B.C.								
		12	BOLT FIN HEX 3/8 DIA	0	1	A307B		0-0	2100	1	
24			NUT FIN HEX 3/8 DIA			A563A		0-0	2100	1	
4	G5-3		SCREEN W/ ■ WIRE MESH			■		0-0	3410	1	
			(SK) WITH HOLES (■ DIA WIRE)								
			BANDING NOT NECESSARY								
			(C/F G X H C/4)								
1	G5-4		BAR 1 X 1/4 ROLL		M	A36		5-3	3410	P	
			SHR		N						
			"S" O.D. X "T" I.D.								
			W/12 - 1/2 DIA BOLT HOLES								
			EQ. SPCD. ON "R" B.C.								
1	G5-5		BAR 1 X 1/4 ROLL		M	A36		5-3	3410	P	
			SHR		N						
			"S" O.D. X "T" I.D.								
			W/12 - 1/2 DIA BOLT HOLES								
			EQ. SPCD. ON "R" B.C.								

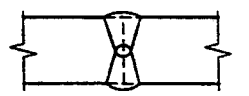
■ = SEE GENERAL PLAN.- #16 WIRE MESH DIAMETER=.018 AND #4 WIRE MESH DIAMETER=.047.

4A BRASS & STAINLESS STEEL, USE BRASS EXCEPT WHEN REQUIRED BY CUSTOMER.



CUTTING SK. (3)

VENT SIZE	RADIUS R1	RADIUS R2	RADIUS R3	RADIUS R4	RADIUS R5	RADIUS R6	ARC A	CHD B	VERS C	ARC D	CHD E	VERS F	G	H	J	PC.MK. K	PC.MK. L
36	2'-1 1/2	2'-0 5/8	1'-8 1/4	1'-7 1/4	2'-1 3/4	1'-7	3'-6 1/16	3'-1 1/16	8 3/16	2'-7 3/4	2'-4 9/32	6 3/16	3'-2	3'-3	4'-1 1/4	4B2-4	4B2-5
42	2'-4 1/2	2'-3 5/8	1'-11 1/4	1'-10 1/4	2'-4 3/4	1'-10	3'-10 29/32	3'-5 11/16	9 1/16	3'-0 17/32	2'-8 9/16	7 1/16	3'-6	3'-3	4'-7 1/4	4C3-4	4C3-5
48	2'-7 1/2	2'-6 3/8	2'-2 1/4	2'-1 1/4	2'-7 3/4	2'-1	4'-3 15/32	3'-9 15/16	9 15/16	3'-5 9/32	3'-0 13/16	7 31/32	3'-10 9/16	3'-6 1/2	5'-1 1/4	SEE BILLS	SEE BILLS



(1) (2) (4) AND (5) TOGETHER

▶ INDICATES CHANGE FROM PREVIOUS ISSUE

REVISIONS	BY	CHKD	DATE
REMARKS			
2 1/4" REV. SPEC. OF PC. 3 + 1/2 THICKNESS OF PC. 5 + 1/2	JSB	GAH	7-31-85
1 ADDED 5/7/87	RBB		

CBI

SCREENED VENT FOR 36, 42, AND 48 DIAMETER ACCESS TUBE

BY JSB CHKD GAH DATE 7-31-85

APPROVED BY RBB DATE 7/1/85

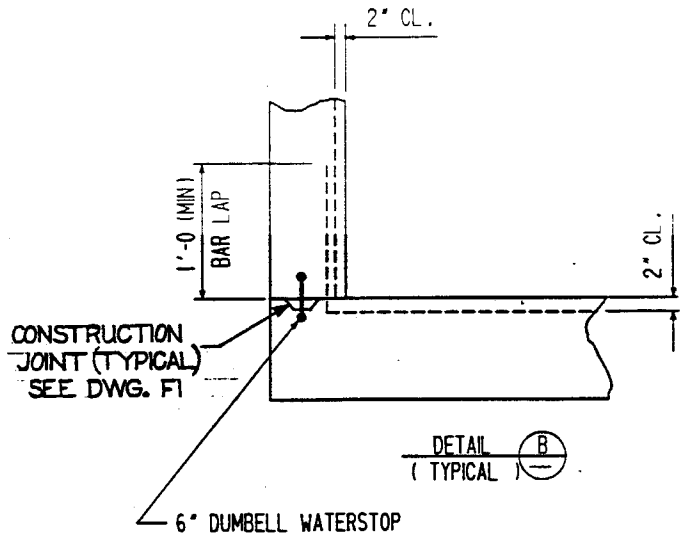
STANDARD DRAWING NO. G5-1

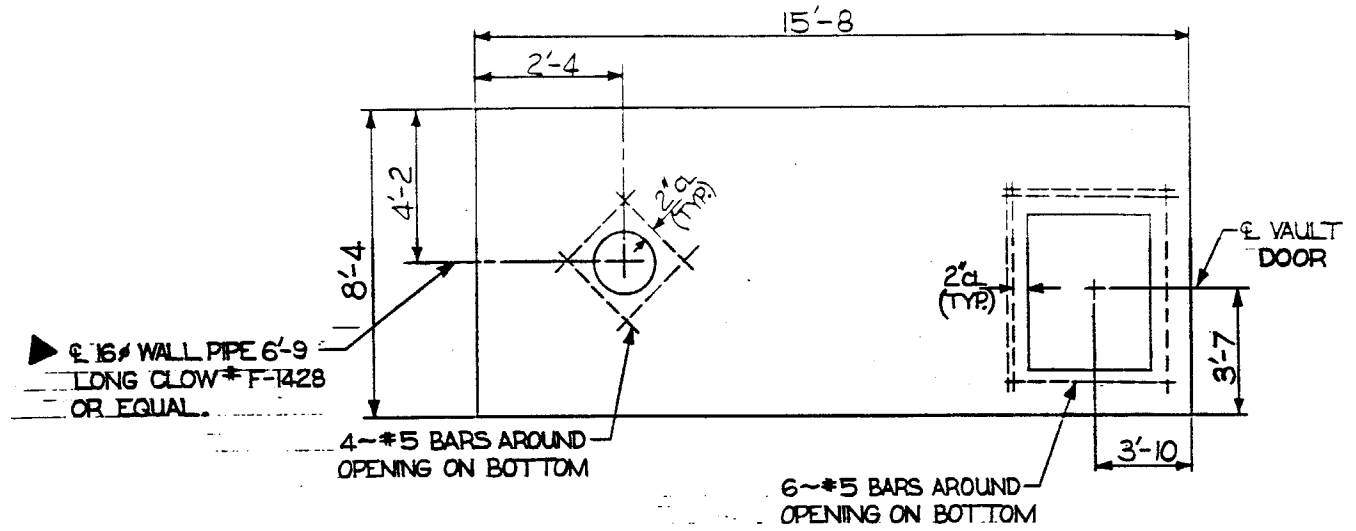
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

CAD FILE:

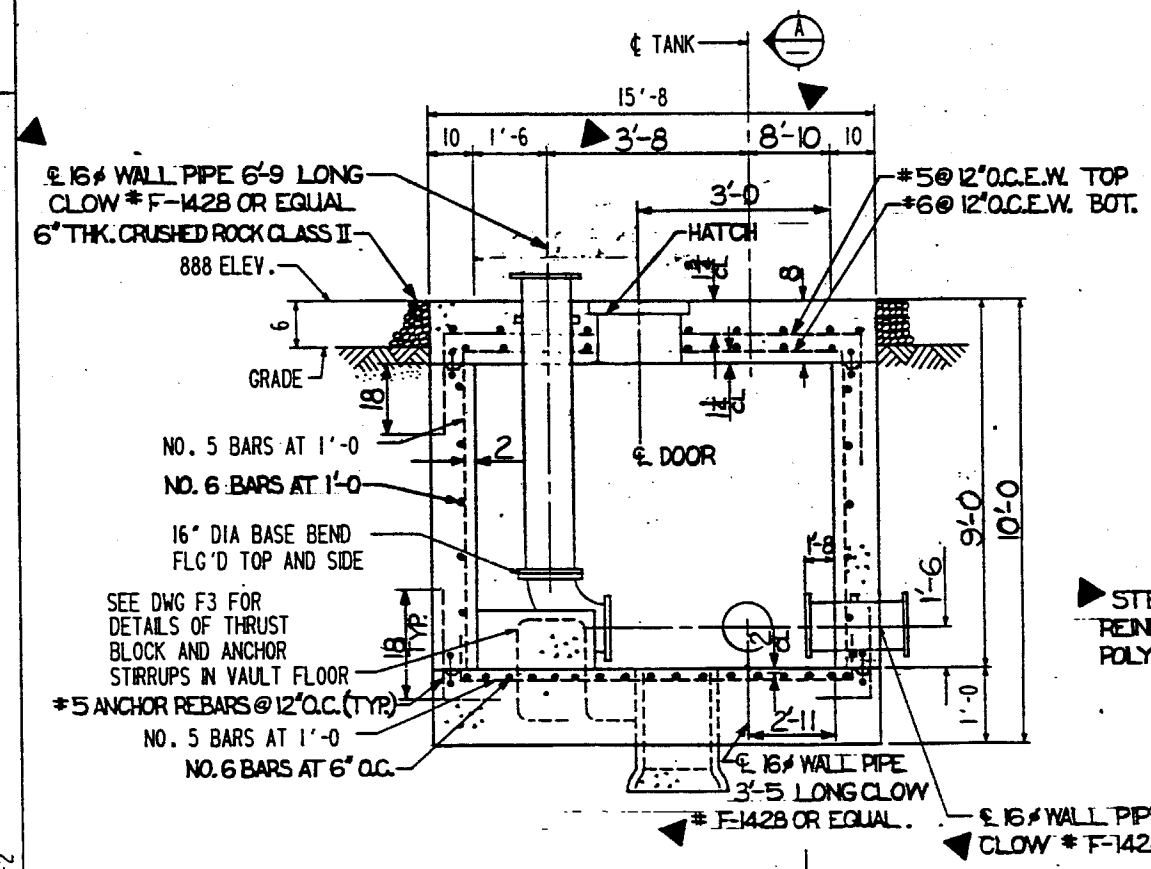
FILE COPY
RA5:15-4

Revise! Electrical sleeve location
4-1" ELEC. GROUND
1-3" FUTURE TELEPHONE
1-3" ELECTRIC SERVICE

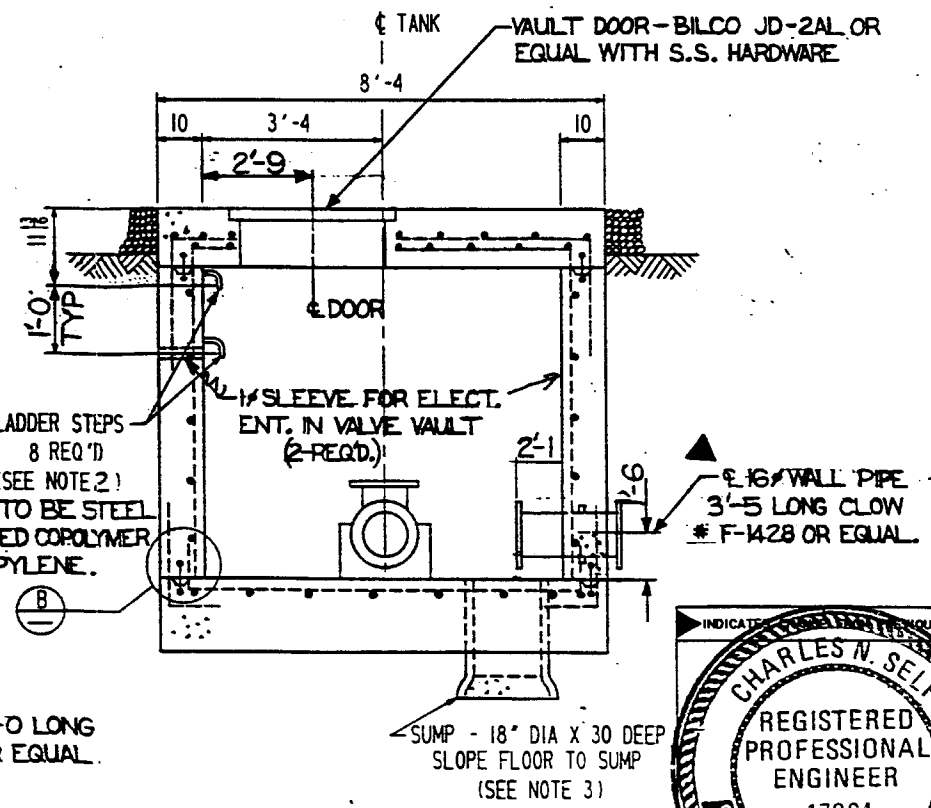




—PLAN OF COVER—



SECTION THRU VALVE VAULT



SECTION A

SUB-CONTRACTOR NOTE:
SEE SHEETS 9,10,&11 OF 14 OF CUSTOMER'S SPECS. FOR REMAINDER OF PIPING DETAILS. SEE ATTACHED CUSTOMER'S DRAWING PIPE PLAN TOWER VAULT.

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.

Charles N. Self

Date 8-9-88 Registration No. 17964

NOTES:

1. WORK THIS DRAWING WITH DRAWING F1 AND F3 & CUST. DWG.
2. SEE DRAWING F1 FOR TRUE ORIENTATION OF LADDER STEPS AND SUMP.

CHARLES N. SELF
REGISTERED PROFESSIONAL ENGINEER
17964
STATE OF MINNESOTA

REVISIONS	BY	CHKD	DATE
REMARKS	JFN	LDF	7-26-88
REVISED PER CUST. APPROVAL.			

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

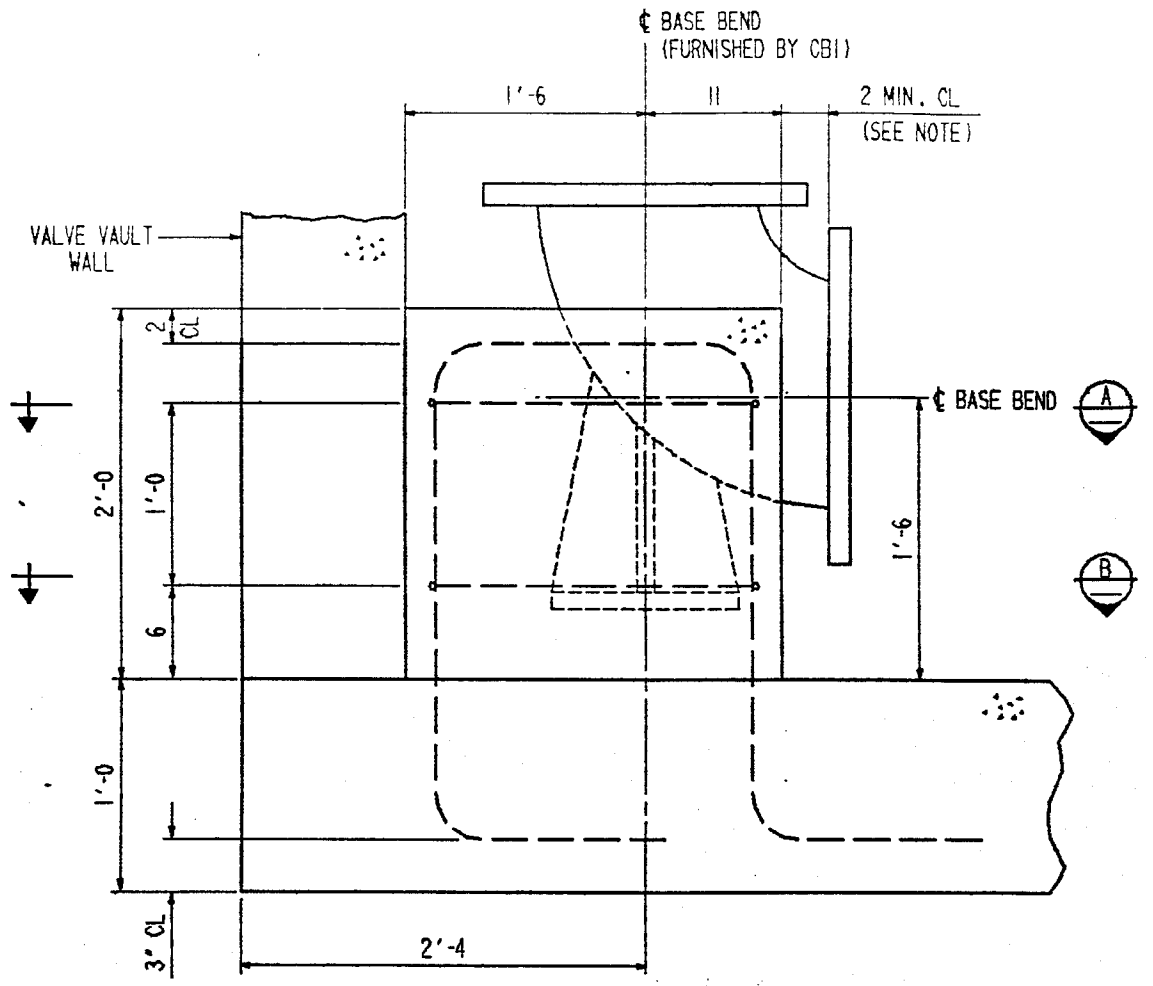
VALVE VAULT
500 M.G. WATERSPHEROID
CITY OF RAMSEY, MINNESOTA

CUSTOMER'S NO
BY JFN CHKD LDF DATE 7-6-88
R.B. BURLESON
ENGINEERING SUPERVISOR

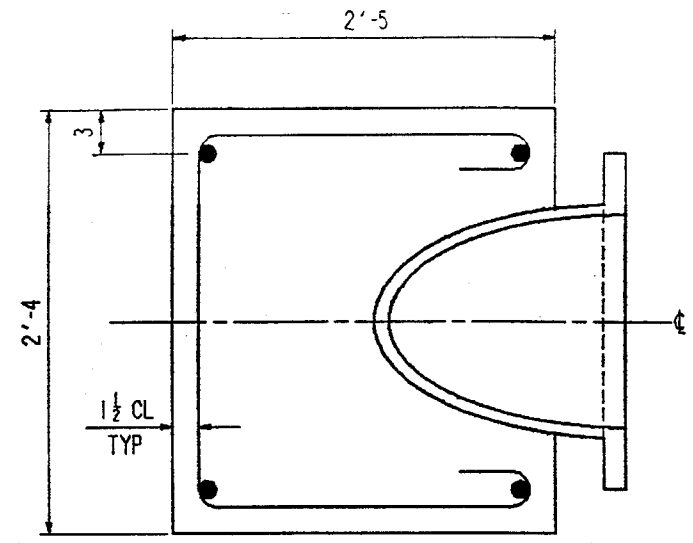
CONTRACT NO C80633
DWG F2 REV
SHT -

THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

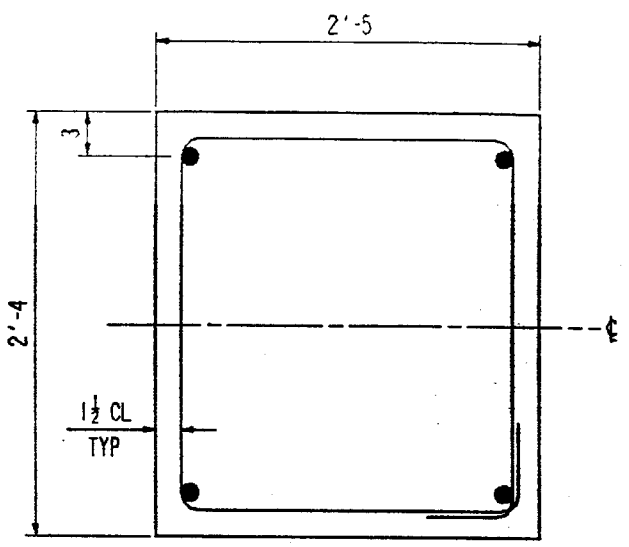
Program: C0104N - VALVE VAULT
Date of Version: 12-29-86
CAD FILE: C80633F2



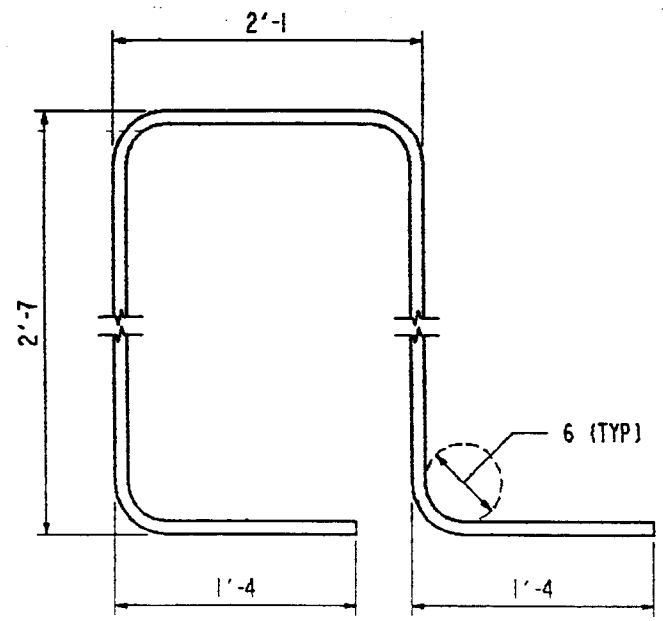
THRUST BLOCK FOR 16" DIAMETER BASE BEND



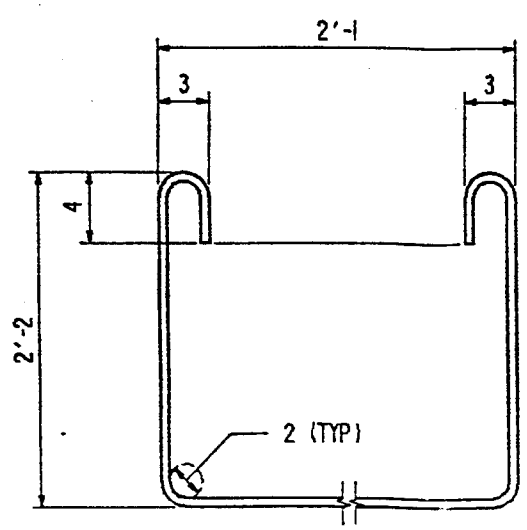
SECTION (A)



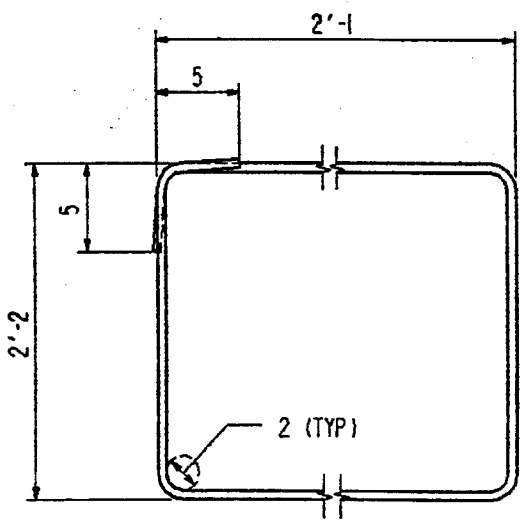
SECTION (B)



BEND DETAIL - #8 TYPE S5 BAR, 9'-11 LONG
(2 REQUIRED)



BEND DETAIL - #4 TYPE S9 TIE BAR, 7'-7 LONG
(1 REQUIRED)



BEND DETAIL - #4 TYPE T2 TIE BAR, 9'-4 LONG
(1 REQUIRED)

NOTE:
THE 2 INCH CLEAR DISTANCE BETWEEN BACK OF VERTICAL FLANGE AND FACE OF CONCRETE BLOCK DOES NOT NECESSARILY PROVIDE CLEARANCE TO INSTALL BOLTS FROM BASE BEND SIDE. VALVES AND FITTINGS THAT ATTACH TO THE BASE BEND SHOULD BE CHECKED TO ASSURE THAT BOLTS CAN BE INSTALLED.

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.

Charles N. Self

Date 8-9-88 Registration No. 17964

Program: C0106N - Thrust Block Assembly
Date of Version: 5-23-86
CAD FILE: C80633F3

INDICATES CHANGE FROM PREVIOUS ISSUE

CHARLES N. SELF
REGISTERED PROFESSIONAL ENGINEER
17964

REVISIONS | BY | CHKD | DATE | REMARKS

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

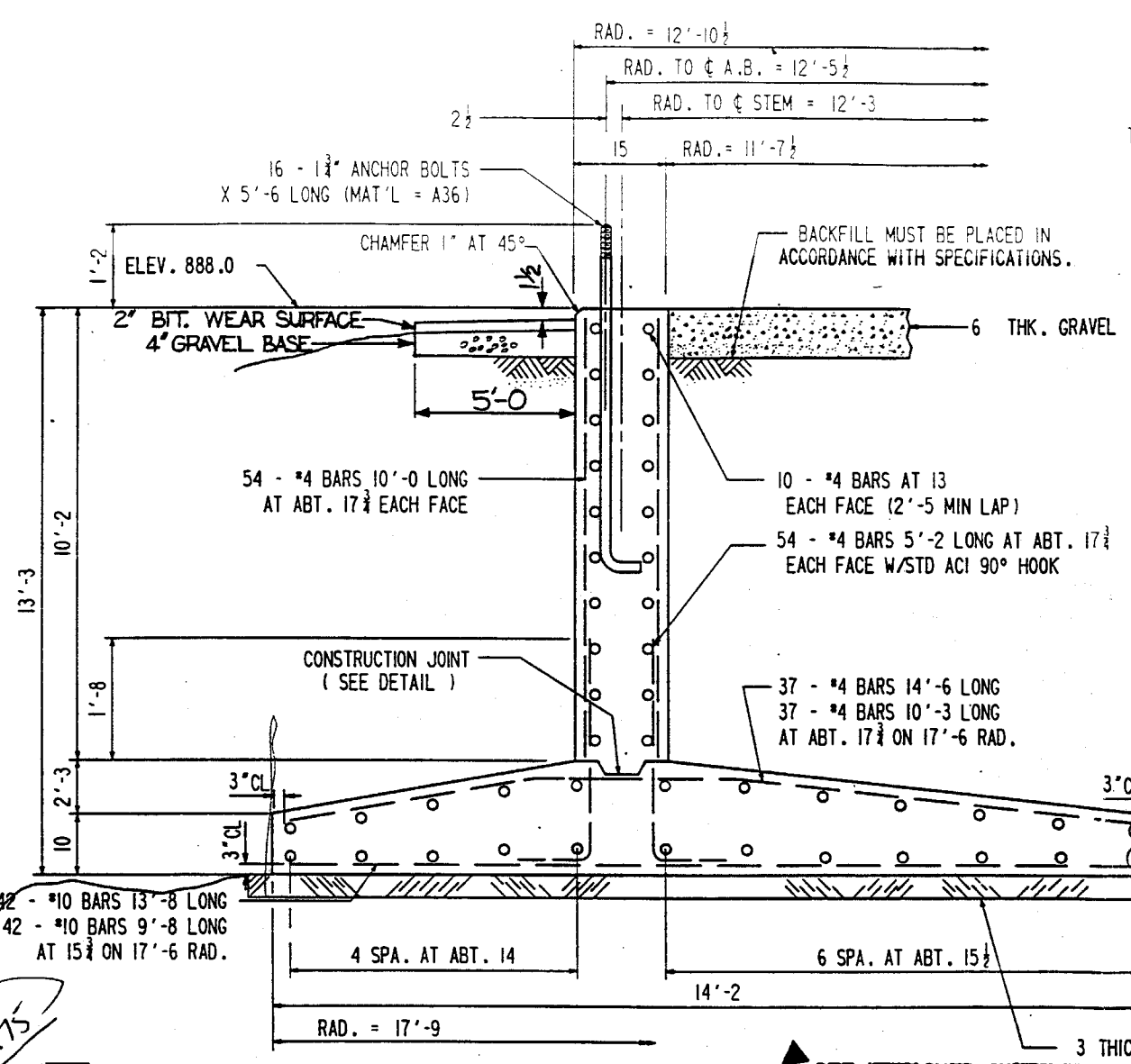
16" DIAMETER BASE BEND
THRUST BLOCK ASSEMBLY
500 M.G. WATERSPHEROID
CITY OF RAMSEY, MINNESOTA

CUSTOMER'S NO
BY JFN CHKD LDF DATE 7-6-88
R.B. BURLESON
ENGINEERING SUPERVISOR

CONTRACT NO C80633
DWG. F3 REV 0
SHT -

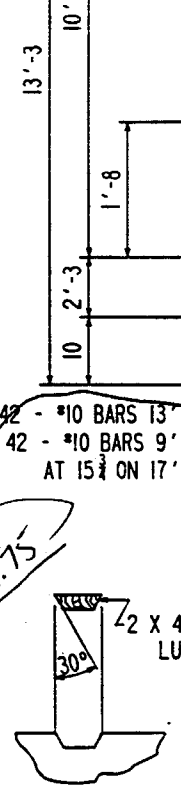
THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

NOT TO SCALE



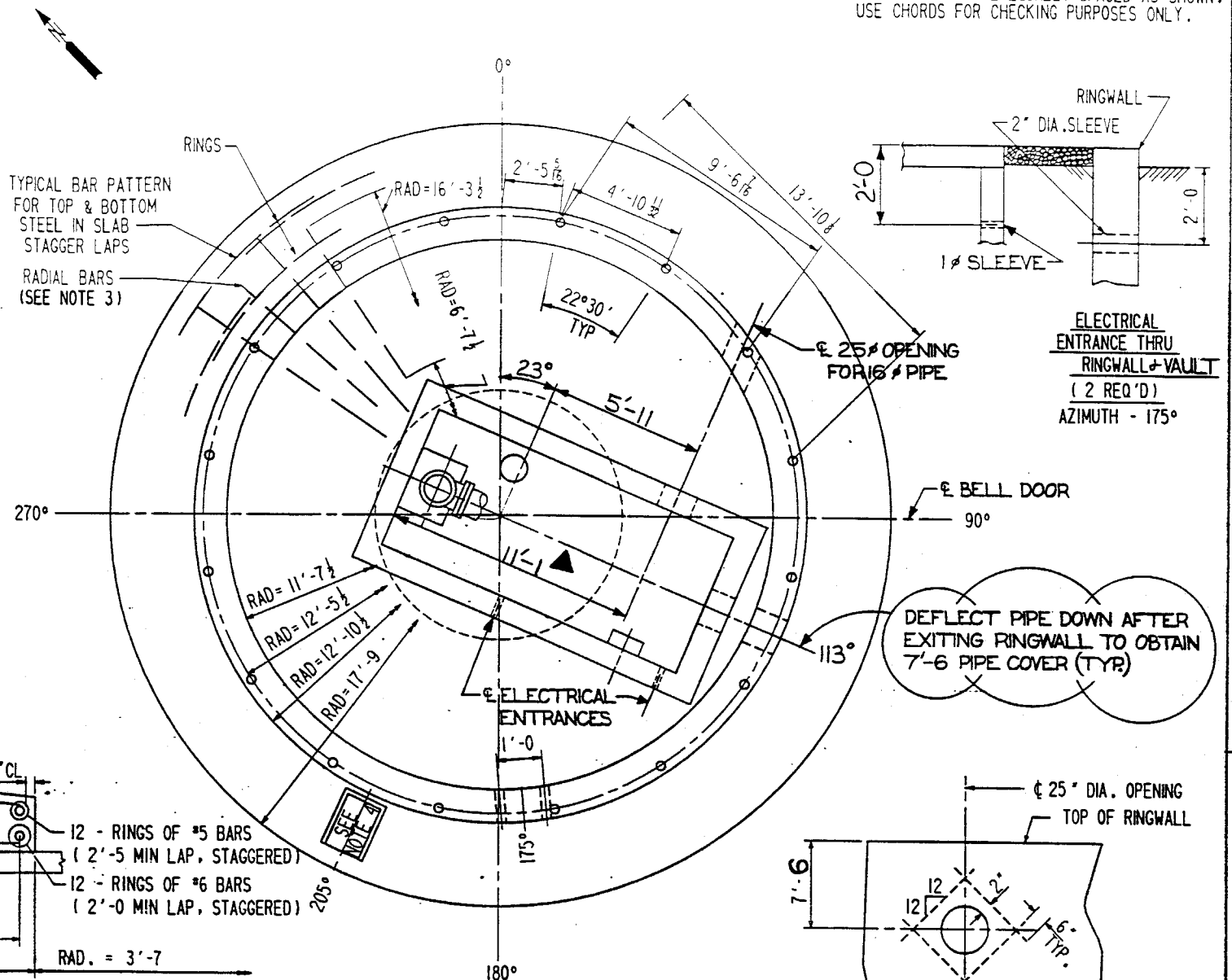
SECTION THRU FOUNDATION

SEE ATTACHED CUSTOMER DRAWING "PIPE PLAN TOWER VAULT".

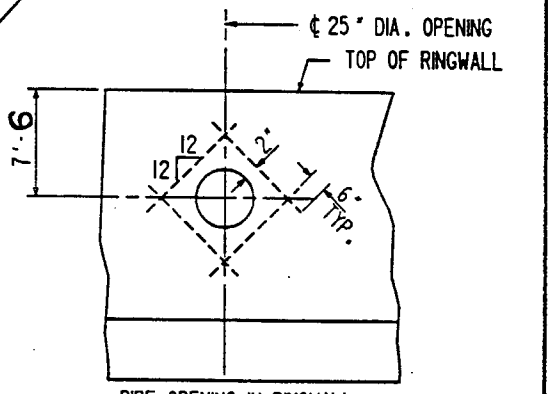


TYP. CONSTRUCTION JOINT

NOTE: ANCHOR BOLTS ARE EQUALLY SPACED AS SHOWN. USE CHORDS FOR CHECKING PURPOSES ONLY.



ELECTRICAL ENTRANCE THRU RINGWALL & VAULT
(2 REQ'D)
AZIMUTH - 175°



PIPE OPENING IN RINGWALL

A) DO NOT CAULK AROUND PIPE. (2-REQ'D.)
B) 16 DIA. PIPE MUST BE INSTALLED BEFORE INSIDE BACKFILL IS PLACED.
C) 4 - #4 BARS 3'-5 LONG IN EACH FACE.

NOTES:
1. ALL REINIFORCING COVER TO BE 2" MINIMUM EXCEPT AS NOTED.
2. WORK THIS DRAWING WITH PROJECT SPECIFICATIONS AND DRAWING F2 . F3
3. RADIAL CUTOFF BARS MAY BE EXTENDED FOR INSTALLATION ONLY IF A 2 INCH MINIMUM CLEAR DISTANCE BETWEEN BARS ON INSIDE CAN BE MAINTAINED AT SPACING SHOWN.
4. SPLASH PAD AT AZIMUTH 205°, 4'-0 x 10'-0 x 1'-0 (SEE CUST. DWG. SHT. 7)
5. LADDER TO BE LOCATED A MIN. OF 15" FROM ℄ OF LADDER TO INS. OF VAULT WALL.

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.

Charles N. Self

Date 8-9-88 Registration No. 17964

ESTIMATED FOUNDATION QUANTITIES		
ITEM	CONCRETE (CU. YDS.)	REIN'F. STEEL (LB.)
FND. STEM	36.2	1850
FND. BASE SLAB	74.7	7450
VALVE VAULT	19	2150
TOTAL	129.9	11450

FOUNDATION CONTRACTOR SHALL MAKE OWN ESTIMATE OF QUANTITIES FOR BIDDING AND/OR CONTRACTING.

TABLE OF LOADINGS		
ITEM	LOAD (KIPS)	BEARING PRESSURE (PSF) NET
WATER	4231.9	
METAL	305.1	
CONCRETE (44 PCF)	136.5	
TOTAL W/O WIND	4673.5	4922 PSF
	W/WIND (FT-KIP)	W/WIND (PSF)
OVERTURNING MOMENT	6156	1404
MAXIMUM TOE PRESSURE (PSF)		6326

TOLERANCES:
TOP OF RINGWALL TO BE TROWELLED LEVEL AND TO BE WITHIN ± ¼" OF THEORETICAL ELEVATION. ANCHOR BOLTS TO BE WITHIN ¼" OF THEORETICAL POSITION. TO BE PLUMB WITHIN ⅛"/12, AND WITH PROJECTION ABOVE THE TOP OF RINGWALL WITHIN ½" OF THE SPECIFIED HEIGHT.

SPECIFICATIONS:
SEE SPECIFICATIONS BY CUSTOMER AND C.B.I.. ALL CONCRETE TO HAVE 4000 P.S.I. COMP. STRENGTH IN 28 DAYS. REINFORCING STEEL TO HAVE MINIMUM YIELD STRENGTH OF 60000 P.S.I. AND CONFORM TO ASTM A615 (SI) GR. 60 . ALL MATERIAL UNLESS OTHERWISE NOTED TO BE FURNISHED AND INSTALLED BY FOUNDATION CONTRACTOR. ANCHOR BOLTS ARE FURN. BY C.B.I..

PIPE COVER = 6'-7 (AT RINGWALL)

▲ INDICATES CHANGE FROM PREVIOUS ISSUE

CHARLES N. SELF
REGISTERED PROFESSIONAL ENGINEER
17964
STATE OF MINN.

BY	CHKD	DATE	REMARKS
JFN	LDF	7/25/88	REVISED PER CUST. APPROVAL

SUPPLIER'S/ PURCHASER'S NO D81582

CBI

FOUNDATION PLAN
FOR 500 M.G. WATERSPHEROID
CITY OF RAMSEY, MINNESOTA

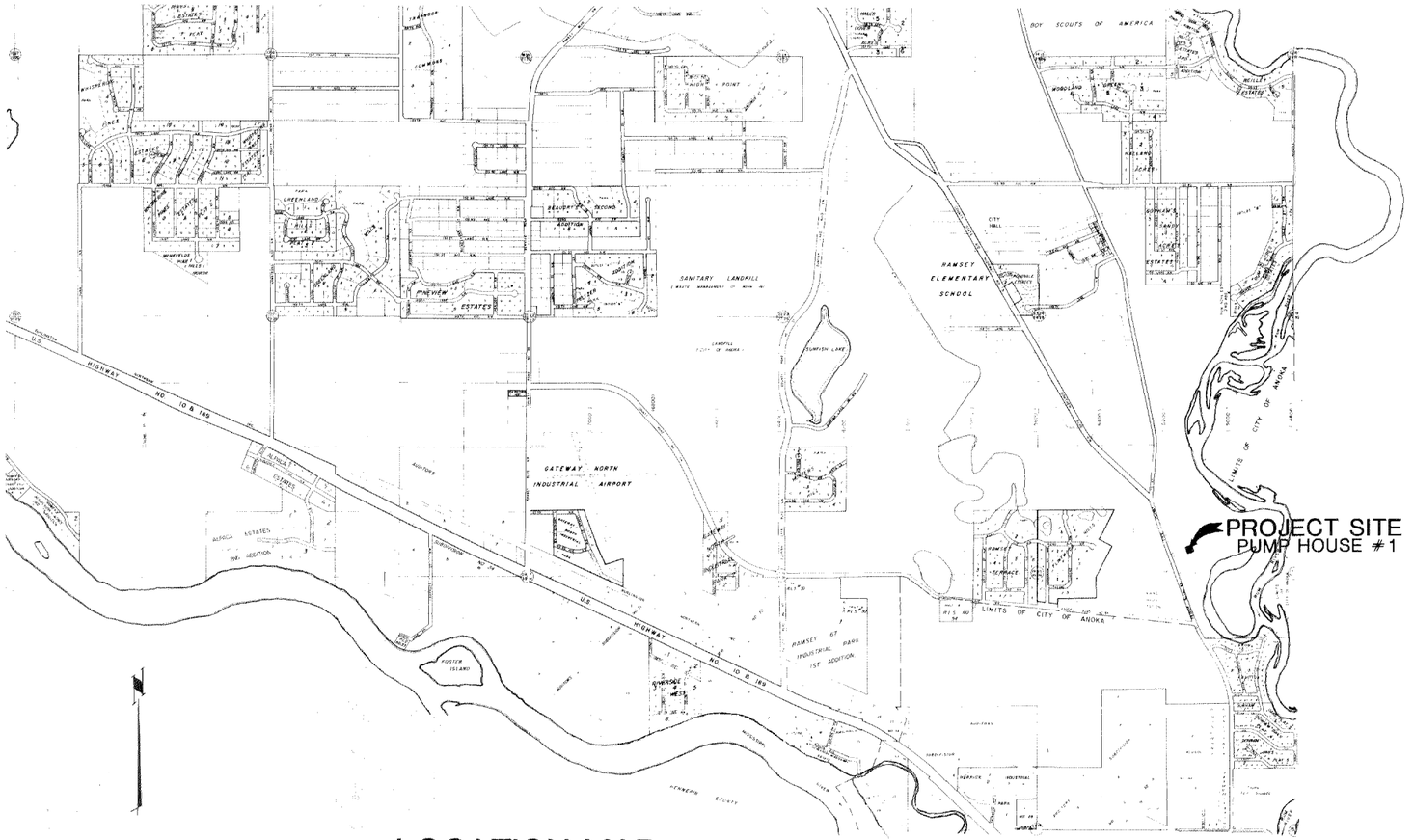
CUSTOMER'S NO
BY JFN CHKD LDF DATE 7-6-88
R.B. BURLESON
ENGINEERING SUPERVISOR

CONTRACT NO C80633
DWG F1 REV 1
SHT -

THIS DRAWING HAS BEEN PREPARED FOR AND IS THE PROPERTY OF CBI AND IS TO BE USED ONLY IN CONNECTION WITH PERFORMANCE OF WORK BY CBI. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE IS EXPRESSLY FORBIDDEN.

CAD PROGRAM: C012IA - FOUNDATION PLAN
DATE OF VERSION: 1/08/88
CAD FILE: C80633F1

IMPROVEMENT PROJECT 84-13
PUMP HOUSE
AND
HYDRO-PNEUMATIC TANK
CITY OF RAMSEY



LOCATION MAP
SCALE: 1" = 1500'

INDEX TO PLAN SHEETS	
DESCRIPTION	SHEET
TITLE SHEET	1
SITE & LOCATION	2
FLOOR & FOOTING	3
BUILDING ELEVATION	4
MECHANICAL	5
HYDRO-PNEUMATIC TANK	6
ROOF PLANK & FLOOR DRAIN	7
BUILDING & DETAILS	8
ELECTRICAL SYSTEM DIAGRAM	9
ELECTRICAL POWER & CONTROLS	10
ELECTRICAL LIGHTING & GROUNDING	11
ELECTRICAL DETAIL	12
CONTROL DIAGRAMS	13

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate image of the plan referred to in report on water works improvements, dated
OCT 10 1984

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.

Laurence D. Koshak
Date 9/26/84 Reg. No. 11261

Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

142ND AVENUE N.W.

PROPOSED BITUMINOUS STREET

10" WATERMAIN BY OTHERS

GRAVEL BY OTHERS

GRADING BY THIS CONTRACT

NOTE 1

35'

WELL LOCATION

CONCRETE WALK

CONCRETE WALK

TRANSFORMER PAD

5'

FLOOR ELEVATION 860.8

10" VALVE BY OTHERS

BEGIN PROJECT 84-13

30 LF - 10" DIP CLASS 54

BENDS AS REQ'D BRING PIPE THRU FLOOR

CONCRETE WALK

25 LF - 6" DIP CLASS 54

6" PLUG

4" PVC - SCH 80

SEEPAGE PIT

100.00

859

860

858

ST. FRANCIS BLVD. (STATE TRUNK HIGHWAY NO 47)

142ND AVE. N.W.

WIRCO ST. N.W.

RIVER'S 142ND AVE. N.W. BEND

PROJECT SITE

LOCATION MAP

No Scale

NOTES:

1. THE CONTRACTOR SHALL PLACE TOPSOIL, SEED, FETILIZER AND MULCH OVER THE AREA DISTURBED BY HIS OPERATIONS.
2. ALL WATERMAIN SHALL BE BURIED A MINIMUM OF 7½ FEET.
3. THE CONTRACTOR SHALL GRADE AND SHAPE THE ENTIRE SITE AND DRIVEWAY ACCORDING TO THESE PLANS.
4. SOIL BORING LOG AVAILABLE IN SPECIFICATIONS.

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan referred to in report on water works improvements, dated _____

OCT 10 1984

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.

Laurence G. Kyllo

Date 9/26/84 Reg. No. 11361

IMPROVEMENT PROJECT 84-13
SITE & LOCATION PLAN
PUMP HOUSE #1 - HYDRO-PNEUMATIC
CITY OF RAMSEY

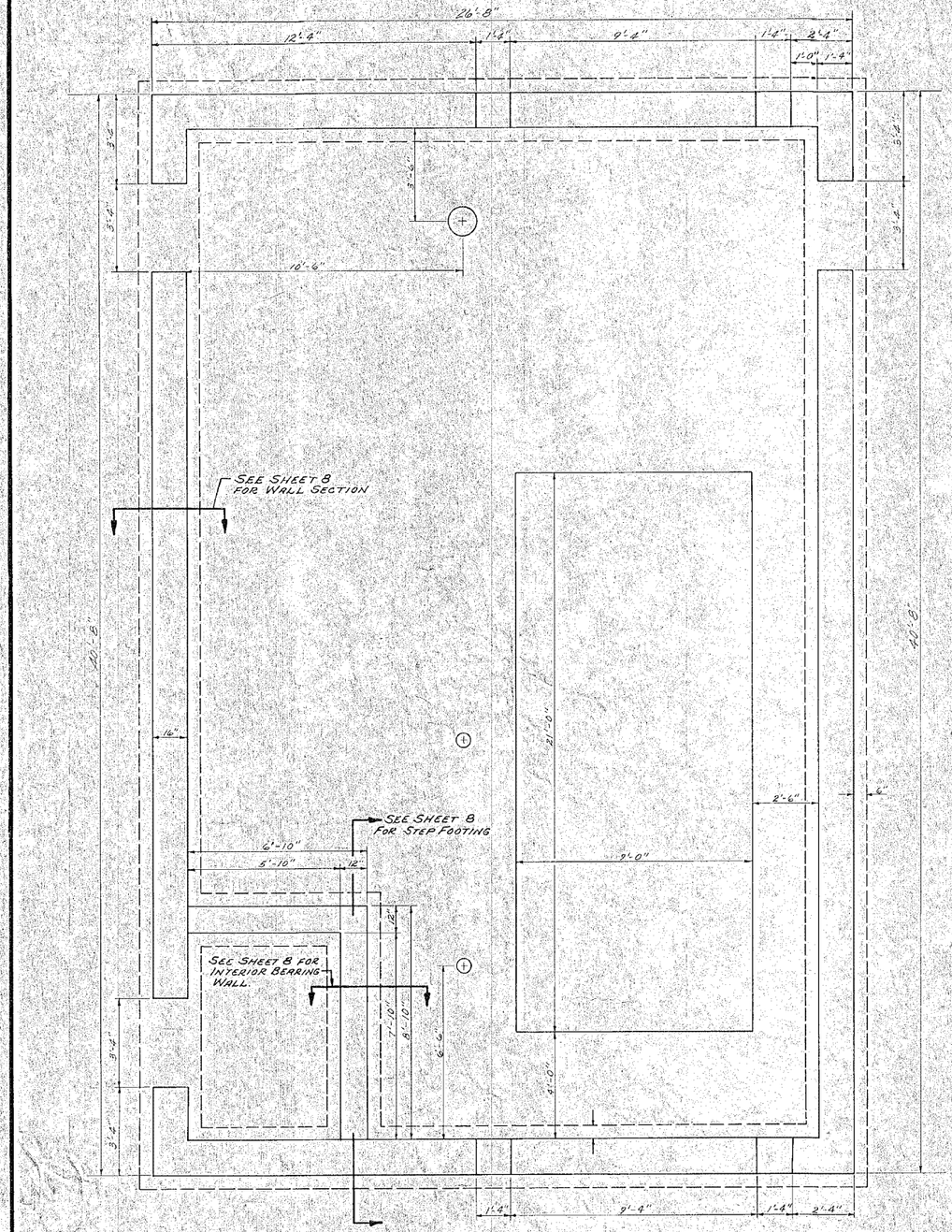
Scale: Horiz. 1"=10' Vert. -

Book 95 Page 72-75

Revisions | Date 9-26-84 | Sheet 2 of 13 sheets | File No. RAMSC:02-1

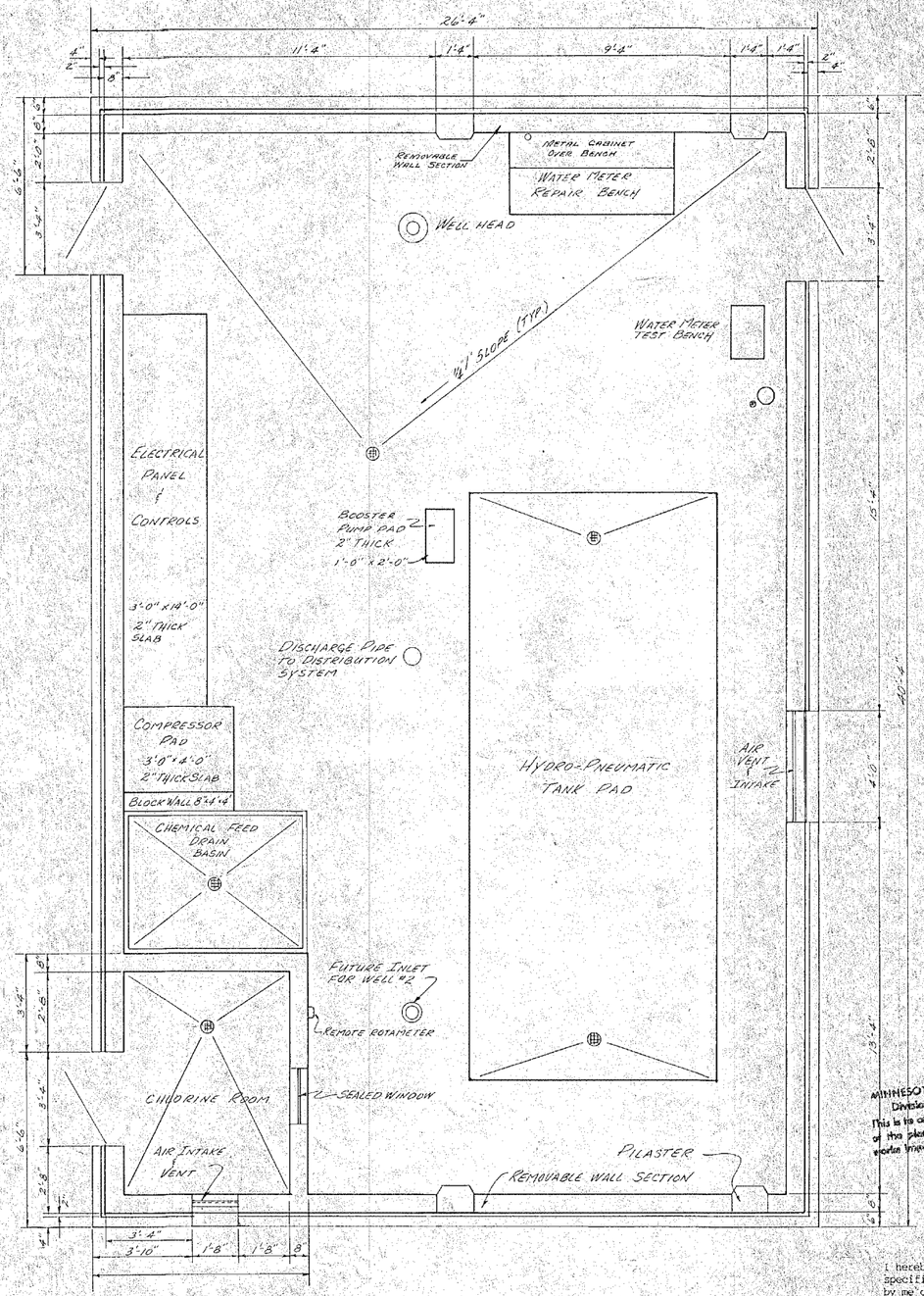
Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by LGK | Drawn by Larry | Checked by PRE



FOOTING PLAN

3/8" = 1'-0"



FLOOR PLAN

3/8" = 1'-0"

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan referred to in report on water works improvements, dated _____
OCT 10 1984

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.

Laurence G. Koshak

Date 9/26/84 Reg. No. 11961

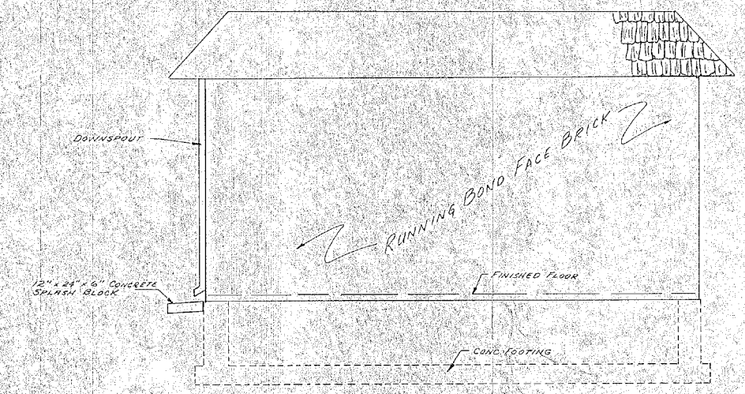
IMPROVEMENT PROJECT 84-13
FLOOR PLAN - FOOTING PLAN
PUMPHOUSE #1 - HYDRO-PNEUMATIC
CITY OF RAMSEY

Scale: Horiz. 3/8" = 1'-0" | Vert. – | Book – | Page –

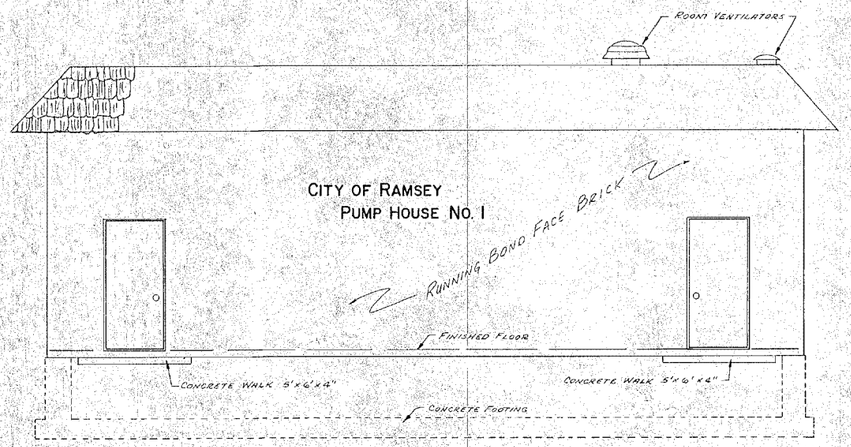
Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by LGK | Drawn by Andy | Checked by PRR

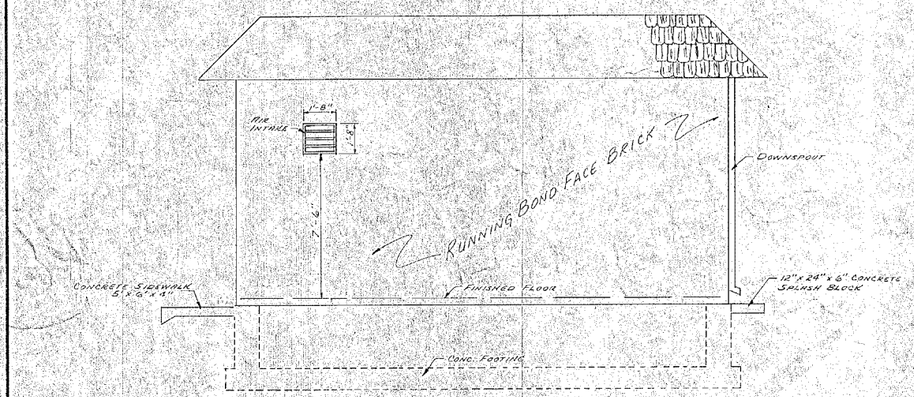
Revisions | Date 9-26-84 | Sheet 3 of 13 sheets | File No. RAS6:02-1



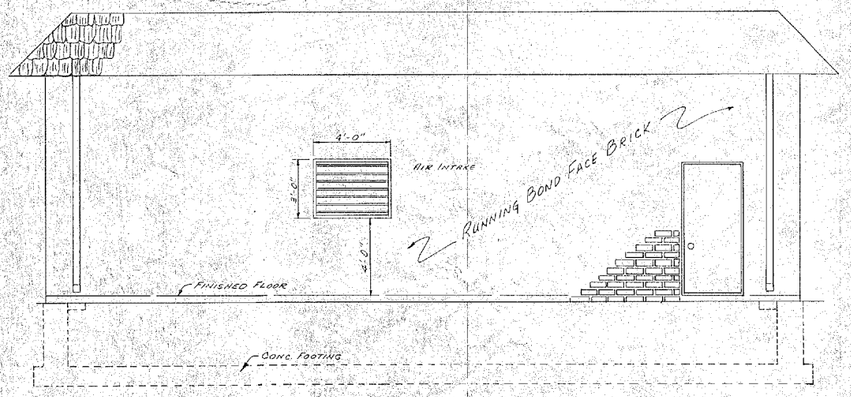
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan referred to in report on water works improvements, dated
OCT 10 1984

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.
Lawrence P. Reichel
Date 9/26/84 Reg. No. 11261

IMPROVEMENT PROJECT 84-13
BUILDING ELEVATIONS
PUMPHOUSE #1 - HYDRO-PNEUMATIC
CITY OF RAMSEY

Revisions | Date 9-26-84 | Sheet 4 of 13 sheets | File No. RASC02-1

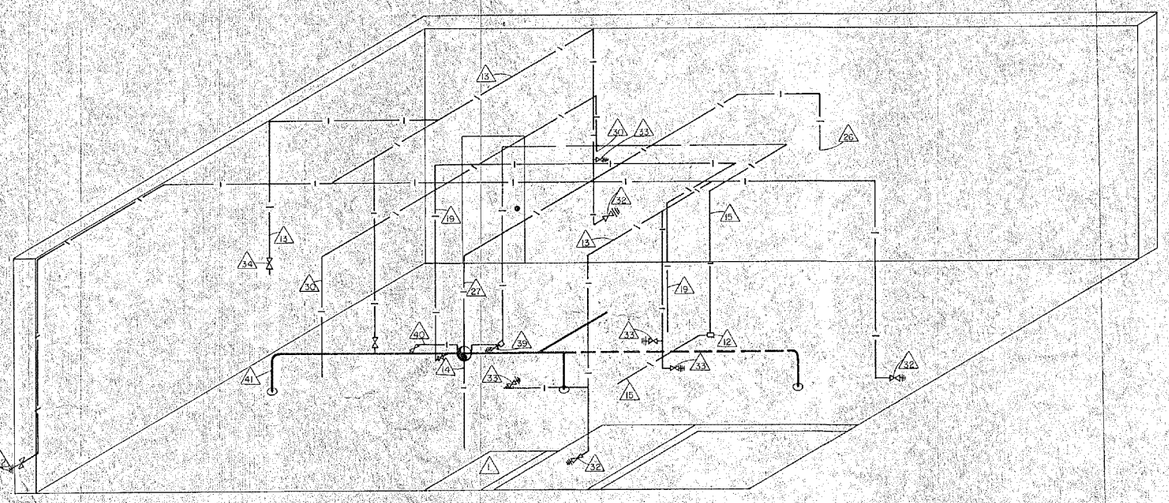
Scale: Horiz. 1/4"=1'-0" | Vert. -- | Book -- | Page --

Hakanson Anderson Associates, Inc.
engineers and surveyors
322 Monroe Street • Anoka, Minnesota 55303 • 612/427-3860

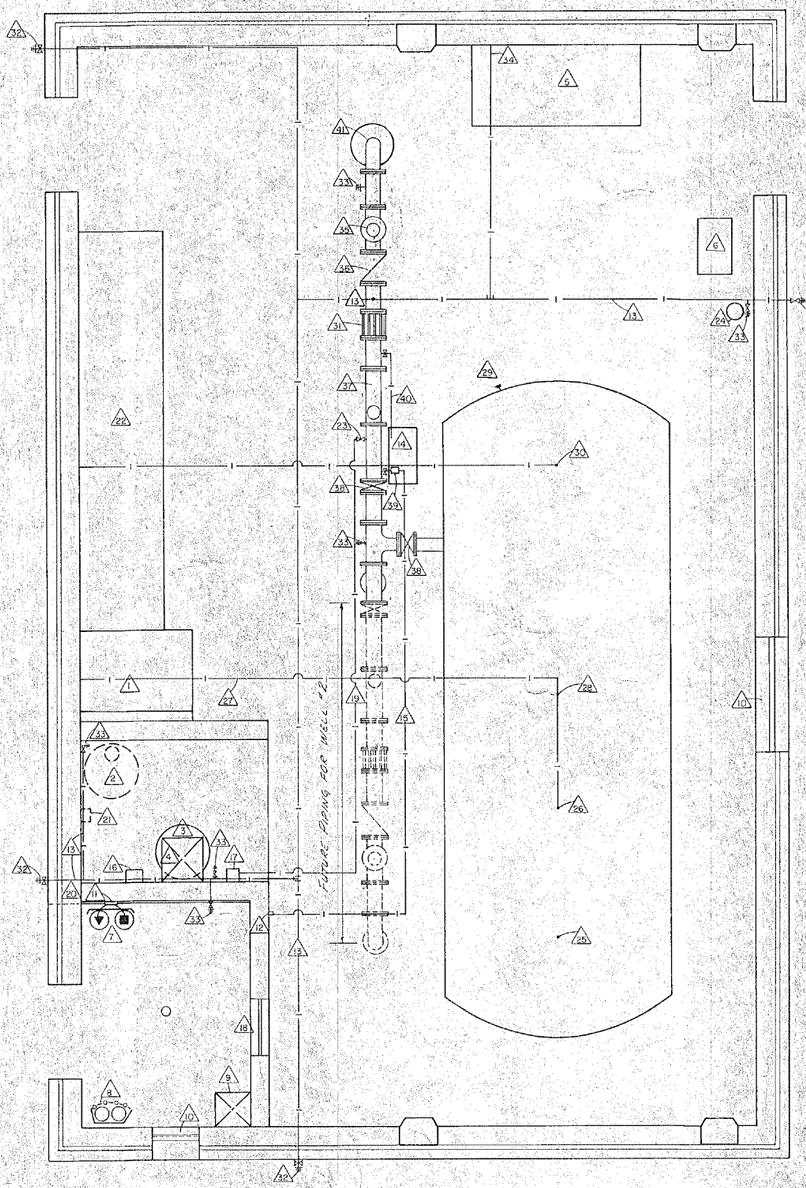
Designed by LGE | Drawn by MHL | Checked by PRR

KEY △

1. Air Compressor
2. Future Polyphosphate Tank & Mixer
3. Fluoride Acid Tank
4. Exhaust Hood
5. Water Meter Repair Bench
6. Water Meter Test Bench
7. Chlorine Gas Cylinders on Line
8. Chlorine Gas Cylinders in Storage
9. Exhaust Ventilator - Chlorine Room
10. Fresh Air Intake
11. Chlorine Gas Auto Switchover Module
12. Remote Chlorine Gas Flow Meter
13. 3/4" Service Water Tap & Water Line
14. Booster Pump
15. Chlorine Gas Line
16. Fluoride Pump
17. Fluoride System Break Tank
18. Sealed Viewing Window
19. Fluoride Solution Line
20. Chlorine Vent Line to Outside
21. Future Polyphosphate Pump
22. Electrical & Controls Center
23. Fluoride Solution Injector & Check Valve
24. Meter Test Tank
25. Mechanical Air Pressure Relief
26. Add Air
27. Compressed Air Line
28. Air Release - Solonoid Valves to Control Panel
29. Tank Level Switch to Control Panel
30. Air Pressure - to Control Unit
31. Flexible Coupling
32. Frost Free Hose Bid & Back Flow Preventor Valve
33. Hose Bib & Back Flow Preventor Valve
34. Water Service to Meter Repair Bench
35. Air Release Valve
36. Check Valve
37. Flow Meter
38. 6" Valve
39. Chlorine Injector
40. Water Line to Booster Pump
41. Well Head



PIPING SCHEMATIC
SCALE 1/4" = 1'



MECHANICAL PLAN
SCALE 3/8" = 1'

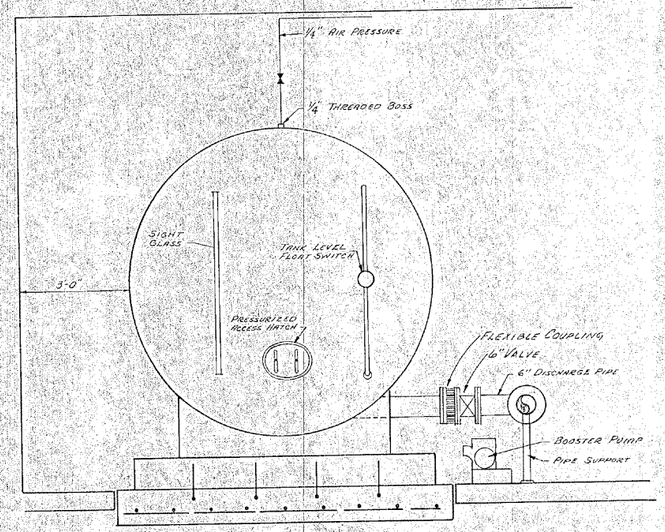
MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan referred to in report on water works improvements, dated
OCT 10 1984

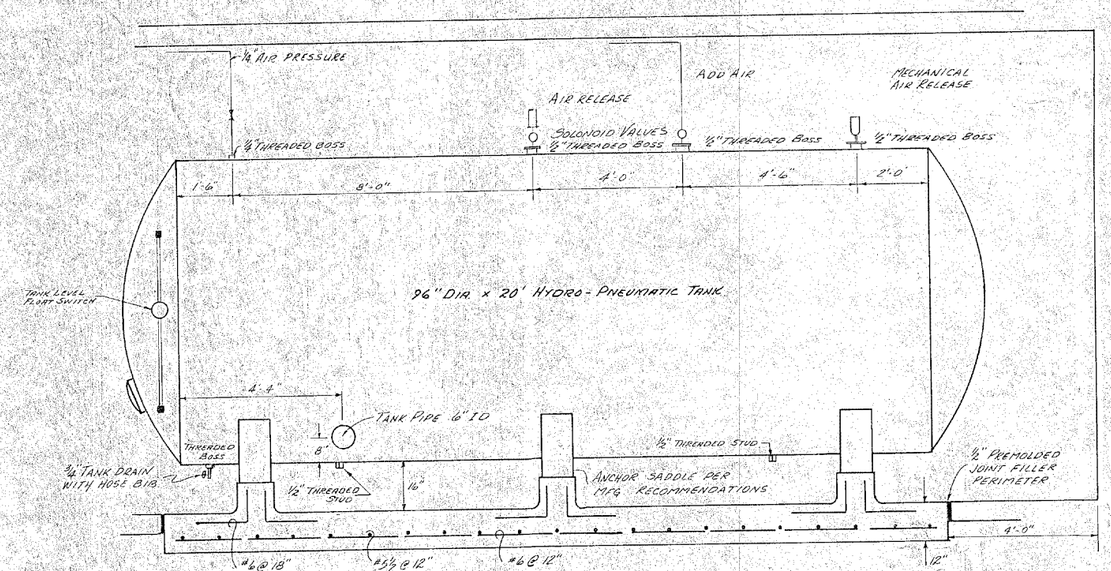
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.
Laurence G. Kodah
Date 9/26/84 Reg. No. 11961

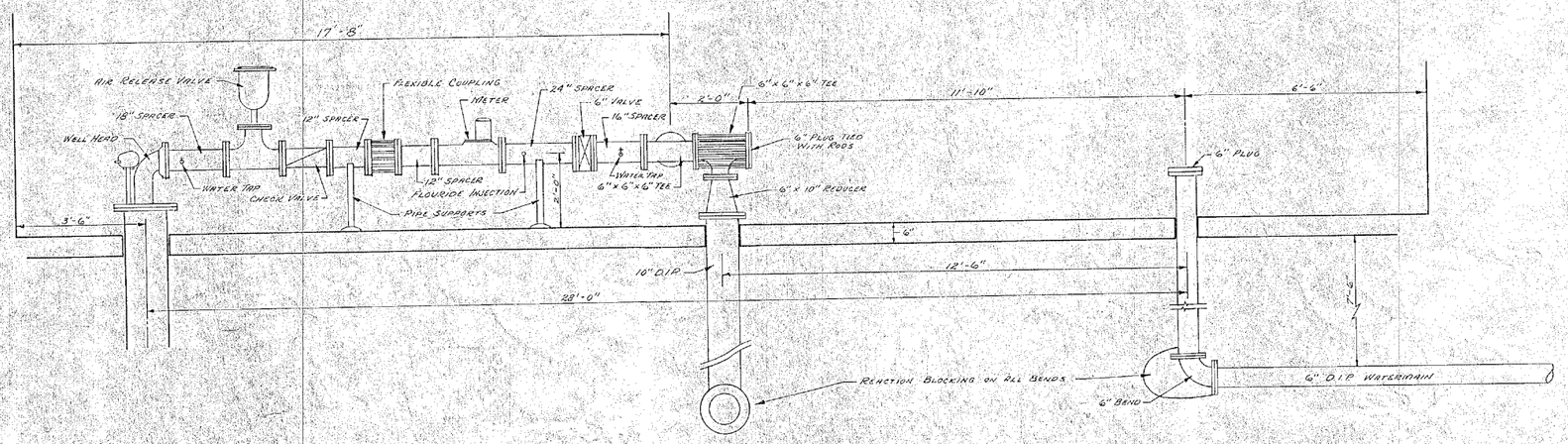
IMPROVEMENT PROJECT 84-13
MECHANICAL PLAN - SCHEMATIC
PUMPHOUSE #1 - HYDRO-PNEUMATIC
CITY OF RAMSEY

Scale: Horiz. SHOWN Vert. — Book —
Revisions | Date 9-26-84 | Sheet 5 of 13 sheets | File No. RA5C:02-1 | Page —

Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860
Designed by LGK | Drawn by Finch | Checked by PRR







MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of this plan referred to in report on water works improvements, dated _____
OCT 10 1984

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.

Date 9/24/84 Reg. No. 11961

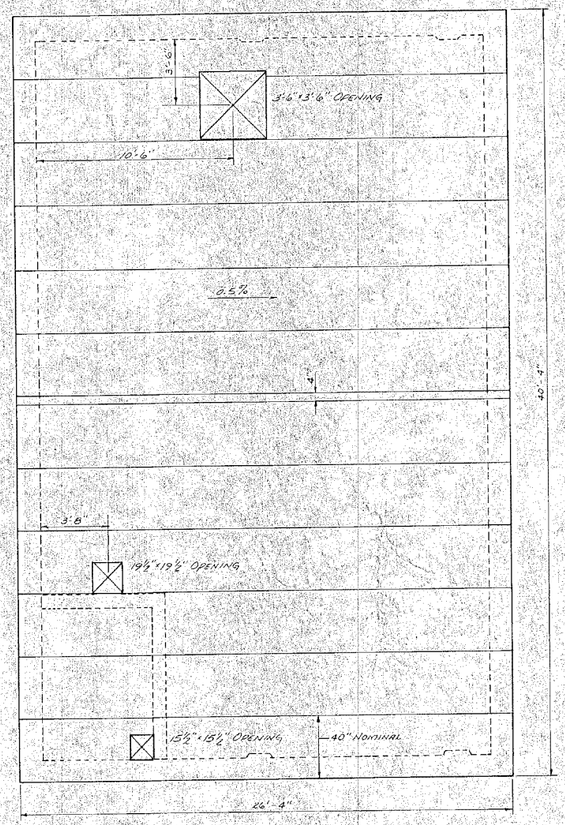
IMPROVEMENT PROJECT 84-13
HYDRO-PNEUMATIC TANK & PIPING DETAILS
PUMPHOUSE #1
CITY OF RAMSEY

Scale: Horiz. 1/2" = 1'-0" | Vert. — | Book — | Page —

Revisions | Date 9-26-84 | Sheet 6 of 13 sheets | File No. RAMSEY-82-1

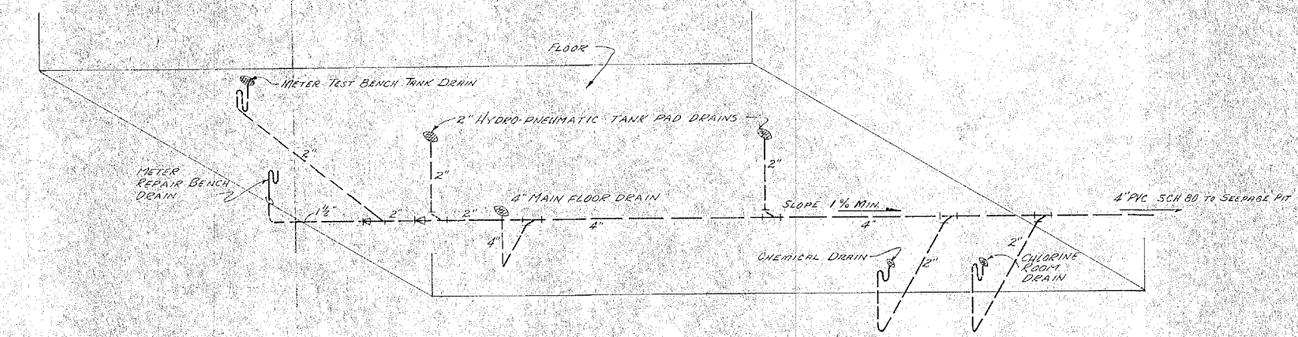
Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by LGK | Drawn by Andy | Checked by PRR



ROOF PLANK PLAN

4" = 1'-0"



FLOOR DRAIN SYSTEM

NO SCALE

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan approved by us report on water works improvements, dated
OCT 10 1984

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.

Laurence G. Koshak

Date 9/26/84 Reg. No. 11961

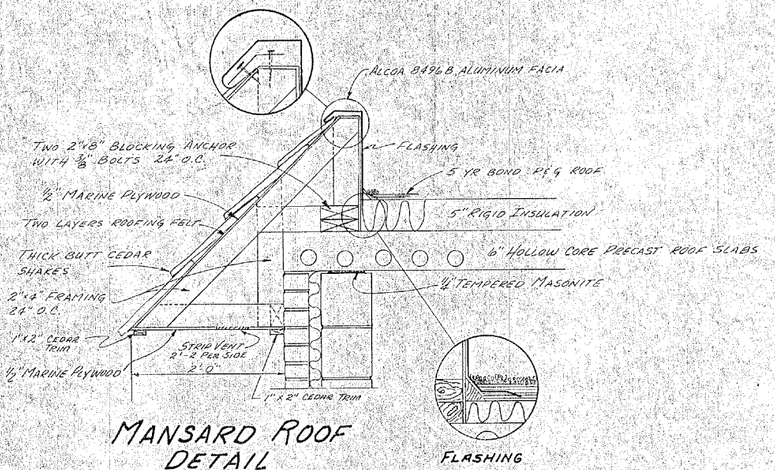
IMPROVEMENT PROJECT 84-13
ROOF PLANK PLAN AND FLOOR DRAIN SYSTEM
PUMP HOUSE #1
CITY OF RAMSEY

Scale: Horiz. SHOWN; Vert. —; Book —; Page —

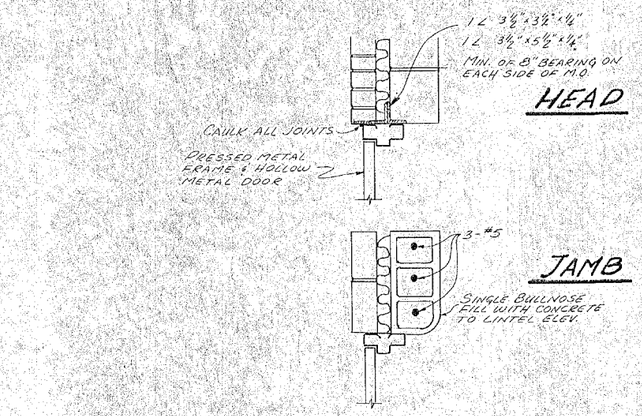
Revisions | Date 9-26-84 | Sheet 7 of 13 sheets | File No. RMSC-02-1

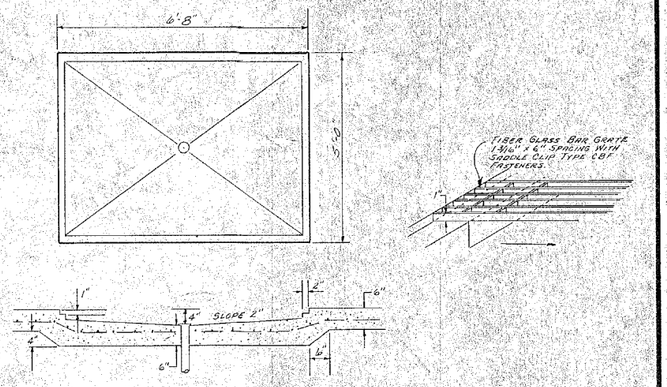
Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by LGK | Drawn by [illegible] | Checked by PRR



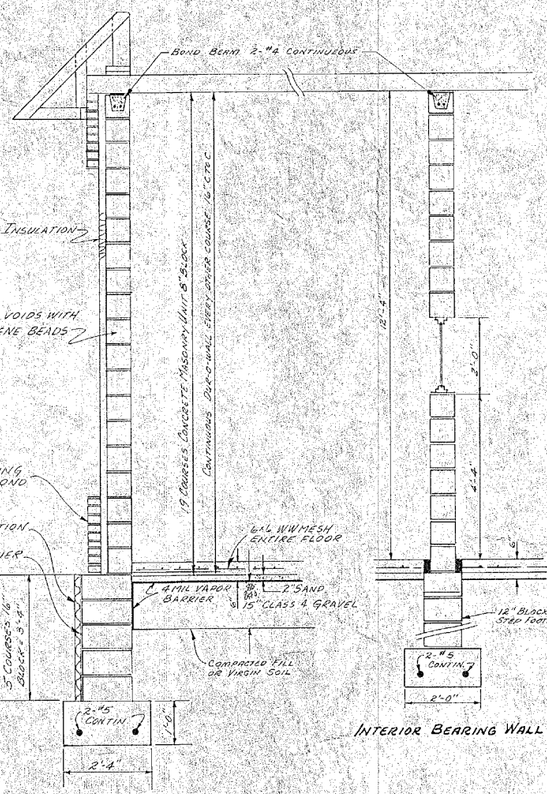
MANSARD ROOF DETAIL





CHEMICAL FEED DRAIN BASIN

½" = 1'-0"

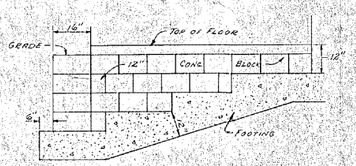


INTERIOR BEARING WALL

WALL SECTIONS

½" = 1'-0"

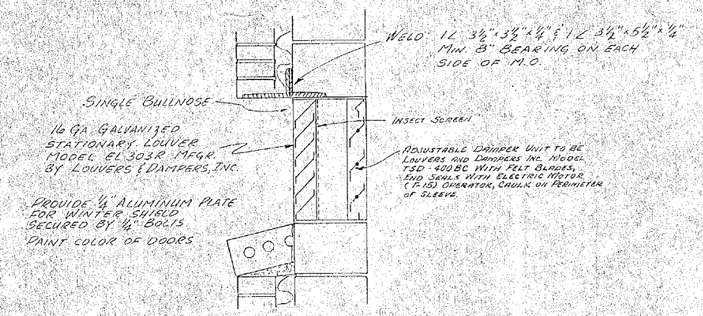
NOTE: FOOTING SHALL BE FOUNDED ON NATURAL SOILS. CONDITIONS MAY REQUIRE A DEEP FOOTING SETTING THAN SHOWN.



STEP FOOTINGS FOR INTERIOR BEARING WALLS

STEP FOOTING INTERIOR WALL

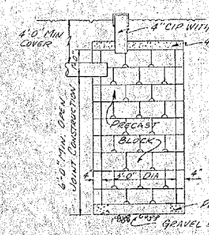
SCALE: ½" = 1'



AIR INTAKE DETAIL

CHLORINE ROOM

NO SCALE



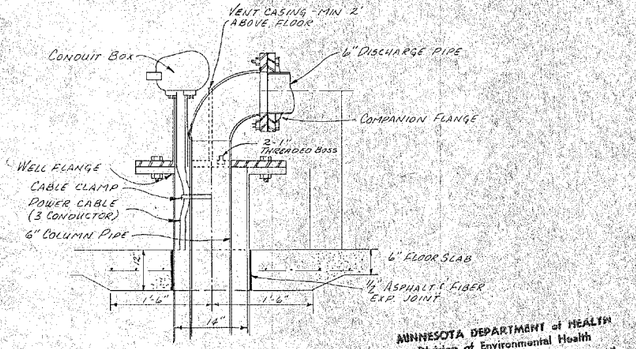
SEEPAGE PIT

NOT TO SCALE

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.

Laurence J. Koshak

Date 9/26/84 Reg. No. 11261



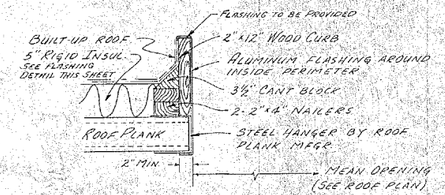
PUMP BASE & WELL HEAD DETAIL

NO SCALE

NOTE: 14" WELL CASING PROVIDED BY OTHER CONTRACTOR TO FURNISH AND INSTALL WELL FLANGE COMPANION TO WELL HEAD.

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan referred to in report on water works improvements, dated _____

OCT 10 1984



CURB DETAIL

1" = 1'-0"

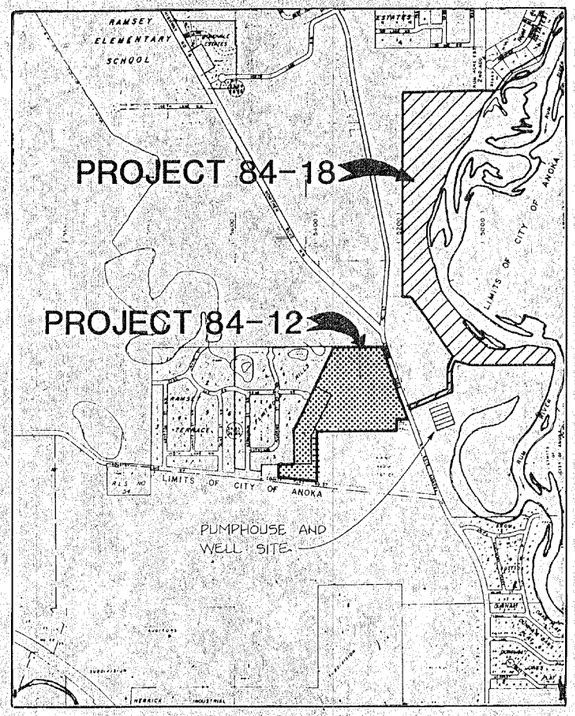
IMPROVEMENT PROJECT 84-13
DETAILS
PUMPHOUSE #1 - HYDRO-PNEUMATIC
CITY OF RAMSEY

Scale: Horiz. AS SHOWN; Vert. –; Book –; Page –

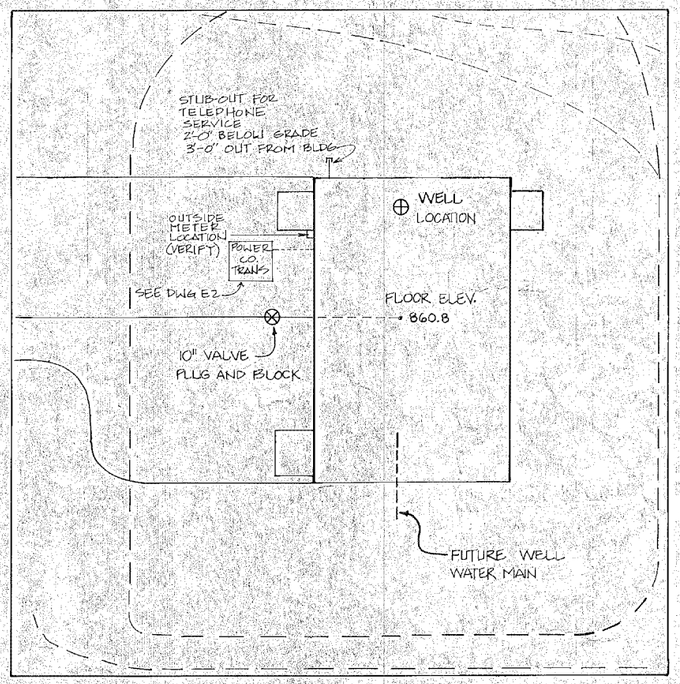
Revisions | Date 9-26-84 | Sheet 8 of 13 sheets | File No. RASC-02-1

Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by LGK | Drawn by MWJ | Checked by PRE

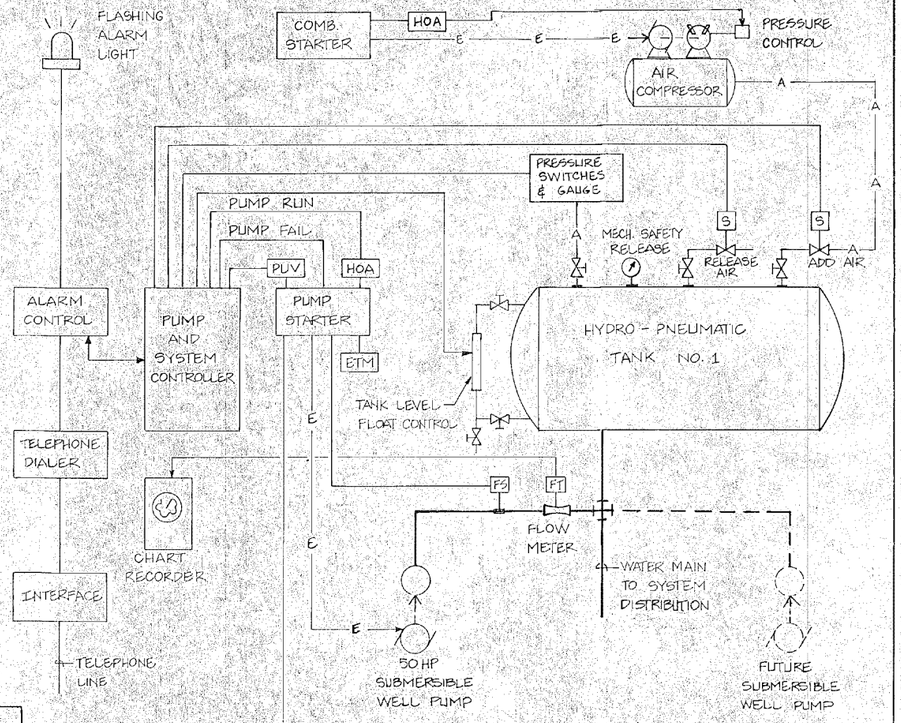


PROJECT SITE LOCATION



SITE PLAN
PUMPHOUSE & WELL
1"=10'-0"

NORTH



HOA – HAND-OFF-AUTO
PUV – PHASE FAILURE AND UNDER VOLTAGE PROTECTION
FT – FLOW METER SIGNAL TRANSMITTER
FS – FLOW SWITCH
—A— – AIR PIPING
——— – WATER PIPING
—E— – ELECTRICAL POWER WIRING
——— – CONTROL FUNCTIONS

ELECTRICAL CONTROL AND HYDRAULIC SYSTEM DIAGRAM

SYMBOL SCHEDULE

- FLUORESCENT LIGHTING FIXTURE
- WALL MOUNTED LIGHTING FIXTURE
- RECEPTACLE OUTLET – GFI @ 48"
- TELEPHONE OUTLET
- (J) JUNCTION BOX
- S_1 SINGLE POLE SWITCH, 20A. – 120 V.
- S_3 3-WAY SWITCH, 20A. – 120V.
- (T) THERMOSTAT
- $(T)_{NS}$ NIGHT SETBACK THERMOSTAT
- (1) MOTOR (NUMBER REFERS TO SCHEDULE)
- (3) SHEET NOTE REFERENCE
- CONDUIT ROUTED ABOVE GRADE – CONCEALED
- CONDUIT ROUTED ABOVE GRADE – EXPOSED
- CONDUIT ROUTED BELOW GRADE
- GROUND CONDUCTOR
- (3) INDICATES CONDUIT TERMINATES IN SECTION 3 OF SWITCHBOARD
- CROSS MARK DENOTE QUANTITY OF # 12 WIRES OR CONDUCTOR SIZE AS MARKED.
- G GROUNDING CONDUCTOR IN PVC CONDUIT
- CONDUIT TERMINATION – SEE DETAIL 2/E2
- M_M MANUAL MOTOR STARTER WITH PILOT LIGHT
- SINGLE POLE SWITCH WITH PILOT LIGHT
- SEAL-OFF FITTING – SEE DETAIL 6/E4
- MT EMPTY CONDUIT
- (TR) MANUAL SET TIMER-0-2HRS
- (D) MOTORIZED DAMPER CONNECTION & FLUSH OUTLET BOX

ELECTRICAL DRAWING INDEX

E1	SITE PLAN, SYSTEM DIAGRAMS, SYMBOLS
E2	FLOOR PLAN, POWER & CONTROLS – DETAILS
E3	FLOOR PLAN, LIGHTING & GROUNDING – DETAILS
E4	DETAILS
E5	CONTROL DIAGRAMS

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan submitted to us for water works improvements, dated
OCT 10 1984

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER LAWS OF THE STATE OF MINNESOTA
James D. Wolverton
DATE 9/26/84 REG. NO. 6920

RC CONSULTANTS OF ANOKA, INC.
10666 UNIVERSITY AVE. N.W.
COON RAPIDS, MN. 55433
(612) 757-0540

IMPROVEMENT PROJECT 84-13
SITE PLAN, SYSTEM DIAGRAM AND SYMBOL SCHEDULE
PUMPHOUSE NO. 1
CITY OF RAMSEY

Scale: Horiz. SHOWN; Vert. –; Book –; Page –

Revisions – Date 9/26/84 – Sheet 9 of 13 sheets – File No. RASC-02-1

Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by JDW | Drawn by HCP | Checked by JDW

E1

ELECTRICAL SHEET NOTES

(1) Minimum conduit to be 3/4". All conduit under floor to be schedule 40 PVC with ground wire. Minimum wire to be #12 AWG copper with THNW, THWN or XHNW insulation.

(2) Thermostat with remote capillary sensor bulb Honeywell No. T675A1508 (CL2 Unit Heater).

(3) Remote capillary tube from thermostat in pump room terminated in flush mounted cast junction box below window sill; box shall be furnished with Sierra No. S-40-N S.S. cover.

(4) Typical accessible seal-off fitting installed in all conduit runs penetrating chlorine wall.

(5) Make 120V connection to roof mounted chlorine room exhaust fan; fan shall operate simultaneously with lighting fixture. Refer to lighting plan and control diagram.

(6) Furnish and install ceiling mounted electric unit heater; 3.3 KW, Berke No. HUH 327A-CD-1ASW/24V control transformer and relay. Locate all controls for unit (relocate is required) in switchboard control section.

(7) Receptacle on-off switch and pilot for connection to dehumidifier.

(8) Flush-mounted switch with pilot at 40" A.F.F.; engrave plate, "exhaust fan".

(9) Make connection to flow switch.

(10) Furnish and install junction box and 3/4" conduit and make 3Ø connection to chlorine booster pump.

(11) Make 460V, 3Ø connection to 50 HP motor. Field verify exact rough-in requirements with pump supplier.

(12) Furnish and install ceiling mounted electric unit heater; 5 KW, Berke No. HUH-548A-CD-1A-SW/24V control transformer and relay.

(13) Remote thermostat furnished and installed by electrical contractor. Make connection in switchboard control section. See control diagram.

(14) Mount box level with opening in wall.

(15) 6" concrete pad same size as switchgear.

(16) Transformer pad furnished and installed by the Contractor. Verify size. Pad shall be 6" deep with re-enforcing rod as required. Provide ground rods (4) and connecting grid.

(17) All conduit shall be run concealed in walls, floor slab or below slab except conduits shown by a straight solid line at ceiling.

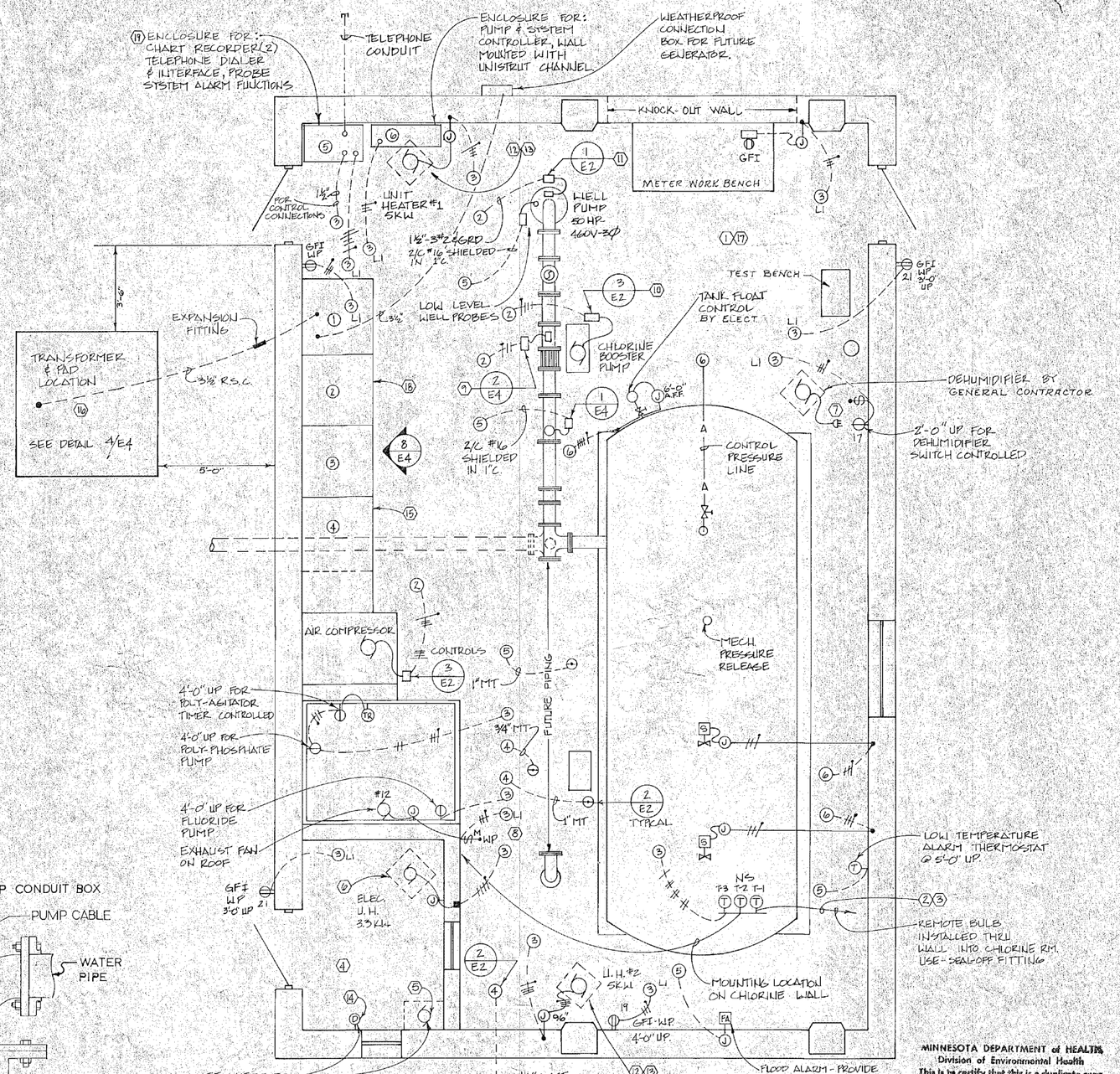
(18) Make connections to switchboard heaters as required (300 watt @ 120 volts each).

(19) Chart recorder shall be: 12" circular type, 7 day chart drive, 4-20 MA. input 0-6" charts. Transmitter required to convert flow meter pulse signal to MA, OMA-0GPM to 20MA-600 GPM. Chart recorder shall be compatible with flow meter.

PANEL SCHEDULE

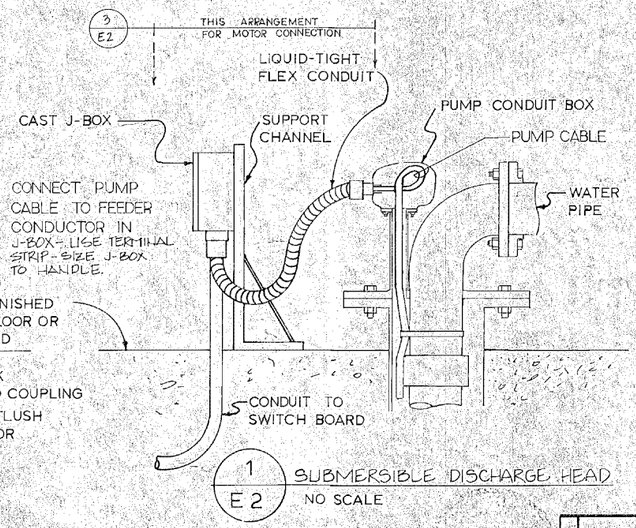
100A-3Ø-4W MAINS, 120/208V, MAIN BREAKER-100A-3P

CIRCUIT NUMBER	CIRCUIT BREAKER AMP	POLES	DESCRIPTION
1	20	1	Outdoor lights - Type C
2	20	1	Pumproom - Type B
3	20	1	Outdoor lights - Type C
4	20	1	Pumproom - Type A
5	15	1	Chlorine Room - Lights
6	15	1	Chlorine Room - Ex. Fan
7	15	1	Chlorine Room - Elec. U.H. Control
8	15		Chlorine Room - U.H. & Lite Control
9	15	1	Pump Rm #1-E.U.H. Control
10	20	1	Hydro-Pneumatic Tank Controls
11	15	1	Pump Rm #2-E.U.H. Control
12	15	1	Hood Exhaust Fan
13	15	1	Poly-Phosphate Agitator
14	15	1	Poly-Phosphate Pump
15	15	1	Fluoride Pump
16	20	1	Bench-GFI Outlet
17	15	1	Dehumidifier
18	15	1	Chart Recorder
19	15	1	Recept (GFI)
20	15	1	Telephone Dialer
21	15	1	Outdoor-Receptacle
22	15	1	Alarm System & Warning Light
23	15	1	Switchboard Heater
24			
25	15	1	Switchboard Heaters
26			
27	15	1	Switchboard Heaters
28			
29			
30			



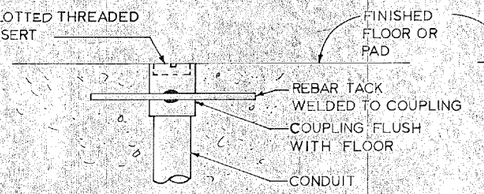
POWER AND CONTROL FLOOR PLAN

3/8" = 1'-0"



1 / E2 SUBMERSIBLE DISCHARGE HEAD

NO SCALE



2 / E2 CONDUIT TERMINATION FOR FUTURE EQUIP. CONNECTIONS

NO SCALE

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan referred to in report on water works improvements, dated _____.

OCT 10 1984

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER LAWS OF THE STATE OF MINNESOTA
James D. Wolverton
DATE 9/26/84 REG. NO. 6920

RC CONSULTANTS OF ANOKA, INC.
10666 UNIVERSITY AVE. N.W.
COON RAPIDS, MN. 55433
(612) 757-0540

IMPROVEMENT PROJECT 84-13
FLOOR PLAN POWER & CONTROLS
DETAILS
PUMPHOUSE NO. 1
CITY OF RAMSEY

Revisions	Date 9/26/84	Sheet 10 of 13 sheets	File No. RAMSEY-02-1

Scale: Horiz. SHOWN; Vert. —; Book —; Page —

Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by JDW | Drawn by HCP | Checked by JDW

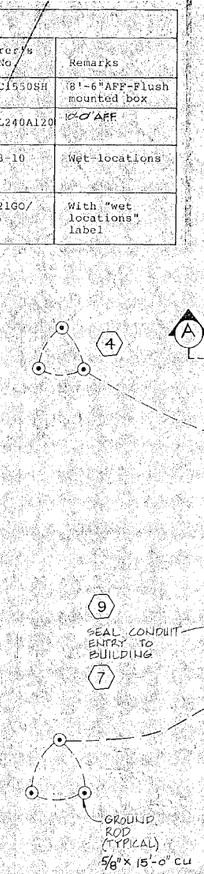
E2

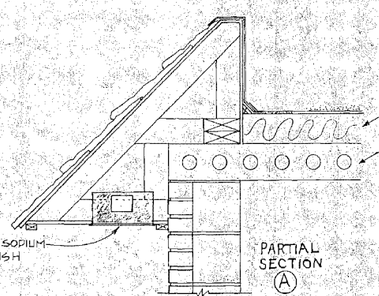
ELECTRICAL SHEET NOTES

1. Minimum conduit to be 3/4". All conduit under floor to be schedule 40 PVC with ground wire. Minimum wire to be #12 AWG copper with THWN, THHN or XHHW insulation.
2. Make grounding connection to floor drain using #6 AWG grounding conductor.
3. Make grounding connection to pipe using #1/0 AWG grounding conductor.
4. Make grounding connection from grounding bus to a 15'-0" grounding electrode using a #2/0 AWG grounding conductor. Drive electrode in ground 9'-0" out from building.
5. Furnish and install a battery operated emergency lighting unit with three heads aimed for good distribution. Unit shall be a Teledyne Bid Beam #1TC6L40-22 or approved equal.
6. Furnish and install a Square D class 9007 Type Y limit switch with a N.O. and N.C. contacts and NEMA 4 enclosure at top of jamb side of door frame as that when door is opened the room light and exhaust fan will operate. See control diagram.
7. All conduit runs that extend between areas of different temperatures shall be sealed.
8. Ground connection for transformer.
9. Control outdoor light with 24-hour, astronomical dial time clock mounted in the control section of the switchgear. Tork #T2002L.
10. Stub-up PVC conduit for ground connection to chlorine booster pump. Provide seal-bushing; ground conductor whip shall be 24"/
11. Furnish and install alarm light on a 1" conduit stubbed up 24" above finished roof. Provide pitch pocket at roof penetration. Guy and brace at 3 points. Alarm light to be Stonco VP-21GC/VC3200. Fixture to have wet label and blue globe. Provide with 150 watt, inside frosted extended service lamp.
12. All conduit shall be run concealed in walls, floor slab or below slab except conduits shown by a straight solid line at ceiling.
13. All grounding conductors run under floor shall be routed thru a 3/4" conduit stub up when rising thru floor slab. Allow miminum of 4" conduit above floor.

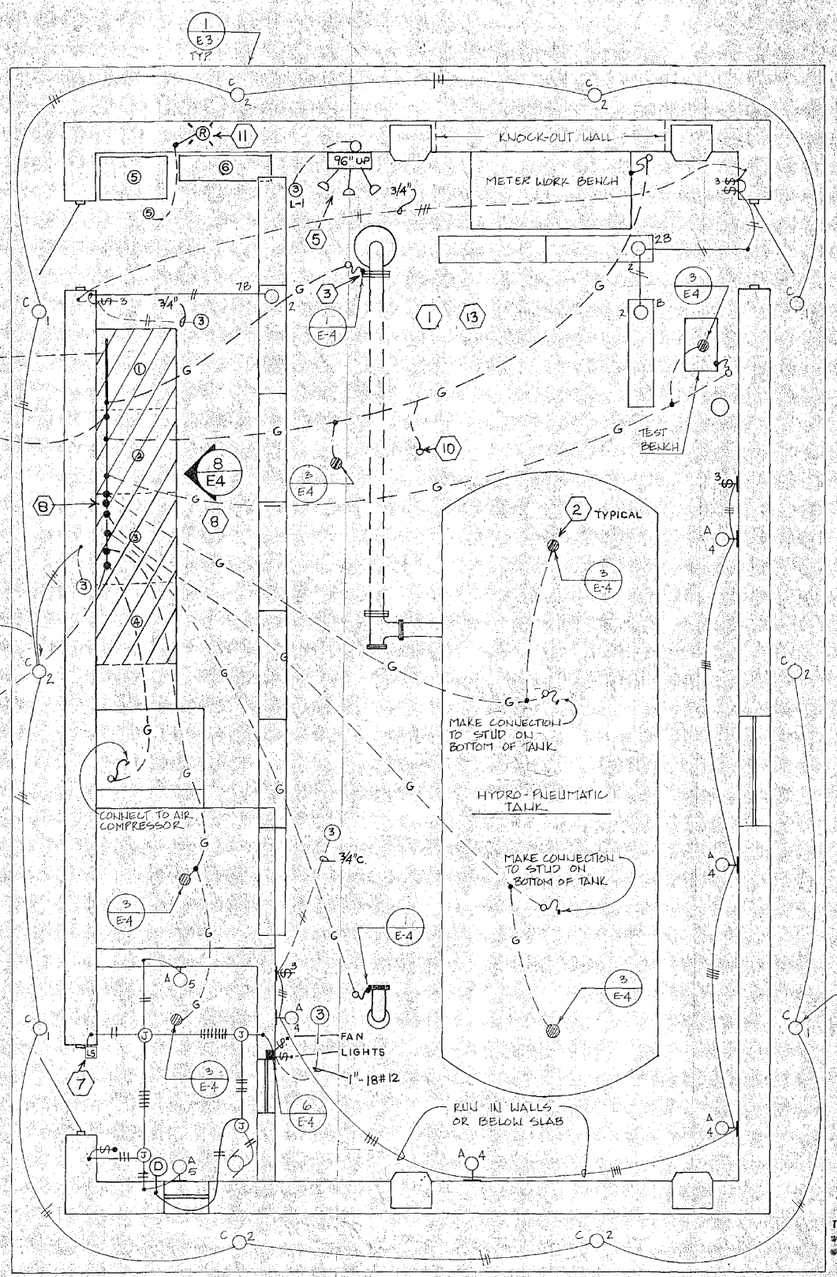
LIGHTING FIXTURE SCHEDULE

Fixture Type	Description	Lamp Type	Wattage	Mounting	Lens, Media, Diffuser	Manufacturer's Catalog No.	Remarks
A	Vapor tight	1-150A.	150W.	Surface	Clear Gasketed glass	Appleton ACI550SH	8'-6"AFF-Flush mounted box
B	Wrap-around	2-F40CW	150W.	PENDANT MTG WITH UNI-STRUT	Wrap-around gasketed plastic	Lithonia DL240A120	10'-0" AFF
C	Recessed Square	High Pressure Sodium	100W.	Flush in Soffit	Shock-Resisting Wide Spread	Kirlin 2208-10	Wet-locations
D	Colored Exterior	1-150A.	150W.	3/4"C, above roof	Gasketed Glass	Stonco VP-21GC/ VC3200	With "wet locations" label





1/E3 FIXTURE TYPE 'C' MOUNTING DETAIL
1"=1'-0"



LIGHTING AND GROUNDING FLOOR PLAN
3/8"=1'-0"

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan submitted to in regard on water works improvements, dated
OCT 10 1984

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER LAWS OF THE STATE OF MINNESOTA
James D Walbiston
DATE 9-26-84 REG. NO. 6920

RC CONSULTANTS OF ANOKA, INC.
10666 UNIVERSITY AVE. N.W.
COON RAPIDS, MN. 55433
(612) 757-0540

IMPROVEMENT PROJECT 84-13
FLOOR PLAN LIGHTING & GROUNDING DETAILS
PUMPHOUSE NO. 1
CITY OF RAMSEY

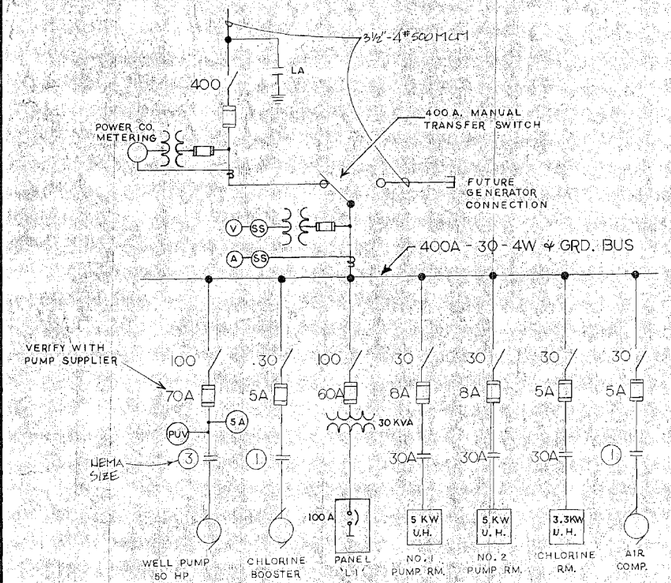
Scale: Horiz. SHOWN; Vert. —; Book —; Page —

Revisions | Date 9-26-84 | Sheet 11 of 13 sheets | File No. RAMS:02-1

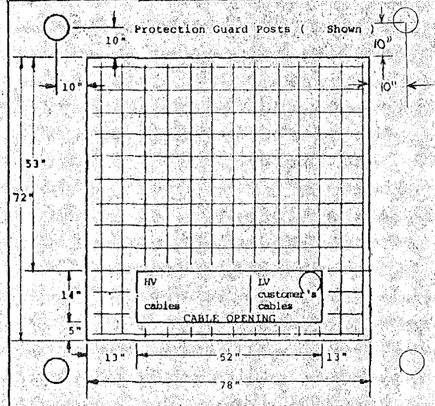
Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

Designed by JDL | Drawn by RAR | Checked by JDL

E 3



7/E4 ELECTRICAL SYSTEM ONE-LINE DIAGRAM



4/E4 DETAIL-TRANSFORMER PAD
NO SCALE

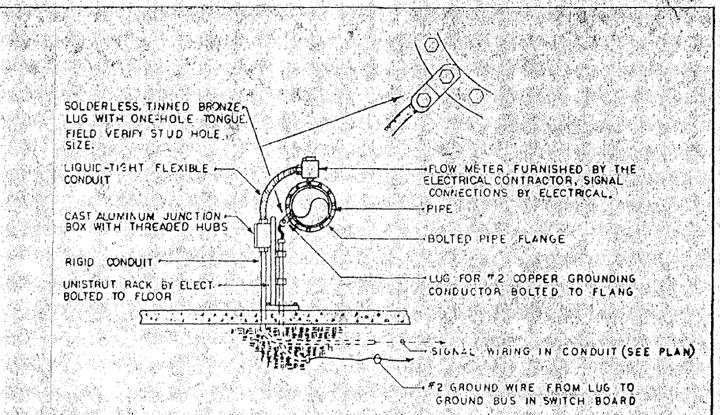
Concrete Pad Specifications:

1. Concrete shall be a 1:2:4 mixture with a minimum design strength of 3000 P.S.I. Concrete shall be a minimum of 5" thick.
2. Steel reinforcing shall be 6" x 6" No. 10 wire mesh to stop 1" from sides and cable opening.

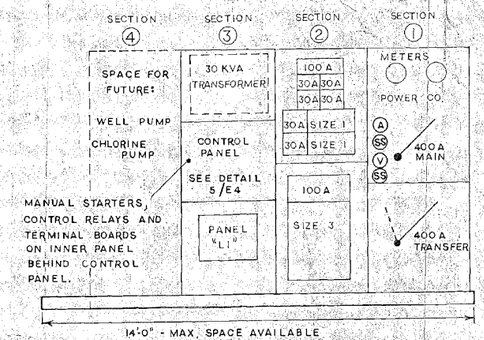
Protection Guard Post Specifications:

1. Posts shall be a 7' section of 6" steel well casing filled with concrete and set 3' deep in a concrete footing.

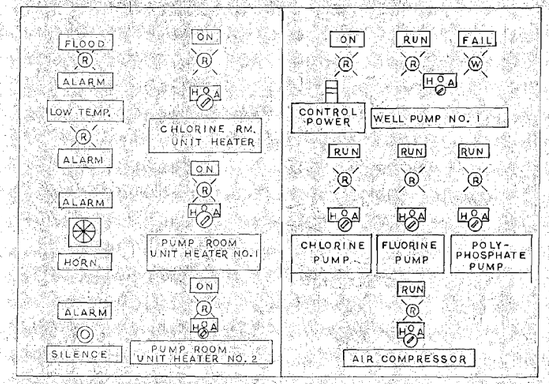
NORTH



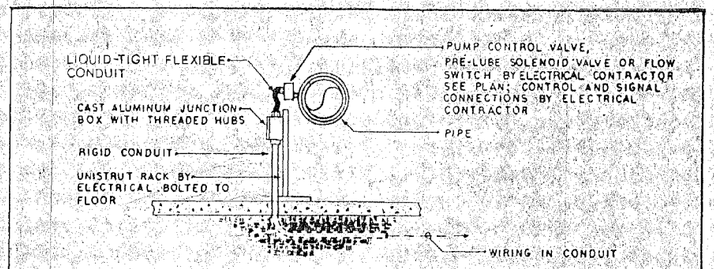
1/E4 DETAIL-GROUND CONNECTION TO PIPING AND SIGNAL CONNECTION TO FLOW METER
NO SCALE



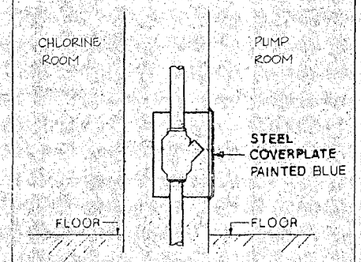
8/E4 ELEVATION MAIN SWITCHBOARD



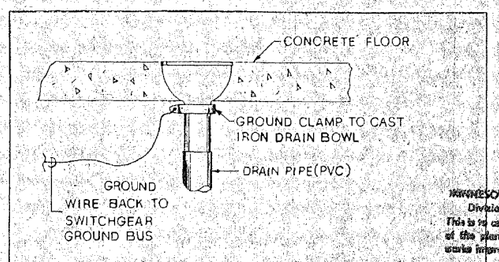
5/E4 CONTROL PANEL LAYOUT
NO SCALE



2/E4 DETAIL TYPICAL CONTROL AND SIGNAL CONNECTIONS TO FLOW SWITCH - PRE-LUBE SOLENOID VALVE OR PUMP CONTROL VALVE
NO SCALE



6/E4 DETAIL - CONCEALED SEALED-OFF FITTING
NO SCALE



3/E4 DETAIL - DRAIN GROUND CONNECTION (TYPICAL)
NO SCALE

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan referred to in report on water works improvements, dated _____
OCT 10 1984

E4

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER LAWS OF THE STATE OF MINNESOTA
James D. Wolverton
DATE 9-26-84 REG. NO. 6920

RC CONSULTANTS OF ANOKA, INC.
10666 UNIVERSITY AVE. N.W.
COON RAPIDS, MN. 55433
(612) 757-0540

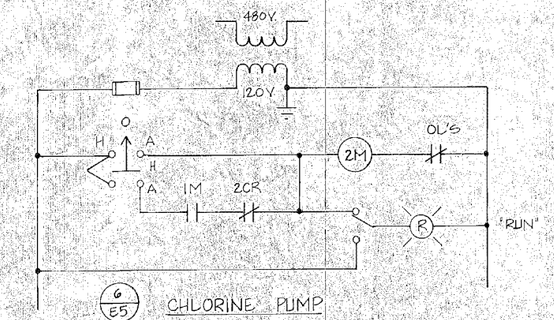
IMPROVEMENT PROJECT 84-13
DETAILS
PUMPHOUSE NO. 1
CITY OF RAMSEY

Scale
Horiz. SHOWN
Vert. --
Book --
Page --

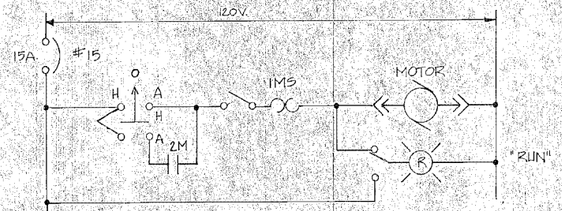
Revisions | Date 9-26-84 | Sheet 12 of 13 sheets | File No. RAMSEY-02-1

Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-5860

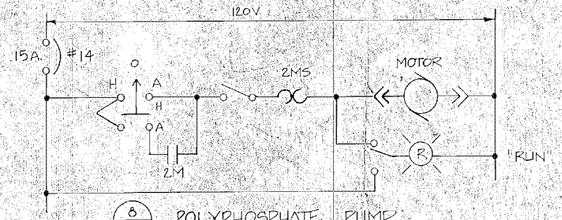
Designed by JPW | Drawn by HCP | Checked by JPW



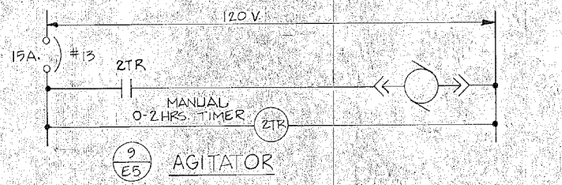
(6/E5) CHLORINE PUMP



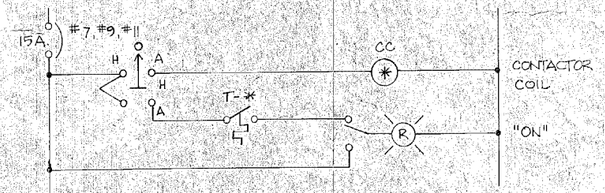
(7/E5) FLUORIDE PUMP



(8/E5) POLYPHOSPHATE PUMP

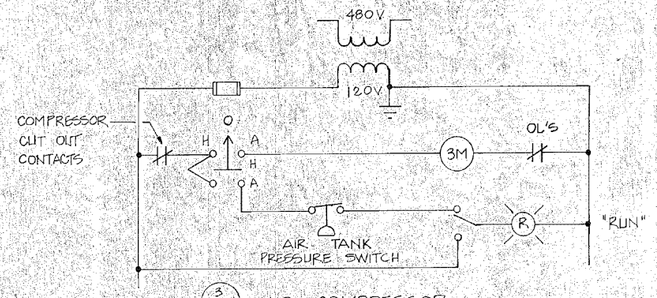


(9/E5) AGITATOR

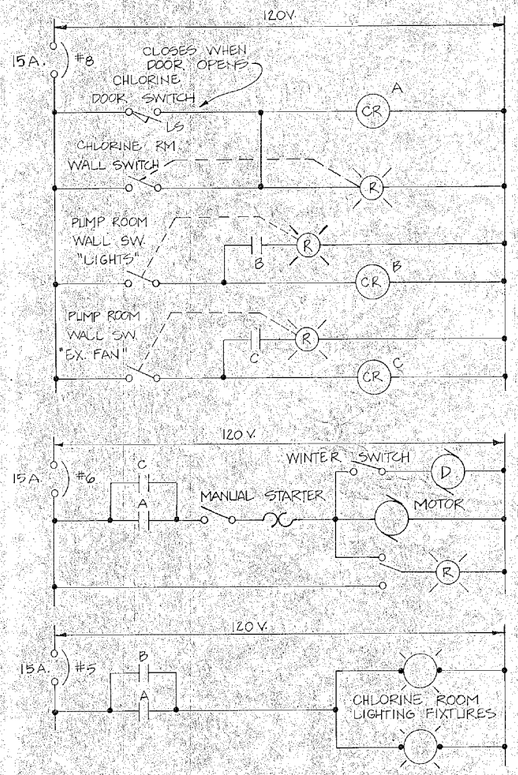


TEMP SETTINGS	CONTACTOR COIL	T-*
45°F.	CHLORINE ROOM	T-1
70°F.	PUMP ROOM #1	T-2
70°F.	PUMP ROOM #2	T-3

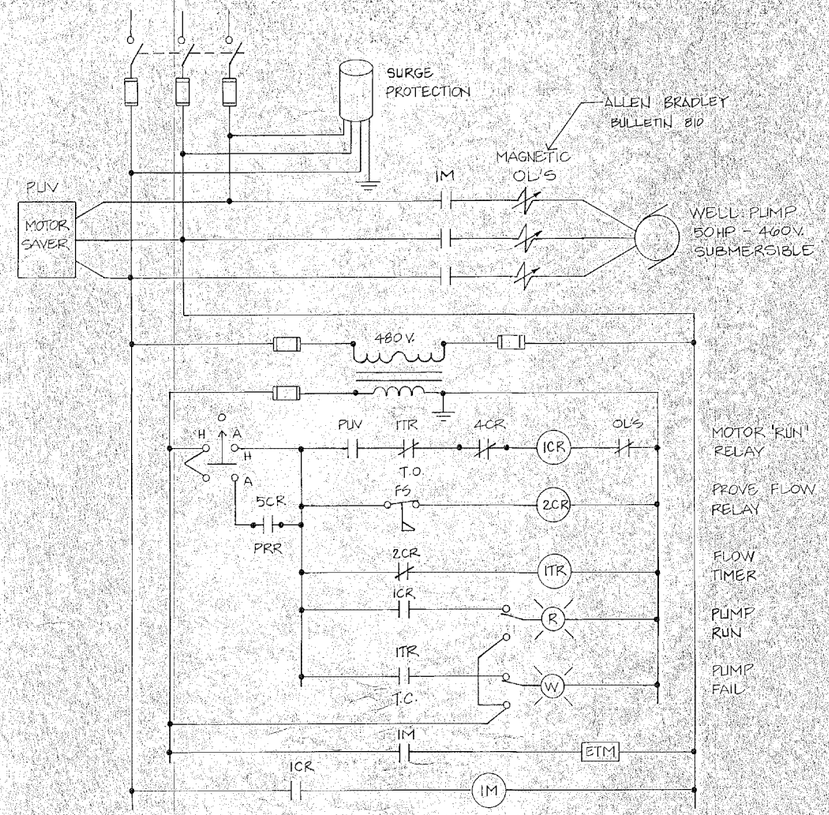
(10/E5) ELECTRIC UNIT HEATERS



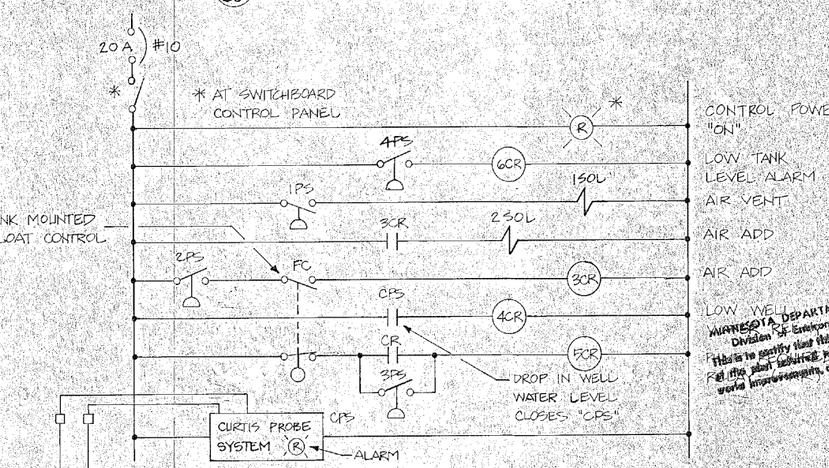
(3/E5) AIR COMPRESSOR



(4/E5) EXHAUST FAN AND LIGHTING CONTROL CHLORINE ROOM



(1/E5) SUBMERSIBLE WELL PUMP



(2/E5) HYDRO-PNEUMATIC TANK PUMP AND SYSTEM CONTROL
(SEE SPECIFICATION FOR ADDITIONAL INFORMATION)

MINNESOTA DEPARTMENT of HEALTH
Division of Environmental Health
This is to certify that this is a duplicate copy of the plan submitted to in report on water works improvements, dated _____
OCT 10 1984

E5

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER LAWS OF THE STATE OF MINNESOTA
James D. Wolvert
DATE 9-26-84 REG. NO. 6910

RC CONSULTANTS OF ANOKA, INC.
10666 UNIVERSITY AVE. N.W.
COON RAPIDS, MN. 55433
(612) 757-0540

IMPROVEMENT PROJECT 84-13
CONTROL DIAGRAMS
PUMPHOUSE NO. 1
CITY OF RAMSEY

Scale: Horiz. SHOWN; Vert.; Book

Revisions | Date 9-26-84 | Sheet 13 of 13 sheets | File No. RA5C-02-1 | Page

Designed by JDW | Drawn by HCP | Checked by JDW

Hakanson Anderson Associates, Inc.
engineers and surveyors
222 Monroe Street • Anoka, Minnesota 55303 • 612/427-3860

RAMSEY, MINNESOTA

WELL HOUSE NO. 4

CONTRACT DRAWINGS

2007

BOLTON & MENK, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
MANKATO, MINNESOTA

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

SIGNATURE _____

TYPED OR PRINTED NAME Jon D. Peterson

DATE 5-30-07 REG. NO. 21309

RECD JUN 19 2007

SHEET INDEX

1.01 TITLE
1.02 VICINITY MAP, LOCATION MAP, AND SHEET INDEX
1.03 ABBREVIATION
1.04 LEGEND
1.05 STANDARD DETAILS
1.06 STANDARD DETAILS

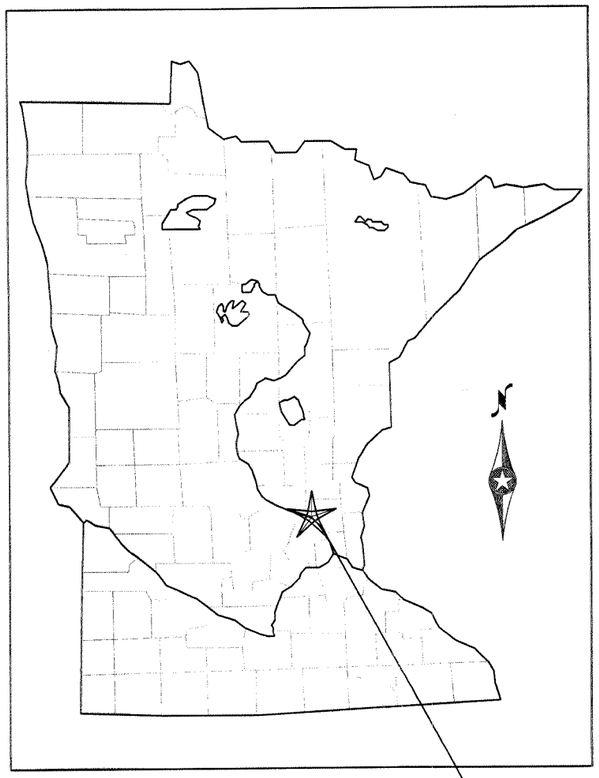
2.01 SITE PLAN AND DETAIL

3.01 PLANS & SCHEDULES
3.02 ROOF PLAN, EXTERIOR ELEVATIONS & SECTIONS
3.03 STRUCTURAL NOTES

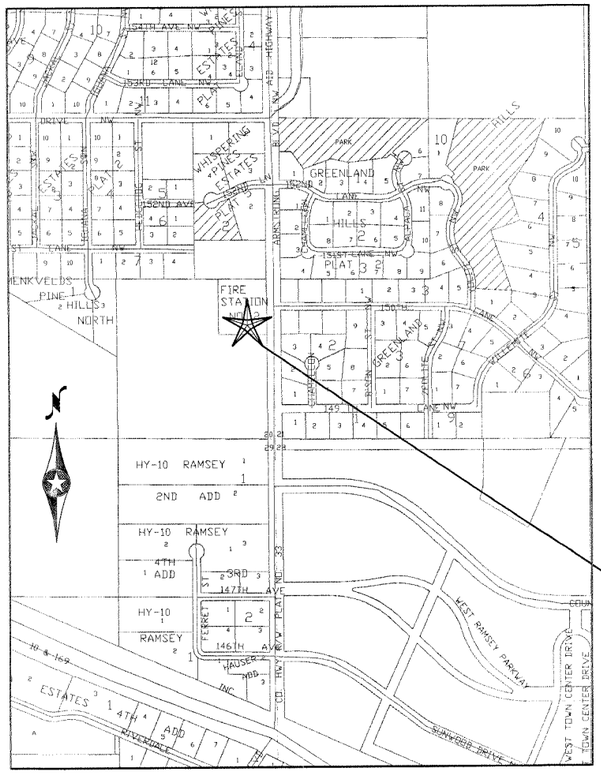
4.01 PLAN AND SECTION
4.02 CHEMICAL DETAILS

5.01 MECHANICAL PLAN
5.02 MECHANICAL DETAILS AND EQUIPMENT SCHEDULES

6.01 ELECTRICAL PLANS
6.02 CONTROL SCHEMATIC
6.03 ONE-LINE DIAGRAM, SCHEDULES AND DETAILS



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

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

SIGNATURE: _____ TYPED OR PRINTED NAME: Jon D. Peterson

DATE: 5-3-07 LIC. NO.: 21309

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	WRH	11-3-06
C	WRH	5-7-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
VICINITY MAP, LOCATION MAP AND SHEET INDEX

SHEET 1.02

J:\RAMSEY\M2137017\WELLHOUSE\37017102.dwg 5/2/2007

ABBREVIATIONS

A	ACRE, ANGLE
AB	ANCHOR BOLT
ABBR	ABBREVIATION
ABUT	ABUTMENT
AC	ACTIVATED CARBON, ASPHALT CONCRETE
A/C	AIR CONDITIONING
ACOUS	ACOUSTIC, ACOUSTICAL
ACP	ASPHALTIC CONCRETE PAVEMENT, ASBESTOS CEMENT PIPE
ADJ	ADJUST, ADJACENT
AER	AERATION
AGG	AGGREGATE
AL	ALUMINUM, ALUM
ALT	ALTERNATE
ALUM	ALUMINUM
AMB	AMBIENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE (FORMERLY A.S.A.)
API	AMERICAN PETROLEUM INSTITUTE
APP	APPROACH
APPD	APPROVED
APPROX	APPROXIMATE
APR	APRON
ARC L	ARCH LENGTH
ARCH	ARCHITECTURAL
ASA	AMERICAN STANDARDS ASSOCIATION (NOW ANSI)
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
ATM	ATMOSPHERE
AVAR	AIR VACUUM AND AIR RELEASE VALVE
AWWA	AMERICAN WATER WORKS ASSOCIATION
AZ	AZIMUTH
BAL	BALANCE
BC	BEGIN CURVE, BOLT CIRCLE, BETWEEN CENTERS
BCR	BEGIN CURVE RETURN
BD	BOARD
BE	BOX ELDER
BEG	BEGIN
BET	BETWEEN
BF	BLIND FLANGE
BFP	BACK FLOW PREVENTER
BHP	BRAKE HORSEPOWER
BIT	BITUMINOUS
BLDG	BUILDING
BLD FLG	BLIND FLANGE
BLK	BLACK, BLOCK
BLKG	BLOCKING
BM	BEAM, BENCH MARK
BO	BLOW OFF ASSEMBLY
BOD	BIOCHEMICAL OXYGEN DEMAND
BORR	BORROW
BOT	BOTTOM
BPV	BACK PRESSURE VALVE
BR	BRIDGE, BASE OF RAIL
BRG	BEARING
B & S	BELL AND SPIGOT
BS	BACK SIGHT, BOTTOM SLOPE
BSMT	BASEMENT
BTM PL	BOTTOM PLATE
BTU	BRITISH THERMAL UNIT
BV	BUTTERFLY VALVE
BVC	BEGIN VERTICAL CURVE
BWV	BACK WATER VALVE
C	CENTIGRADE, CURVE, CUT
CAB	CABINET
CAP	CAPACITY
CAR	COUNTY AID ROAD
CB	CATCH BASIN, CHALK BOARD
CC	CENTER TO CENTER
CD	CEILING DIFFUSER
CEM	CEMETERY, CEMENT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C & G	CURB AND GUTTER
CHAN	CHANNEL
CHEM	CHEMICAL
CHG	CHANGE
CHK V	CHECK VALVE
CHXD PL	CHECKERED PLATE
CI	CAST IRON
CIP	CAST IRON PIPE
CL	CHLORINE GAS, CHLORINATOR, CHAIN LINK, CLEARANCE, CENTERLINE
CLG,CLNG	CEILING
CLR	CLEAR
CM	CENTIMETER
CML & C	CEMENT MORTAR LINED AND COATED
CMP	CORRUGATED METAL PIPE
CMP-A	CORRUGATED METAL PIPE ARCH
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
COM	COMPRESSOR
COMP	COMPACT
CONC	CONCRETE, CONCENTRIC
CONN	CONNECTION
CONST	CONSTRUCTION, CONSTRUCT
CONT	CONTINUED, CONTINUOS
CONTR	CONTRACTOR
COR	CORNER
CORD	COUNTY ROAD
COTG	CLEAN-OUT TO GRADE
CP	CATTLE PASS
CPLG	COUPLING
CRK	CREEK
CS	CAUSTIC SODA, CAST STEEL, CURVE SPIRAL
C.S.A.H.	COUNTY STATE AID HIGHWAY
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSINK
CTWD	COTTONWOOD
CU	COPPER, CUBIC
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CULT	CULTIVATED FIELD
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
DC	DEGREE OF CURVE
DBLK	DITCH BLOCK
DAMP	DAMPER
DEP	DEPARTURE
DES	DESIGN, DESIRABLE
DET	DETAIL
DF	DRINKING FOUNDATION
DG	DOOR GRILLE, DITCH GRADE
DI	DUCTILE IRON
DIA	DIAMETER
DIAPH	DIAPHRAGM
DIP	DUCTILE IRON PIPE
DIST	DISTANCE, DISTRICT
DIV	DIVISION
DISCH	DISCHARGE
DISP	DISPENSER
DN	DOWN, DECANT
DO	DISSOLVED OXYGEN
DR	DOOR, DRAIN
DRWY	DRIVEWAY
DS	DRENCH SHOWER AND EYE WASH
DWG	DRAWING
DIFF	DIFFUSER, DIFFERENTIAL
E	EAST, RATE OF SUPERELEVATION, EXTERNAL DISTANCE
EA	EACH
EBL	EAST BOUND LANE
EC	END CURVE
ECC	ECCENTRIC
ECR	END CURB RETURN
EF	EACH FACE, EXHAUST FAN
EFF	EFFLUENT
EG	EXHAUST GRILLE
EL	ELEVATION
ELEC	ELECTRICAL, ELECTRONIC
ELEV	ELEVATION
EMB	EMBANKMENT
ENG	ENGINE
ENGR	ENGINEER
ENT	ENTRANCE
EQ	EQUAL
EQUA	EQUATION
EQUIP	EQUIPMENT
ER	EDGE OF ROAD
EST	ESTIMATE
EVAP	EVAPORATOR
EVC	END VERTICAL CURVE
EW	EACH WAY, EYE WASH
EXC	EXCAVATION
EXH	EXHAUST
EX-HY	EXTRA HEAVY
EXIST	EXISTING
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR, EXTENSION
F	FAHRENHEIT, FINISH
FA	FEDERAL AID
FABR	FABRICATION, FABRICATE, FABRICATED
FAI	FRESH AIR INTAKE
FAI	FEDERAL AID INTERSTATE
FAP	FEDERAL AID PRIMARY
FAS	FEDERAL AID SECONDARY
FAU	FEDERAL AID URBAN
FB	FLAT BAR, FLOOR BEAM, FIELD BOOK
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDN	FOUNDATION
FDR	FEEDER
FE	FIRE EXTINGUISHER, FINAL EFFLUENT, FLOW ELEMANT
FE COR	FENCE CORNER
FED	FEDERAL
FF	FLAT FACE, FAR FACE, FINISHED FLOOR
F TO F	FACE TO FACE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHDWL	HEAD WALL
F & I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FL	FLOWLINE, FLOOR
FLEX	FLEXIBLE
FLOCC	FLOCCULATOR, FLOCCULATION
FLG	FLANGE
FLGD	FLANGED
FLR	FLOOR
FME	FARM ENTRANCE
FMH	FLEXIBLE METAL HOSE
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FOW	FACE OF WALL
FP	FENCE POST
FPC	FLEXIBLE PIPE COUPLING
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FR	FRAME
FR	FRONTAGE ROAD
FS	FAR SIDE, FLOOR SINK, FINISHED SURFACE, FORGED STEEL, FROTH SPRAY, FORE SIGHT, FLOW SWITCH
FT	FEET, FOOT
FTG FTNG	FOOTING
FUT	FUTURE
FWD	FORWARD
GA	GAGE, GAUGE
GAL	GALLON
GALV	GALVANIZED IRON
GAR	GARAGE
GDE	GRADE
GEN	GENERAL, GENERATOR
GFA	GROOVED FLANGE ADAPTOR
GI	GALVANIZED IRON
GLV	GLOBE VALVE
GP	GUY POLE
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GUARDRAIL
GR	GRAVEL
GRAN	GRANULAR
GRD	GRADE, GROUND
GR BRK	GRADE BREAK, GRADE CHANGE
GV	GATE VALVE
GYP	GYPSUM
H20	WATER
H	HAUL
HB	HOSE BIBB
HDR	HEADER
HEX	HEXAGONAL
Hg	MERCURY
HI	HEIGHT OF INSTRUMENT
HMS	HOLLOW METAL STEEL
HO	HOUSE
H, HOR	HORIZONTAL
HORIZ	HORIZONTAL
HP	HORSEPOWER, HIGH PRESSURE
HR	HEATING RETURN, HOUR
HT	HEIGHT
HTG	HEATING
HTR	HEATER
H & V	HEATING AND VENTILATION
HW	HOT WATER, HIGH WATER
H.W. EL.	HIGH WATER ELEVATION
H.W.L.	HIGH WATER LEVEL
HWL	HIGH WATER LEVEL
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HWO	HANDWHEEL OPERATED
HWY	HIGHWAY
HYD	HYDRAULIC, HYDRANT
IBC	INTERNATIONAL BUILDING CODE
IC	INTERIOR ANGLE OF CURVE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IH	INTERSTATE HIGHWAY
IN	INCH
INCL	INCLUDE
INFL	INFLUENT
INFO	INFORMATION
INL	INLET
INP	IN PLACE
INSL	INSULATION, INSULATED
INSUL	INSULATION
INST	INSTALL
INSTR	INSTRUMENT
INV	INVERT ELEVATION
IP	IRON PIPE
IPS	IRON PIPE SIZE
IRRG	IRRIGATION
JAN	JANITOR
JCT	JUNCTION
J & A	JACK AND AUGER
JNT, JT	JOINT
JSTS	JOISTS
KG	KILOGRAM
KM	KILOMETER
KV	KILOVOLT
KW	KILOWATT
KWH	KILOWATT HOUR
L	LITER, LENGTH, LENGTH OF CURVE
LAB	LABORATORY
LAT	LATITUDE
LAV	LAVATORY
LB	POUND
LDG	LOADING
LEV	LEVEL
LF	LINEAR FEET
LIN	LINEAR
LO	LEVEL OUT
LOR	LINE-OFFICE REVISION
LOS	LENGTH OF OFFSET SPIRAL
LP	LOW POINT, LIGHT POLE
LOC	LOCATION
LT	LEFT
LWL	LOW WATER LEVEL
LWR	LOWER
M	METER
M	MIDDLE ORDINATE (CIRCULAR CURVE), MAXIMUM OFFSET (VERTICAL CURVE)
MAG	MAGNETIC
MAN	MANUAL
MAINT	MAINTENANCE
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR, MFGR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MI	MALLEABLE IRON, MILE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MK	MARK
ML	MATCH LINE, MEDIAN LINE
MM	MILLIMETER
MNDOT	MINNESOTA DEPARTMENT OF TRANSPORTATION
MO	MOTOR OPERATED, MASONRY OPENING
MOD	MODEL
MON	MONUMENT
MPH	MILES PER HOUR
MS	MOP SINK
MTC	MECHANICAL-TYPE-COUPLING
MTD	MOUNTED
MTL	MATERIAL
MTR	MOTOR
N	NORTH
NAT	NATURAL
NBL	NORTH BOUND LANE
NBS	NATIONAL BUREAU OF STANDARDS
NC	NORMALLY CLOSED
NE	NORTH EAST
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NF	NEAR FACE
NIC	NOT IN CONTACT
NO	NUMBER, NORMALLY OPEN
NPS	NOMINAL PIPE SIZE (FORMERLY I.P.S.)
NPT	NATIONAL PIPE THREAD
NRS	NON-RISING STEM
NS	NEAR SIDE
NTS	NOT TO SCALE
NW	NORMAL WATER, NORTH WEST
N & D	NEAR SIDE
OBLIT	OBLITERATE
OC	OVER CROSSING, ON CENTER
O.C.E.W.	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OF	OVERFLOW, OUTSIDE FACE
OH	OVERHEAD
OPER	OPERATOR, OPERATING
OPNG	OPENING
OS & Y	OUTSIDE SCREW AND YOKE
OUT	OUTLET
OWG	OIL, WATER, GAS
OZ	OUNCE
P	POLE, PAGE, PLACE
PAVMT	PAVEMENT
PC	PRIMARY CLARIFIER, PORTLAND CEMENT POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCOTG	PRESSURE CLEANOUT TO GRADE
PE	PLANT EFFLUENT, POLYELECTROLYTE, POLYMER
PE	PROJECT ENGINEER, PROFESSIONAL ENGINEER, POLYETHYLENE
PERF	PERFORATED
PERMISS	PERMISSIBLE
PER PERIM	PERIMETER
PG	PRESSURE GAGE
pH	HYDROGEN ION CONCENTRATION
PI	PLANT INFLUENT, POINT OF INTERSECTION, PRESSURE INDICATOR
PL	PLATE, PROPERTY LINE, PLACE
PLAS	PLASTER, PLASTIC
PLY WD	PLYWOOD
PLF	POUNDS PER LINEAR FOOT
PLT	PLANT
PNEU	PNEUMATIC
POC	POINT OF CURVE
POP	POPLAR
POST	POINT ON SEMI TANGENT
POT	POINT ON TANGENT
PP	POWER POLE
PPD	POUNDS PER DAY
PPH	POUNDS PER HOUR
PPM	PARTS PER MILLION
PR	PAIR
PRC	POINT OF REVERSE CURVE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPERTY
PROV	PROVISIONS
PRV	PRESSURE REGULATING, RELIEF, REDUCING VALVE
PS	PRESSURE SWITCH
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSIG	POUNDS PER SQUARE INCH GAUGE
PT	POINT, POINT OF TANGENCY
PTDF	PRESSURE TREATED DOUGLAS FIR
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
Q	DISCHARGE CFS.
QUANT	QUANTITY
R	RADIUS, RISER, RANGE, ROCK, RETURN, RATE OF SLOPE, RING
RAD	RADIALLY
RAG	RETURN AIR GRILLE
RAS	RETURN ACTIVATED SLUDGE
RC	REINFORCED CONCRETE
RCCP	REINFORCED CONCRETE CULVERT PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN, ROUND, OR ROAD
RDWD	REDWOOD
RDWY	ROADWAY
RECIRC	RECIRCULATING
RECONST.	RECONSTRUCT
RED	REDUCER, REDUCING
REF	REFERENCE, REFER
REFR	REFRIGERATOR
RF	ROOF
REG	REGULATING
REINF	REINFORCE, REINFORCED
REM	REMOVE
RE-STL	REINFORCING STEEL
RET W	RETAINING WALL
REQ, REQD	REQUIRED
REV	REVISION
RM	ROOM
ROW	RIGHT OF WAY
RPM	REVOLUTIONS PER MINUTE, REINFORCED PLASTIC MORTAR
RR	RAILROAD
RT	RIGHT
R/W	RIGHT OF WAY
RWL	RAINWATER LEADER
RY	RAILWAY
S	SOUTH, SCUM, SINK, SECOND, SLOPE, SAND
SA	SAMPLE
SALV	SALVAGED
SAN	SANITARY
SAR	STATE AID ROAD
SBL	SOUTH BOUND LANE
SC	SPARE CHEMICAL, SECONDARY CLARIFIER
SCD	SCREWED
SCFM	STANDARD CUBIC FEET PER MINUTE
SCH	SCHEDULE
SCHED	SCHEDULE
SCP	SECTIONAL CONCRETE PIPE
SCPA	SECTIONAL CONCRETE PIPE ARCH
SD	SERVICE DRIVE
SDR	STORM DRAINS
SE	SOUTHEAST
SEC	SECONDARY
SECT	SECTION
SER	SERIES
SETT	SETTLING
SF	STORY FRAME
SFCE	SURFACE
S-G	SAND AND GRAVEL
SH	SHOWER
SHLD	SHOULDER
SHT	SHEET
SIM	SIMILAR
SL	SLUDGE, SLOPE
SO	SOUTH
SO VALVE	SHUT OFF VALVE
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SPEC'D	SPECIFIED
SPK	SPIKE
SQ	SQUARE
SQYD	SQUARE YARD
SS	SANITARY SEWER, STAINLESS STEEL, SERVICE SINK
SSU	SECONDS SAYBOLT UNIVERSAL
ST	STREET, STONE, STEEL, STUCCO, STATE
STA	STATION
STC	SLEEVE-TYPE COUPLING
STD	STANDARD
STK	STAKE
STL	STEEL
STM	STORM
STN	STAINLESS
STN STL	STAINLESS STEEL
STP	STUMP
STRUCT	STRUCTURAL, STRUCTURE
SUCT	SUCTION
SUPER	SUPER ELEVATION
SUPP	SUPPLIER, SUPPLY
SURF	SURFACE
SV	SOLENOID VALVE
SW	SIDEWALK, SOUTH WEST
SWR	SIDEWALL REGISTER, SEWER
SYM	SYMMETRICAL, SYMBOL
SYST	SYSTEM
T	THERMOSTAT, TREAD OF STAIR, TOP, TANGENT
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TAN	TANGENT
TB	TACK BOARD
TBE	THREAD BOTH ENDS
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TEL	TELEPHONE
TEMP CONN	TEMPORARY CONNECTION
T.F.	TOP OF FOOTING
TFE	TOP OF FOOTING ELEVATION
TH	TRUNK HIGHWAY
THR'D	THREADED
TK	TANK
TQE	THREAD ONE END
TOPOG	TOPOGRAPHY
TP	TELEPHONE POLE, TELEGRAPH POLE
TR	TREE, TRENCH, TRACK
TRANS	TRANSITION, TRANSMITTED
TRANSV	TRANSVERSE
TS	TANGENT TO SPIRAL, TOPSOIL, TOP SLOPE
TTH	TEMPORARY TRUNK HIGHWAY
TV	THERMOSTATIC VALVE
TW	TOP OF WALL, THERMOMETER WELL
TWP	TOWNSHIP
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UC	UNDER-CROSSING
UG	UNDERGROUND
UGC	UNDERGROUND CONDUIT
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UNADJ	UNADJUSTED
UR	URINAL
USGS	U.S. GEOLOGICAL SURVEY
UW	UTILITY
V	VACUUM, VALVE, VERTICAL, VENT, VOLT, VOLUME
VAR	VARIES, VARIABLE
VB	VAPOR BARRIER
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VIT	VITRIFIED
VM	VEHICULAR MEASURE
VOL	VOLUME
VTC	VENT TO CEILING
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
VTR	VENT THROUGH ROOF
W	WEST, WASTE, WATER
W/	WITH
WAS	WASTE ACTIVATED SLUDGE
WBL	WEST BOUND LANE
WC	WATER COLUMN, WATER CLOSET
WCO	WALL CLEANOUT
WD	WOOD
WDW	WINDOW
W'MN	WATER MAIN
W/O	WITHOUT
WS	WATER SURFACE
WSTP	WATER STOP
WT	WEIGHT
WWM	WELDED WIRE MESH
X-OVER	CROSSOVER
X-RD	CROSS ROAD
XS	EXTRA STRONG
XSECT	CROSS SECTION
YD	YARD
YH	YARD HYDRANT

NOTE: SEE PIPING SCHEDULE FOR ADDITIONAL ABBREVIATIONS

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

SIGNATURE: Jon D. Peterson — TYPED OR PRINTED NAME: Jon D. Peterson

DATE: 5-3-07 — I/C NO.: 21309

BOLTON & MENK, INC

CONSULTING ENGINEERS & SURVEYORS

MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	WRH	11-3-06
0	WRH	5-7-07

RAMSEY, MINNESOTA

WELL HOUSE NO. 4

ABBREVIATIONS

SHEET 1.03

J:\RAMSEY\M2137017\WELLHOUSE\37017103.dwg 5/2/2007

PIPING & FITTINGS

- AC — Air Cock
- BP — Backflow Preventer
- Blind Flange
- Drip Trap
- Exhaust to Atmosphere (Inside)
- Exhaust to Atmosphere (Outside)
- FT — Flame Trap
- FC — Flame Cell
- Flanged Coupling Adapter (F.C.A.)
- Flexible Hose
- ○ 4"F.D. — Floor Drain – Size
- Harnessed Sleeve Coupling (H.S.C.) Sleeve Coupling (S.C.)
- HB — Hose Bib
- 1–1/2" Hose Gate
- Hot Water Recirculation (H.W.R.)
- L — Lavatory
- M — Meter
- N.C. — Normally Closed
- N.O. — Normally Open
- Orifice

Pipe & Joint Designations

- Bell & Spigot Joint
- Cold Water
- Flanged Adapter
- Flanged Joint Fitting
- Hot Water
- Mechonical Joint Fitting
- Wall Pipe
- Wall Sleeve
- Quick Disconnect Coupling
- Reducer
- Removable Cap
- Removable Plug
- RD — Roof Drain (Above Grade)
- --RD-- Roof Drain (Below Grade)
- ○ 4"R.D. — Roof Drain – Size
- Rupture Disc
- ST — Sediment Trap
- SS — Service Sink
- SH — Shower
- Sight Flow Indicator
- Soil or Waste (Above Grade)
- Soil or Waste (Below Grade)
- Union
- U — Urinal

Valves

- Angle Valve
- Ball Valve
- Butterfly Valve
- Check Valve
- Diaphragm Valve
- Gate Valve
- Globe Valve
- Hose Gate Valve
- Knife Gate Valve
- Needle Valve
- Pinch Valve
- Plug Valve
- PRV — Pressure Regulating Valve
- PRT — Pressure/Temperature Relief Valve
- Relief or Safety Valve
- Shear, Slide, Sluice or Stop Gate
- 3–Way Plug Valve (2–Port)
- 3–Way Plug Valve (3–Port)
- 3–Way Valve
- 3–Way Plug Valve (4–Port)
- –V– — Vent
- VTR — Vent Through Roof
- W.H. — Wall Hydrant
- W.C. — Water Closet
- ○ W.H. — Water Heater
- Welded Cap
- Yard Hydrant
- Y–Type Strainer

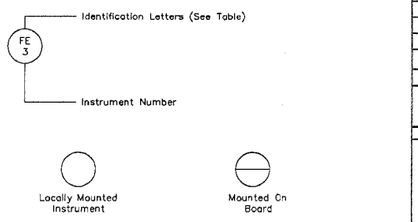
HEATING, VENTILATING & AIR CONDITIONING

- Adjustable Extracting Device
- Adjustable Splitter Damper
- BOD — Bottom of Duct
- C — Cooling Coil
- Damper
- D — Drop In Respect to Air Flow
- EA — Exhaust Air
- F — Fan
- Flexible Duct Connection
- H — Heating Coil
- HWR — Hot Water Return
- HWS — Hot Water Supply
- Linear or Slot Diffuser
- OA — Outside Air
- P — Pump
- 24x12 — Rectangular Duct Dimension (1st Figure is Side Shown 2nd Figure is Side Not Shown)
- TURNING VANES — Rectangular Elbow With Turning Vanes
- RA — Return Air
- Return or Exhaust Air Duct Section
- R — Rise in Respect to Air Flow
- Round Diffuser
- 12 ø — Round Duct Dimension
- Sidewall RA or EA Grille or Register
- Sidewall SA Register or Grille
- Splitter Damper (Adjustable)
- Square or Rectangular Diffuser
- Square or Rectangular to Round Transition
- SA — Supply Air
- TURNING VANES — Supply or Outside Air Duct Section
- Tee With Turning Vanes
- T — Thermostat
- TOD — Top of Duct
- UH — Unit Heater

INSTRUMENT IDENTIFICATION LETTERS

	FIRST LETTER: MEASURED OR INITIATING VARIABLE	FIRST LETTER: MODIFIER	SUCCEEDING LETTERS: READOUT OR PASSIVE FUNCTION	SUCCEEDING LETTERS: OUTPUT FUNCTION	SUCCEEDING LETTERS: MODIFIER
A	Analysis		Alarm		
B	Burner Flame				
C	Conductivity (Electrical)			Control	
D	Density (Mass) or Specific Gravity	Differential			
E	Voltage (EMF)		Primary Element		
F	Flow Rate	Ratio (Fraction)			
G	Gauging (Dimensional)		Glass		
H	Hand (Manually Initiated)				High
I	Current (Electrical)		Indicate		
J	Power	Scan			
K	Time or Time–Schedule			Control Station	
L	Level		Light (Pilot)		Low
M	Moisture or Humidity				Middle or Intermediate
N					
O			Orifice (Restriction)		
P	Pressure or Vacuum		Point (Test) Connection)		
Q	Quantity or Event	Integrate or Totalize	Meter		
R	Radioactivity		Record or Print		
S	Speed or Frequency			Switch	
T	Temperature		Totalizing	Transmit	
U					
V	Viscosity			Valve, Damper or Louver	
W	Weight or Force		Well		
X					
Y				Relay or Compute	
Z	Position			Drive, Actuate or Unclassified Final Control Element	

INSTRUMENT IDENTIFICATION



VALVE OPERATORS

- C — Cylinders
- CW — Chainwheel
- D — Diaphragm
- E — Electric
- F — Float
- H — Hydraulic
- HW — Handwheel
- L — Lever
- M — Motor
- P — Pneumatic
- S — Solenoid

Soil Boring

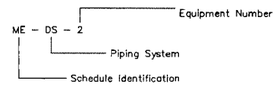
PIPING SCHEDULE

PIPING SYSTEM DESIGNATION	FLUID
AE	Aerator Effluent
AA	Aqueous Ammonia
AW	Filter Air Wash
BW	Filter Backwash
CD	Chemical Drain and Vent
CL	Chlorine (Gas or Liquid State)
CLS	Chlorine Solution
CLV	Chlorine Gas Under Vacuum
CS	Caustic Soda
CV	Chlorinator Vent and Detection Line
DW	Demineralized Water
FI	Filter Influent
FE	Filtered Effluent
FTW	Filtered Water to Waste
HF	Hydrofluosilicic Acid
HR	Heating Water Return
HS	Heating Water Supply
IA	Instrument Air
LA	Liquid Alum
MF	Membrane Feed
NG	Natural Gas
PA	Plant Air
PD	Plant Drain
PEA	Polymer – Anionic
PEC	Polymer – Catonic
PEN	Polymer – Nonionic
PO	Plant Overflow
PP	Process Piping
PPH	Poly Phosphate
PPM	Potassium Permanganate
PW	Potable Water
RW	Raw Water
SA	Sample Line
SD	Sanitary Drain and Vent
SDR	Storm Drain
SI	Sodium Silicate
SL	Sludge
SPD	Sump Pump Discharge
SS	Sanitary Sewer
SW	Filtered Surface Washwater
UW	Utility Water (Non–Potable Water)
V	Vacuum
WW	Filter Waste Washwater
WWR	Washwater Return

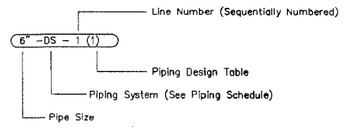
EQUIPMENT SCHEDULE

DESIGNATION	EQUIPMENT TYPE
F	Fan
ME	Miscellaneous Equipment
P	Pump
S	Special
SG	Stop Gate, shear gate, sluice gate, slide gate, flap gate
UH	Unit Heater
V	Valve (Valves 4" Diameter and Larger Included in Schedule

EQUIPMENT IDENTIFICATION



PIPE IDENTIFICATION



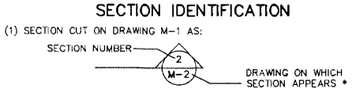
PIPE DESIGN TABLE

PDT NO.	PIPE MATERIAL	FITTING MATERIAL
1	Class 50 Ductile Iron ANSI A21.51 (AWWA C151) Flanged or Mechanical Joints as Indicated. Class 53 for Threaded Flange	Class 125 Ductile or Cast Iron, ANSI A21.10 (AWWA C110) Flanged or Mechanical Joint as Indicated
2	Standard Weight Carbon Steel, ASTM A120, Black	3–Inch and Smaller – 150 lb. Malleable Iron, ANSI B16.3 Banded, Screwed, 3–1/2 inch and Larger – Standard Weight – ASTM A234 ANSI B16.9 Welded Steel or 125 lb. Flanged Cast Iron as Indicated
3	Standard Weight Carbon Steel, ASTM A120, Galvanized	3–Inch and Smaller – 150 lb. Malleable Iron, ANSI B16.3 Banded, Screwed, Galvanized 3–1/2 Inch and Larger – 125 lb. Cast Iron Flanged or Mechanical Coupling as Indicated
4	Copper, ASTM B88 Buried Service – Type K, Soft Temper Exposed Service – Type L, Hard Temper	Wrought Copper or Cast Bronze Solder Joint, ANSI B16.22, 150 psi
5	Polyvinyl Chloride, Schedule 80, Normal Impact ASTM D1785	Schedule 80 Polyvinyl Chloride, Socket Solvent Weld Joints, ASTM D2467
6	Fiberglass Reinforced Plastic (FRP) ASTM D2996	Epoxy Resin Fragment Wound or Molded Type – 150 psi @ 200 F
7	Flexible Teflon Tubing, Vacuum Rated, Installed Inside 2" Schedule 80 PVC Pipe	Compression Fitting or Solvent Weld
8	Cast Iron Soil ANSI A112.5.1, Service Weight, Bell and Spigot or Hubless	Cast Iron Soil ANSI A112.5.1, Service Weight, Bell and Spigot or Hubless
9	Class 50 Ductile Iron ANSI A21.51 (AWWA C151) Bell and Spigot	Class 125 Ductile or Cast Iron, ANSI A21.10 (AWWA C110), Mechanical Joint
10	Polyvinyl Chloride Sewer Pipe, Bell and Spigot ASTM D–3034	Polyvinyl Chloride, Bell and Spigot, ASTM D–3034
11	Standard Weight Steel, ASTM A53, Seamless. (10 Mil Polyethylene or PVC Coated @ Exterior)	Standard Weight, Butt Weld Steel ANSI B16.9 ASTM A234
12	Polyvinyl Chloride Pressure Pipe ASTM D2241 with Bell & Spigot Ends. Wall thickness as Specified	Class 125 Ductile Iron or ANSI A21.10 (AWWA C110) Flanged or Mechanical Joints as Indicated
13	Polypropylene, ASTM D2146 Schedule 40 with Heat Fused Joints	Polypropylene, Schedule 40 Drainage Type with Heat Fused Socket Joints
14	Stainless Steel AISI Type 304, ASTM A312 Schedule 5S	Stainless Steel AISI Type 316 ANSI B16.9 Butt–Welded Schedule 5S or 150 lb Flanged
15	Welded Steel, AWWA C200 with Specified Wall Thickness. Epoxy/Cement Mortar Lined for Potable Water Service	ASTM A234, Grade B, Seamless or Butt–welded. Fittings 14–inches and Larger Mitered to Conform to AWWA C208 Table 2 with Butt–Weld Ends

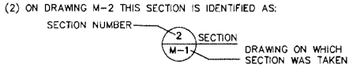
SECTION AND DETAIL IDENTIFICATION

SECTION IDENTIFICATION

(1) SECTION CUT ON DRAWING M–1 AS:

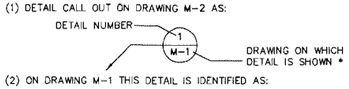


(2) ON DRAWING M–2 THIS SECTION IS IDENTIFIED AS:

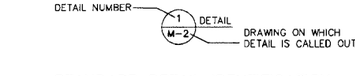


DETAIL IDENTIFICATION

(1) DETAIL CALL OUT ON DRAWING M–2 AS:

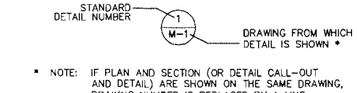


(2) ON DRAWING M–1 THIS DETAIL IS IDENTIFIED AS:



STANDARD DETAIL IDENTIFICATION

(1) DETAIL CALL OUT ON DRAWING M–2 AS:



* NOTE: IF PLAN AND SECTION (OR DETAIL CALL–OUT AND DETAIL) ARE SHOWN ON THE SAME DRAWING, DRAWING NUMBER IS REPLACED BY A LINE.

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

SIGNATURE: _____ TYPED OR PRINTED NAME: Jon D. Peterson

DATE: 5-3-07 LIC. NO. 21309

BOLTON & MENK, INC

CONSULTING ENGINEERS & SURVEYORS

MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	WRH	11–3–06
0	WRH	5–7–07

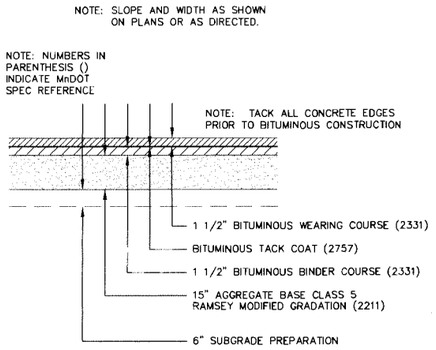
RAMSEY, MINNESOTA

WELL HOUSE NO. 4

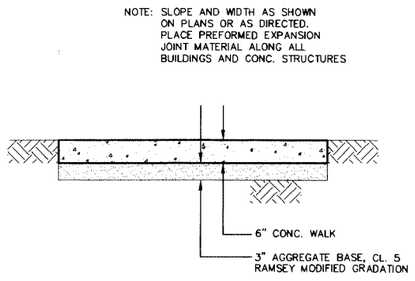
LEGEND

SHEET 1.04

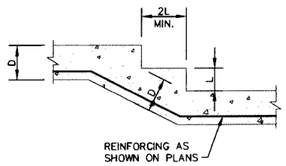
J:\RAMSEY\M2137017\WELLHOUSE\37017104.dwg 5/2/2007



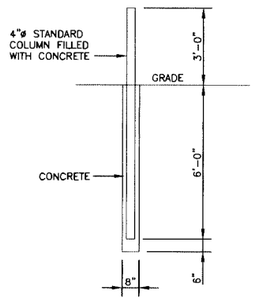
1 / 1.05 BITUMINOUS ROADWAY SECTION
NO SCALE



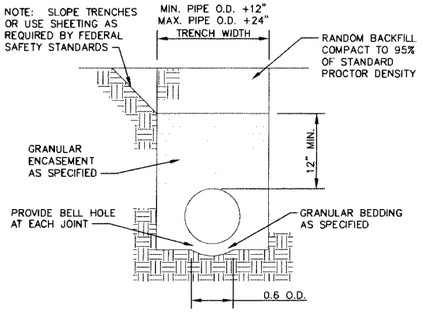
2 / 1.05 CONCRETE WALK SECTION
NO SCALE



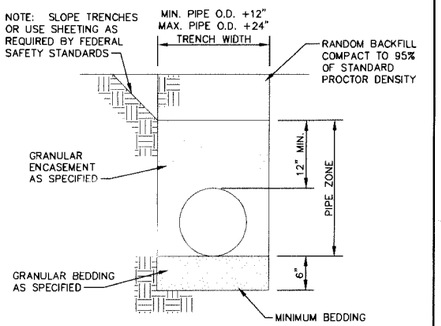
3 / 1.05 STEP FOOTING DETAIL
SCALE: 1/2"=1'-0"



4 / 1.05 GUARDPOST DETAIL
SCALE: 3/8"=1'-0"

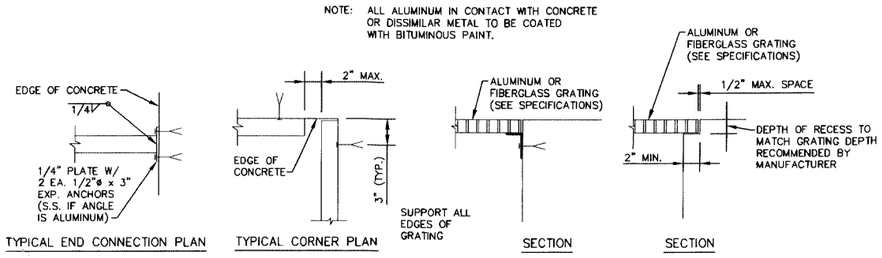


5 / 1.05 TRENCH DETAIL DUCTILE IRON PIPE
SCALE: 1"=1'-0"



6 / 1.05 TRENCH DETAIL PVC PIPE
SCALE: 1"=1'-0"

NOTE: ALL ALUMINUM IN CONTACT WITH CONCRETE OR DISSIMILAR METAL TO BE COATED WITH BITUMINOUS PAINT.



ANGLES

–FOR ALUMINUM GRATING

ALUM. ∠2"x3"x1/4" WITH 1/2"ø x 3" S.S. EXP. ANCHORS @ 18" O.C. MAX.

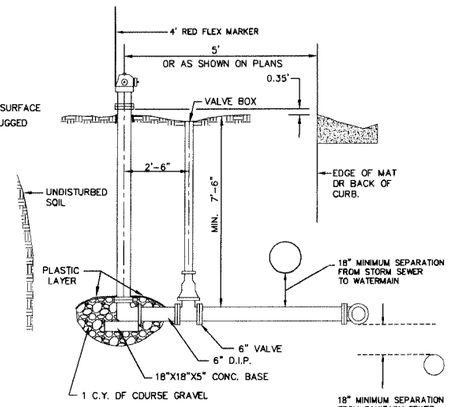
–FOR FIBERGLASS GRATING

∠2"x2"x1/4" WITH 1/2"ø x 3" EXPANSION ANCHORS @ 18" O.C. MAX.

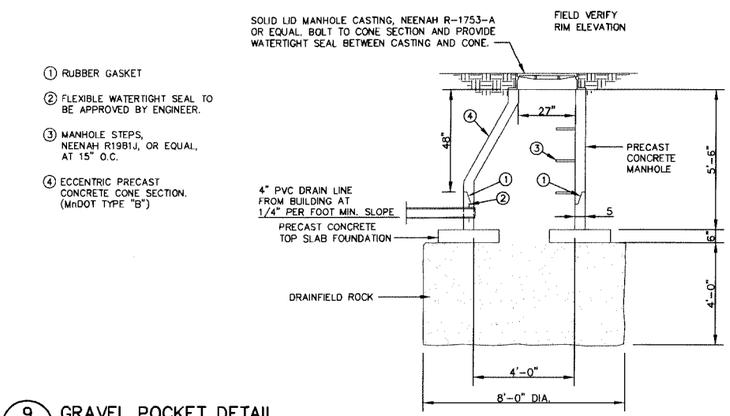
7 / 1.05 GRATING INSTALLATION
SCALE: 1 1/2"=1'-0"

NOTES:

1. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANT EXTENSIONS MAY BE REQUIRED.
2. HYDRANT SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2–3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW
5. ALL VALVE BOXES SHALL HAVE A VALVE NUT EXTENSION TO WITHIN 1' OF FINISHED GRADE
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE



8 / 1.05 HYDRANT INSTALLATION, TIED TO MAIN
NOT TO SCALE



9 / 1.05 GRAVEL POCKET DETAIL
SCALE: 3/8"=1'-0"

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

SIGNATURE: Jon D. Peterson
TYPED OR PRINTED NAME: Jon D. Peterson
DATE: 5-21-07
LIC. NO: 21309

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	WRH	11-3-06
0	WRH	5-21-07

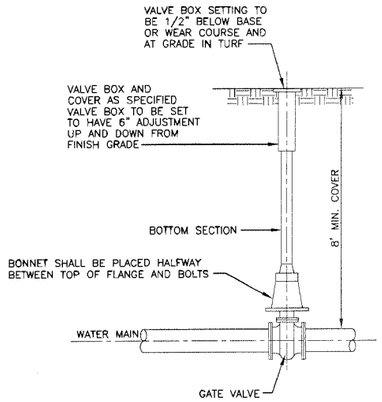
RAMSEY, MINNESOTA
WELL HOUSE NO. 4
STANDARD DETAILS

SHEET 1.05

J:\RAMSEY\M2137017\WELLHOUSE\37017105–106.dwg 6/14/2007

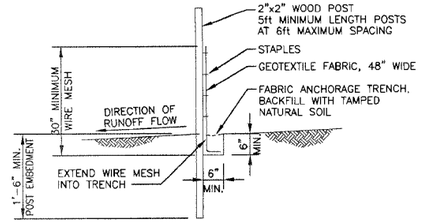
NOTES:

1. VALVE BOX SHALL BE CENTERED ON OPERATING NUTS. STRAIGHT, FREE FROM DEBRIS, AND ALL SECTIONS UNBROKEN.
2. VALVES IN EASEMENTS SHALL BE MARKED WITH BLUE CARSONITE MARKER.
3. ALL VALVES SHALL HAVE VALVE NUT EXTENSION INSTALLED TO WITHIN 1 FOOT OF SURFACE. DEEP EXTENSIONS SHALL BE WELDED TOGETHER.
4. COMPACTION WITHIN THE UPPER 3 FEET OF SUBGRADE SHALL BE 100%.
5. GATE VALVES LOCATED WITHIN THE CONCRETE SIDEWALK SHALL INCLUDE A METAL SEPARATOR BETWEEN THE VALVE BOX AND THE CONCRETE.

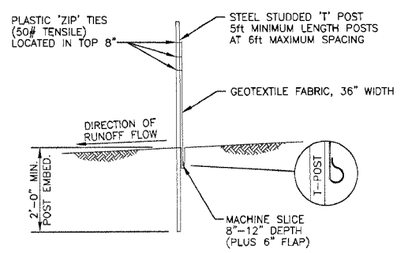


NOTE: ALL HYDRANTS AND BURIED VALVE SHALL OPEN RIGHT

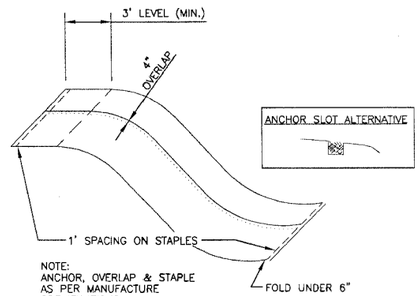
1 / 1.06 TYPICAL BURIED VALVE
SCALE: 1/2"=1'-0"



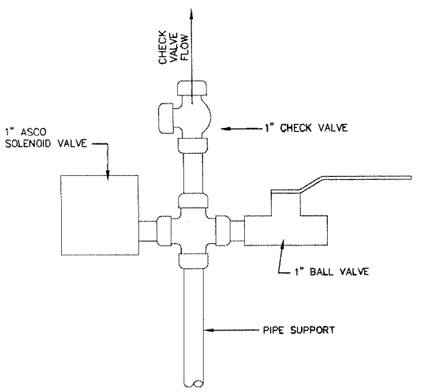
2 / 1.06 SILT FENCE – PREASSEMBLED
NOT TO SCALE



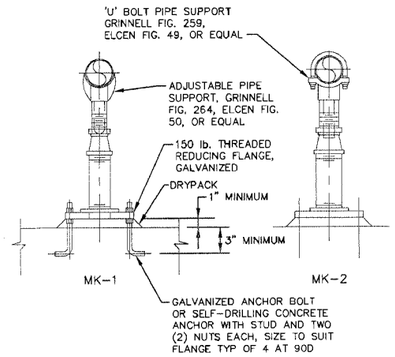
3 / 1.06 SILT FENCE – MACHINE SLICED
NOT TO SCALE



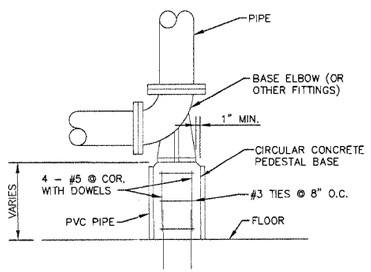
4 / 1.06 EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE



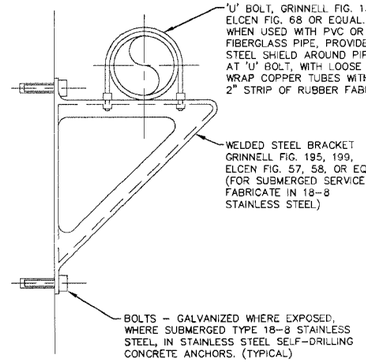
5 / 1.06 SIPHON VALVE DETAIL
NO SCALE



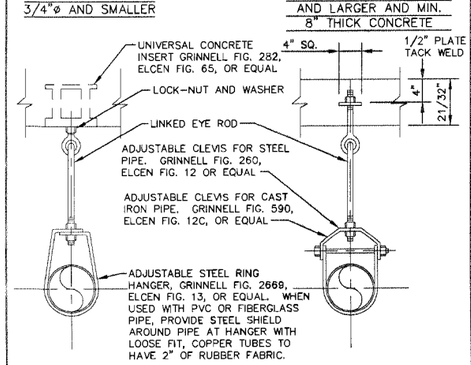
6 / 1.06 ADJUSTABLE PIPE SUPPORT
SCALE: 1 1/2"=1'-0"



7 / 1.06 CONCRETE PEDESTAL BASE
SCALE: 3/4"=1'-0"

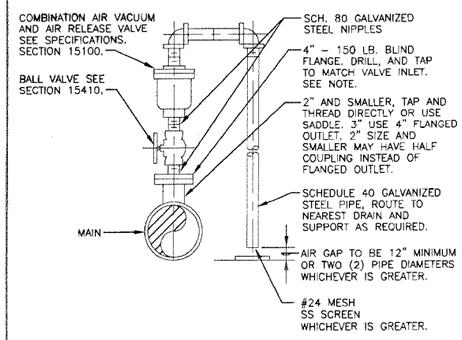


8 / 1.06 PIPE BRACKET
SCALE: 3"=1'-0"

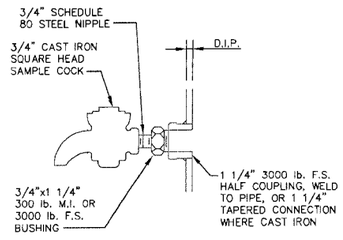


NOTE: 4" SQ. BEARING PLATE ALLOW 3800 lb. LOAD MAX. CONCRETE INSERT ALLOW 1400 lb. LOAD MAX.

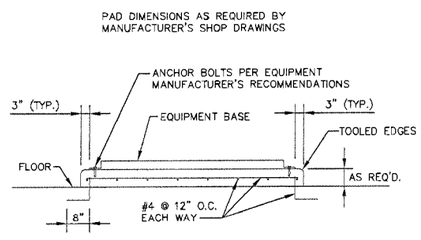
9 / 1.06 PIPE BRACKET
SCALE: 1 1/2"=1'-0"



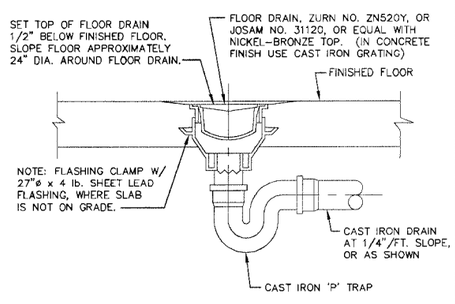
10 / 1.06 AIR–VACUUM AND AIR–RELEASE VALVE ASSEMBLY 3" AND SMALLER
SCALE: 3/4" = 1'-0"



11 / 1.06 SAMPLE COCK
SCALE: 3"=1'-0"



12 / 1.06 CONCRETE EQUIPMENT BASE
SCALE: 1/2"=1'-0"



13 / 1.06 FLOOR DRAIN
SCALE: 1"=1'-0"

J:\RAMSEY\M2137017\WELLHOUSE\37017105-106.dwg 5/3/2007

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
SIGNATURE: [signature] TYPED OR PRINTED NAME: Jon D. Peterson
DATE: 5-3-07 LIC. NO. 21309

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	WRH	11-3-06
0	WRH	5-7-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
STANDARD DETAILS

SHEET 1.06

FIRE STATION NO. 2
(FFE = 883.5)

× 879.8

× 880.8

BITUMINOUS
PARKING LOT

× 882.8

WELL NO.7
PROPOSED LOCATION

R50.00'

F&I 10" RAW WMN

CONCRETE SIDEWALK
WIDTH OF BUILDING
SEE DETAIL 1/2.01

SAW CUT AND REMOVE
BITUMINOUS. REPLACE
TO MATCH EXISTING

4" FLOOR
DRAIN

GRAVEL
POCKET

18.66'

10.00'

CONNECT TO
10" DIP

CONNECT TO
12" DIP

CONSTRUCTION
LIMITS

12" FINISHED WATERMAIN

10" RAW WATERMAIN

WELL CONTRACT
CONSTRUCTION
LIMITS

× 874.9

WATERMAIN
BY OTHERS

20" RAW WATERMAIN

24" FINISHED WATERMAIN

10.00'

10.00'

882.4

880

NOTE: FIELD VERIFY DEPTH AND
LOCATION OF INSTALLED PIPING.

SITE PLAN
SCALE:1"=20'

× 873.6

24" FINISHED WATERMAIN

ARMSTRONG BOULEVARD

20" RAW WATERMAIN

20 0 20 40 60
Graphic Scale for 1"=20'

5 0 5 10 15
Graphic Scale for 1"=5'

0 1 2 4
Graphic Scale for 3/4"=1'-0"

J:\RAMSEY\M2137017\WELLHOUSE\37017201.dwg 6/14/2007

F&I 10" RAW WMN

6.00'

CONCRETE SIDEWALK
WIDTH OF BUILDING
SEE DETAIL 1/2.01

SAW CUT AND REMOVE
BITUMINOUS. REPLACE
TO MATCH EXISTING

CONSTRUCTION
LIMITS

4" FLOOR
DRAIN

GRAVEL
POCKET

18.66'

10.00'

CONNECT TO
12" DIP

CONNECT TO
10" DIP

NOTE: FIELD VERIFY DEPTH AND
LOCATION OF INSTALLED PIPING.

12" FINISHED WATERMAIN

10" RAW WATERMAIN

SITE PLAN
SCALE:1"=5'

6'-0"

6" CONCRETE SLAB
SLOPE 1/4" PER FOOT

2"

FFE=883.00

BITUMINOUS

1/2" PREFORMED
EXPANSION JOINT

1/2.01 SIDEWALK DETAIL
SCALE:3/4"=1'-0"

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

SIGNATURE: Jon D. Peterson
TYPED OR PRINTED NAME: Jon D. Peterson
DATE: 5-21-07
LIC. NO. 21309

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

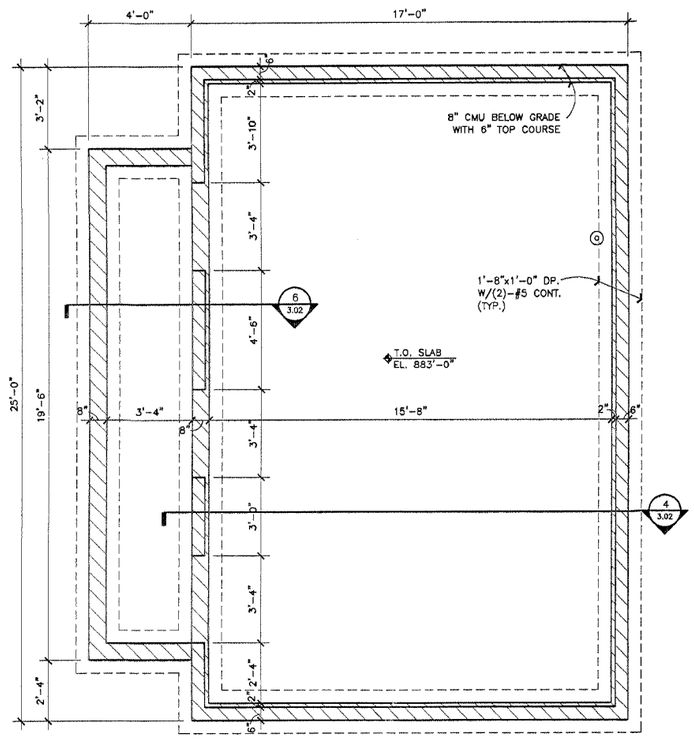
REV.	BY	DATE
A	WRH	11-3-06
0	WRH	5-21-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
SITE PLAN AND DETAIL

SHEET
2.01

CODE REVIEW: WATER TREATMENT FACILITY– RAMSEY, MINNESOTA

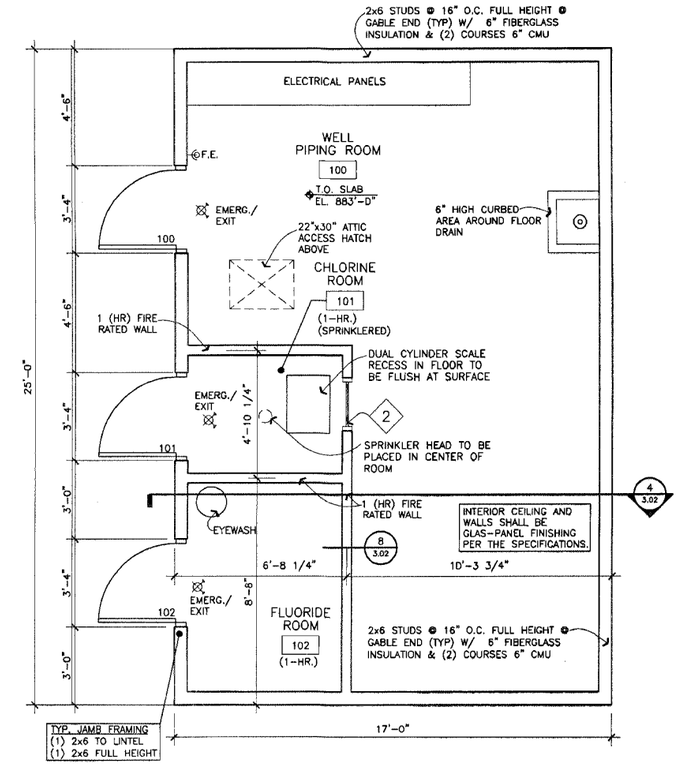
BUILDING CODE:	INTERNATIONAL BUILDING CODE–2006 EDITION MINNESOTA STATE BUILDING CODE–2007 EDITION CITY OF RAMSEY ZONING ORDINANCES
OCCUPANCY:	F–2 (WATER TREATMENT FACILITY)
OCCUPANTS:	5 OCC. (PER TABLE 1003.2.2.2) 1 OCC. (ACTUAL)
CONSTRUCTION TYPE:	V–B WOOD STUD WALL STANDARD WOOD TRUSS
ALLOWABLE AREA:	13,000 SQ. FT.
PROPOSED AREA:	425 SQ. FT. (GROSS)
SPRINKLERED:	CHLORINE ROOM SPRINKLER ONLY
BUILDING HEIGHT:	13'–0" +/– (RIDGE HEIGHT)



FOUNDATION PLAN

NORTH 2/3.01 SCALE: 3/8"=1'–0"

2875fn1g



FLOOR PLAN

NORTH 1/3.01 SCALE: 3/8"=1'–0"

2875fp1g

DOOR SCHEDULE

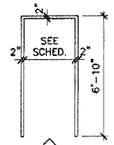
DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	HDWE.	JAMB	RAT'G.	REMARKS
100	3'–0"x6'–8"x1–3/4"	A	PAINT	1		7–1/4"		EX. HVY. DUTY HINGES/CLOSER/LEVER LOCKSET/T–HOLD/W–STRIP/RAIN DRIP/SWEEP/KICKPLATE/O.H. STOP
101	3'–0"x6'–8"x1–3/4"	A	PAINT	1		7–1/4"	60MIN	EX. HVY. DUTY HINGES/CLOSER/T–HOLD/W–STRIP/RAIN DRIP/SWEEP/KICKPLATE/O.H. STOP/PANIC DEVICE
1D2	3'–0"x6'–8"x1–3/4"	A	PAINT	1		7–1/4"		EX. HVY. DUTY HINGES/CLOSER/LEVER LOCKSET/T–HOLD/W–STRIP/RAIN DRIP/SWEEP/KICKPLATE/O.H. STOP

DOOR TYPES

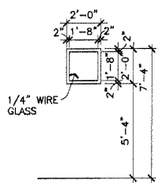


A
HOLLOW METAL (PRIME & PAINT) 16 GAUGE

FRAME TYPES



1
HOLLOW METAL (PRIME & PAINT) 16 GAUGE



2
HOLLOW METAL W/ 45 MIN. FIRE RATING (PRIME & PAINT) 16 GAUGE

ROOM FINISH SCHEDULE

NO	ROOM NAME	FLOOR FINISH	FLOOR MATERIAL	BASE	WALLS	CEILINGS	REMARKS
		SEALED	CONCRETE		PAINTED 5/8" GYP. BD. GLAS–PANEL FINISHING PER THE SPECS.	PAINTED 5/8" GYP. BD. GLAS–PANEL FINISHING PER THE SPECS. CEILING HEIGHT	
100	WELL PIPING ROOM	●			●	●	
1D1	CHLORINE ROOM (1–HR. RATED)	●			●	●	
102	FLORIDE ROOM	●			●	●	

N, W, E, S

NOTES:

1. SEE SITE PLAN FOR ORIENTATION AND FINISHED SITE GRADE.
2. COLOR OF STEEL SIDING SHALL BE SELECTED BY ENGINEER.
3. COLOR OF STEEL ROOFING SHALL BE SELECTED BY ENGINEER.
4. COLOR OF ALUMINUM SOFFIT AND FASCIA SHALL BE SELECTED BY ENGINEER.
5. DOORS AND FRAMES SHALL BE SUPPLIED AS SPECIFIED IN SECTION 08110.

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
SIGNATURE: Brian J. Salfer TYPED OR PRINTED NAME: BRIAN J. SALFER
DATE: MAY 7, 2007 REG. NO. 41632

LS JOB# 06–349
LS ENGINEERS
200 S. Main St.
LeSueur, MN 56058

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. (ARCHITECTURAL ONLY)
SIGNATURE: TYPED OR PRINTED NAME: DAVID J. MEDIN
DATE: MAY 7, 2007 REG. NO. 9898

ARCH. PROJ. #: 2875
architects plus
203 nw first ave.
faribault, minn. 55021
507/334-2251
507/334-8350 FAX

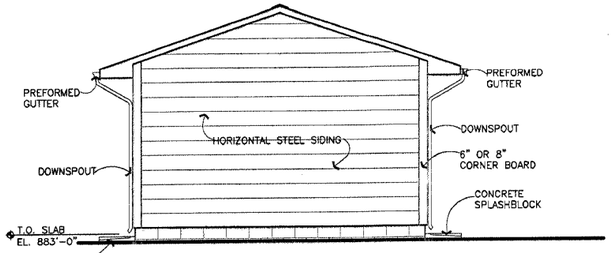
BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	TJR	11–3–06
0	TJR	5–7–07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
PLANS AND SCHEDULES

SHEET 3.01

F:\Act2proj\2875\plot\2875a3.01.dwg, 5/3/2007 2:16:22 PM, Arch D (24x36")

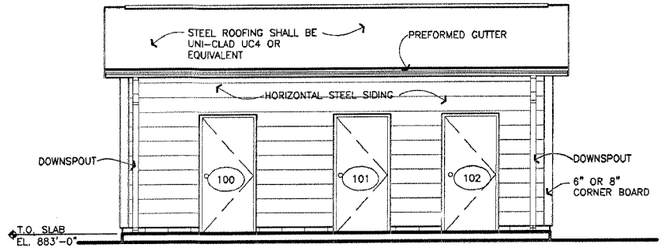


NORTH ELEVATION (SOUTH SIM.)

1 / 3.02

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

2875e11f

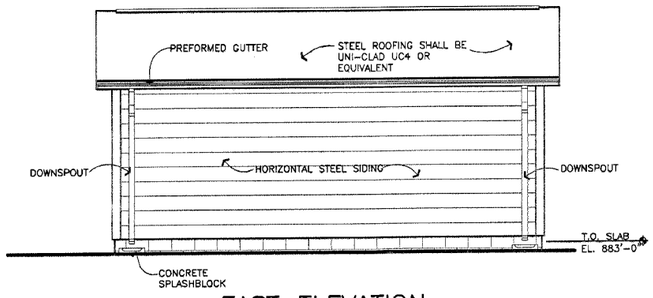


WEST ELEVATION

2 / 3.02

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

2875e11f

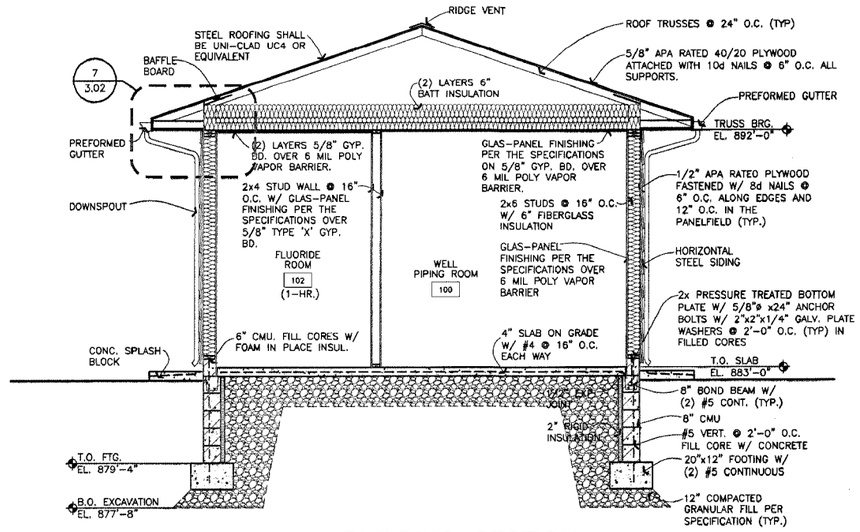


EAST ELEVATION

3 / 3.02

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

2875e11f

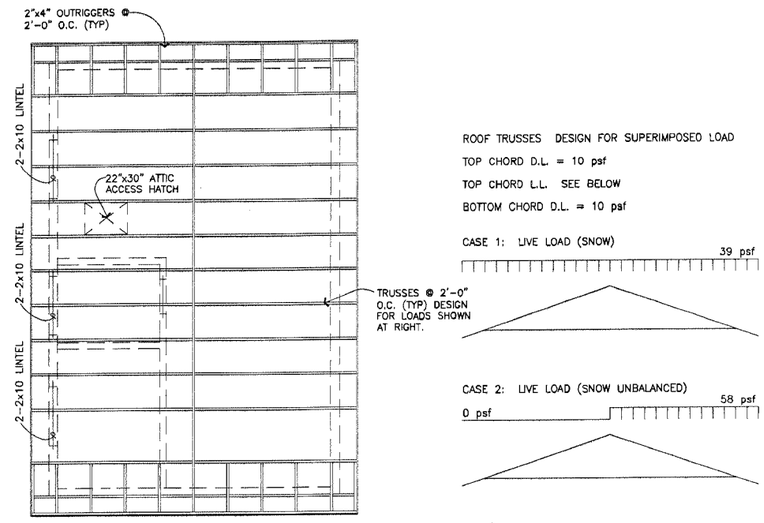


BUILDING SECTION

4 / 3.02

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

2875be1g

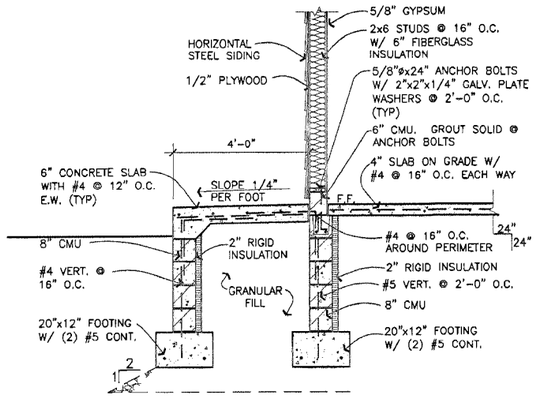


TRUSS PLAN

5 / 3.02

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

2875r11f

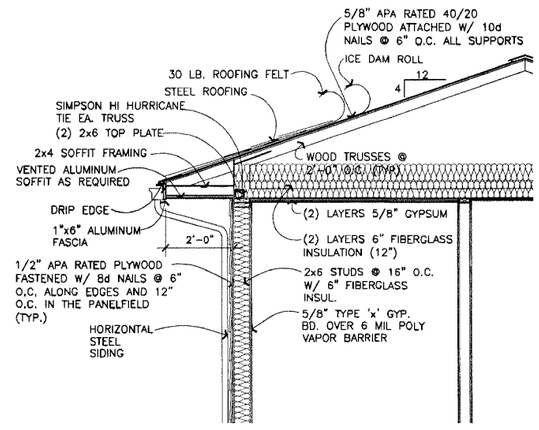


SECTION

6 / 3.02

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

2875d01h

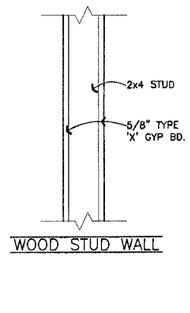


SECTION

7 / 3.02

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

2875d02h



WALL TYPE

8 / 3.02

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

2875d03k

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.

SIGNATURE: Brian J. Salfer — TYPED OR PRINTED NAME: BRIAN J. SALFER

DATE: MAY 7, 2007 — REG. NO. 41632

LS ENGINEERS — LS JOB# 05-349
200 S. Main St.
LeSueur, MN 56058

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. (ARCHITECTURAL ONLY)

SIGNATURE: — TYPED OR PRINTED NAME: DAVID J. MEDIN

DATE: MAY 7, 2007 — REG. NO. 9898

ARCH. PROJ. #: 2875
architects plus
203 nw first ave.
faribault, minn. 55021
507/334-2251
507/334-8350 FAX

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	TJR	11-3-06
0	TJR	5-7-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
ROOF PLAN, EXTERIOR ELEVATIONS AND SECTIONS

SHEET 3.02

F:\Ad2proj\2875\plot\2875a3.02.dwg, 5/3/2007 2:16:13 PM, Arch D (24x36")

STRUCTURAL NOTES

GENERAL

1. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES.
2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES, SPECIFICATIONS, AND DESIGN MANUAL (LATEST EDITION UNLESS NOTED):
   a. 2000 INTERNATIONAL BUILDING CODE (IBC) WITH MINNESOTA AMENDMENTS
   b. AMERICAN CONCRETE INSTITUTE (ACI)
   c. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE (FOR PLACING & DETAILING OF ALL REINFORCING)
   d. AMERICAN IRON & STEEL INSTITUTE (AISI) COLD-FORMED STEEL DESIGN MANUAL
   e. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)
   f. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
   g. STATE AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS
3. REFER TO SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE NOTES OR DRAWINGS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK; AND THE ENGINEER/ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES.
5. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
6. TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.
7. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND RESOLVED WITH THE ENGINEER/ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
8. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED BEFORE BEGINNING EXCAVATION.
9. NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC.
10. RECESSES, DEPRESSIONS, DIMENSIONS, ELEVATIONS, OPENINGS, EQUIPMENT SUPPORTS, AND DETAILS SHALL BE VERIFIED BY REFERENCE TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. OPENINGS, REQUIRED BUT NOT SHOWN, MUST BE PLACED BETWEEN STRUCTURAL MEMBERS.
11. TEMPORARY BRACING:
    a. PROVIDE TEMPORARY BRACING FOR ALL BUILDING ELEMENTS AND COMPONENTS UNTIL THE STRUCTURE IS SUFFICIENTLY COMPLETE TO PROVIDE PERMANENT BRACING.

DESIGN DATA

1. WIND LOAD..... 90 M.P.H. EXPOSURE B
2. ROOF LIVE LOADS..... GROUND SNOW LOAD..... Pg = 50 P.S.F.
   IMPORTANCE FACTOR..... I = 1.0
   EXPOSURE FACTOR..... Ce = 1.0
   THERMAL FACTOR..... Ct = 1.1

FOOTINGS AND FOUNDATIONS

1. NET ALLOWABLE SOIL BEARING PRESSURE:
   a. Fp = 1500 psf
2. THE NET ALLOWABLE SOIL BEARING PRESSURE SHALL BE FIELD VERIFIED BY SOILS ENGINEER PRIOR TO PLACING FOOTINGS.
3. ALL SITE SOIL WORK SHALL BE DONE UNDER THE DIRECT OBSERVATION OF A SOILS ENGINEER.
4. PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.
5. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE CHECKED AND APPROVED BY THE SOILS ENGINEER BEFORE THE PLACEMENT OF ANY CONCRETE.
6. WALL FOOTINGS ARE CONTINUOUS POURED CONCRETE WITH CONTINUOUS REINFORCING PLACED 3" CLEAR OF BOTTOM AND SIDES.
7. PROVIDE 24 DIA. LAP AT SPLICES AND FULL CROSSING LAP AT CORNERS AND INTERSECTIONS.
8. UNLESS OTHERWISE NOTED, WALL FOOTINGS ARE CENTERED UNDER WALLS AND COLUMN FOOTINGS UNDER COLUMNS.
9. FOOTINGS FOR WALLS NOT NOTED SHALL BE 12" THICK WITH A MINIMUM PROJECTION OF 4" EACH SIDE WITH 2-#5 CONTINUOUS.
10. BOTH SIDES OF FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF WALLS.

REINFORCING STEEL

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE NOTES.
2. BAR REINFORCEMENT SHALL BE: ASTM A615, GRADE 60
3. WELDED WIRE FABRIC SHALL MEET ASTM A185.
4. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BEFORE FABRICATION AND INSTALLATION.
5. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS BEFORE PLACING CONCRETE OR GROUT.
6. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL WALL REINFORCING.
7. MINIMUM LAP SPLICES OF REINFORCING BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
   a. CONCRETE: CLASS B AS DEFINED IN ACI 318-89 OR CHART BELOW.

CONCRETE REINFORCING LAP SPLICE LENGTHS

BAR SIZE	LAP LENGTH (2" CLR.) (INCHES)
#4	23
#5	28

8. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF COVER FOR CAST-IN-PLACE CONCRETE:
   a. CONCRETE PLACED AGAINST EARTH..... 3"
   b. CONCRETE SURFACE (FORMED):
      i. #5 THROUGH #18 BARS..... 2"
      ii. #4 BAR AND SMALLER..... 2"
      iii. STIRRUPS & TIES..... 2"

REINFORCED CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c), MAXIMUM WATER-CEMENT (W/C) RATIO AND MAXIMUM SLUMP AS FOLLOWS:

	f'c (P.S.I.) 28 DAYS
STRIP FOOTINGS FOR BUILDING	3,000
INTERIOR SLAB ON GRADE	4,000
EXTERIOR WALLS & SITEWORK	4,000 (AIR ENTRAINED)
MASONRY COREFILLING	3,000

2. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL 14 DAYS PRIOR TO FABRICATION AND INSTALLATION. ALL CONCRETE MIXES SHALL BE DESIGNED AND CERTIFIED BY A MATERIALS TESTING LABORATORY.
3. REFER TO DRAWINGS OF OTHER DISCIPLINES FOR MOLDS, GROOVES, CLIPS, ORNAMENTS, GROUNDS, ETC. REQUIRED TO BE CAST INTO CONCRETE.
4. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER.
5. NO CONDUIT PLACED IN A CONCRETE SLAB SHALL HAVE AN OUTSIDE DIAMETER GREATER THAN 1/3 THE THICKNESS OF THE SLAB. NO CONDUIT SHALL BE EMBEDDED IN A SLAB THAT IS LESS THAN 3-1/2" THICK, EXCEPT FOR LOCAL OFFSETS, MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE 8".
6. UNLESS OTHERWISE NOTED, USE 6" CONCRETE SLAB ON GRADE W/ #4 @ 12" O.C..

CONCRETE MASONRY

1. CONCRETE MASONRY WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF f'm = 1500 P.S.I.
2. MORTAR SHALL BE TYPE "M" BELOW GRADE, TYPE "S" ABOVE GRADE CONFORMING TO ASTM C270.
3. WHERE NO FOOTING OR FOUNDATION WALL IS SHOWN UNDER A MASONRY WALL, FLOORS UNDER SUCH WALL SHALL INCLUDE A THICKENED SLAB.
4. REINFORCED CONCRETE BLOCK WALLS:
   a. SEE PLANS FOR LOCATION OF REINFORCED WALLS.
   b. PROVIDE DOWELS BETWEEN FOUNDATIONS & WALLS EQUAL TO THE SIZE AND SPACING OF THE VERTICAL REINFORCING U.N.O.
   c. VERTICAL STEEL SHALL BE CONTINUOUS WITH 2'-6" LAP AT SPLICES UNLESS NOTED.
   d. WHEN ONE BAR IN A SINGLE CORE, PLACE IN CENTER UNLESS NOTED OTHERWISE.
   e. WHEN TWO BARS IN A SINGLE CORE, PLACE ONE NEAR EACH FACE.
   f. RUN BOND BEAM REINFORCEMENT CONTINUOUS THROUGH CONTROL JOINTS
   g. DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS U.N.O.
   h. FILL BLOCK CORE AT VERTICAL STEEL WITH 3000 P.S.I. GROUT, RODDED OR VIBRATED IN PLACE.
   i. WALL CONSTRUCTION SHALL NOT EXCEED HEIGHTS OF 4'-0" BEFORE PLACEMENT OF CORE GROUT UNLESS CLEANOUT HOLES ARE PROVIDED AT THE BOTTOM OF EACH GROUT LIFT, THEN A MAXIMUM HEIGHT OF 8'-0" BEFORE PLACEMENT OF CORE GROUT.

STRUCTURAL STEEL

1. STEEL PROPERTIES:

	Fy (psi)	ASTM
ANCHOR BOLTS (TENSILE STRENGTH)	36,000	A36

DIMENSION LUMBER

1. ALL WOOD MEMBERS SHALL BE HEM FIR (HF) OR SPRUCE-PINE-FIR (SPF) GRADE #2 MARKED BY A RECOGNIZED GRADING AGENCY (WCLIB & WWPA).
2. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH EARTH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED SOUTHERN PINE NO.2.
3. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
4. ALL MEMBER SIZES GIVEN ON DRAWINGS ARE NOMINAL DIMENSIONS.
5. ALL SHEATHING SHALL BE APA RATED SHEATHING.
6. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR ENGINEER APPROVED EQUAL.
7. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH "SIMPSON HHUS" JOIST HANGERS OR EQUAL. USE TYPE AS REQUIRED FOR APPLICATION IN DRAWINGS.
8. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" DIAMETER LARGER THAN NOMINAL BOLT DIAMETERS.
9. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
10. ALL NAILING SHALL CONFORM TO NAILING SCHEDULE UNLESS NOTED OTHERWISE.
11. CUTTING, NOTCHING, OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.
12. WOOD BEAMS MADE OF 2 OR MORE 2x'S SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS AT 12" O.C. FOR A THREE-PIECE MEMBER, INSTALL THE SPECIFIED NAILING EACH SIDE.
13. WOOD LINTELS AND HEADERS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END, UNLESS OTHERWISE NOTED.
14. WOOD JOISTS SHALL BEAR THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.) UNLESS OTHERWISE NOTED.
15. SPACING OF BRIDGING FOR JOISTS SHALL NOT EXCEED 8'.
16. SILL PLATES TO BE BOLTED TO FOUNDATION WALL WITH 5/8" DIA. BOLTS AT 2'-0" O.C. MAXIMUM, BOLTS TO EXTEND 15" MIN. INTO GROUTED MASONRY. EACH SILL PLATE TO HAVE A MINIMUM OF 2 BOLTS WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
17. UNLESS NOTED, 4" WIDE STUD WALLS TO HAVE 2x4 STUDS @ 16" O.C.
18. UNLESS NOTED, EXTERIOR WALLS TO HAVE 2x6 STUDS @ 16" O.C.
19. TOP PLATES OF ALL WOOD STUD WALLS TO BE (2) 2x (SAME WIDTH AS STUDS), LAP 48" (MINIMUM) WITH NOT LESS THAN (6) 16d NAILS AT EACH LAP AND NOT MORE THAN 16" BETWEEN NAILS. SPLICE AT STUDS ONLY.

FASTENING SCHEDULE IBC TABLE 2304.9.1

CONNECTION	FASTENING (COMMON OR BOX NAILS PERMITTED)	LOCATION
JOIST TO SILL OR GIRDER	(3)-8d COMMON (3)-3"x0.131" NAIL	TOENAIL
BRIDGING TO JOIST	(2)-8d COMMON (3)-3"x0.131"NAIL	TOENAIL EACH END
1"x6" SUBFLOOR OR LESS TO EA. JOIST	(2)-8d COMMON	FACE NAIL
WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	(3)-8d COMMON	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	(2)-16d COMMON	BLIND AND FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	16d @ 16" O.C. 3"x0.131" NAIL @ 16" O.C. 3-16d NAILS @ 16" O.C. 4-3"x0.131" NAIL @ 16" O.C.	TYPICAL FACE NAIL BRACED WALL PANEL
TOP PLATE TO STUD	2-16d COMMON 3-3"x0.131" NAIL	END NAIL
STUD TO SOLE PLATE	4-8d COMMON 3-3"x0.131" NAIL 2-16d COMMON 3-3"x0.131" NAIL	TOENAIL END NAIL
DOUBLE STUDS	16d @ 24" O.C. 3"x0.131" NAIL @ 8" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d @ 16" O.C. 3"x0.131" NAIL @ 12" O.C.	TYPICAL FACE NAIL LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON 3-3"x0.131" NAIL	TOENAIL
RIM JOIST TO TOP PLATE	8d @ 6" O.C. (152mm) 3"x0.131" NAIL @ 6" O.C.	TOENAIL
TOP PLATES: LAPS AND INTERSECTIONS	2-16d COMMON 3-3"X0.131"NAIL	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16 O.C. ALONG EDGE
CEILING JOISTS TO PLATE	3-8d COMMON 3-3"x0.131" NAIL	TOENAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON	16" O.C. ALONG EDGE
CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON MINIMUM, TABLE2308.10.4.1 4-3"X0.131" NAIL	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-16d COMMON MINIMUM, TABLE2308.10.4.1 4-3"X0.131" NAIL	FACE NAIL
RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON 3-3"X0.131" NAIL	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d COMMON 2-3"x0.131" NAIL	FACE NAIL
1"x8" SHEATHING TO EACH BEARING WALL	2-8d COMMON	FACE NAIL
WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON	FACE NAIL
BUILD-UP CORNER STUDS	16d COMMON 3"x0.131" NAIL	24" O.C. 16" O.C.
BUILT-UP GIRDER AND BEAMS	20d COMMON @32" O.C. 3"x0.131" NAIL @ 24" O.C. 2-20d COMMON 2-3"x0.131" NAIL	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
2" PLANKS	16d COMMON	AT EACH BEARING
COLLAR TIE TO RAFTER	3-10d COMMON 4-3"x0.131" NAIL	FACE NAIL
JACK RAFTER TO HIP	3-10d COMMON 4-3"x0.131" NAIL 2-16d COMMON 3-3"x0.131" NAIL	TOENAIL FACE NAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	2-16d COMMON 3-3"x0.131" NAIL 2-16d COMMON 3-3"x0.131" NAIL	TOENAIL FACE NAIL
JOIST TO BAND JOIST	3-16d COMMON 3-3"x0.131" NAIL	FACE NAIL
LEDGER STRIP	3-16d COMMON 4-3"x0.131" NAIL	FACE NAIL
WOOD STRUCTURAL PANELS: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	½" AND LESS: 6d COMMON 2 3/8"x0.113" NAIL 19/32" TO ¾": 8d OR 10d COMMON 3"x0.131" NAIL 7/8" TO 1": 16d COMMON	FACE NAILS SPACED AT 6" O.C. EDGES, 12" O.C. INTER. SUPPORTS. FOR NAILING OF WOOD STRUCTURAL PANEL DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.

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

SIGNATURE: _____ TYPED OR PRINTED NAME: BRIAN J. SALFER

DATE: MAY 7, 2007 REG. NO. 41632

LS Engineers

LS JOB# 06-349
LS ENGINEERS
200 S. Main St.
LeSueur, MN 56058

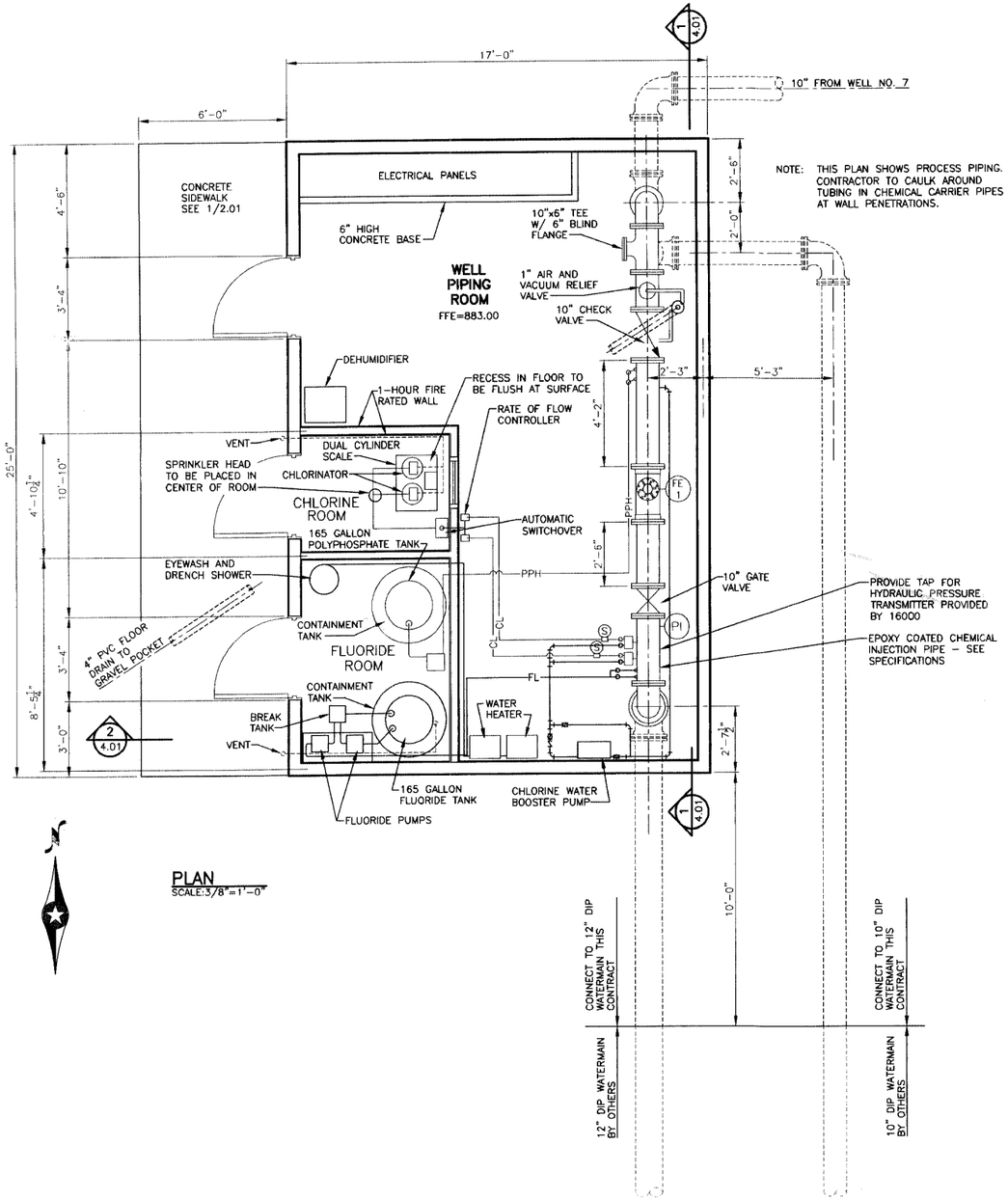
BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	TJR	11-3-06
0	TJR	5-7-07

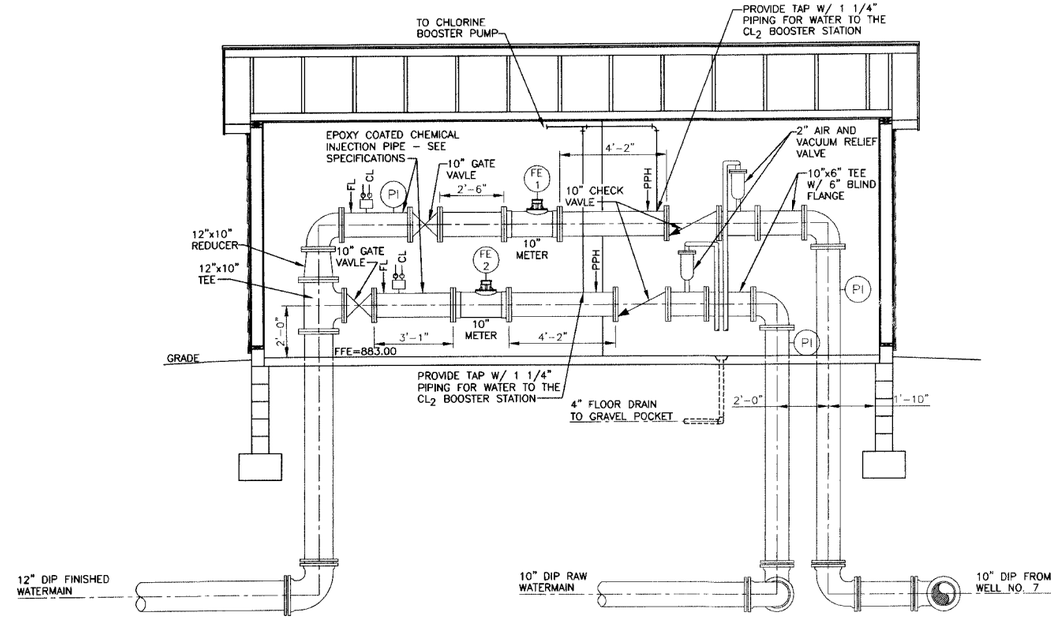
RAMSEY, MINNESOTA
WELL HOUSE NO. 4
STRUCTURAL NOTES

SHEET 3.03

F:\Projects\Ramsey\Plotdir\06349.03.dwg, 5/3/2007 2:16:03 PM, Arch D (24x36")



PLAN
SCALE:3/8"=1'-0"



1/4.01 SECTION
SCALE:3/8"=1'-0"

Graphic Scale for 3/8"=1'-0"

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

SIGNATURE: Jon D. Pk — TYPED OR PRINTED NAME: Jon D. Peterson

DATE: 5-21-07 — LIC. NO. 21309

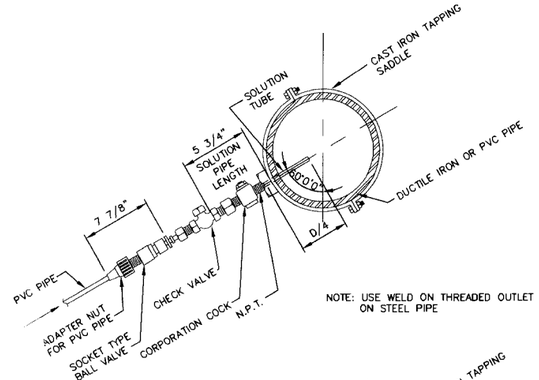
BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	WRH	11-3-06
0	WRH	5-21-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
PLAN AND SECTION

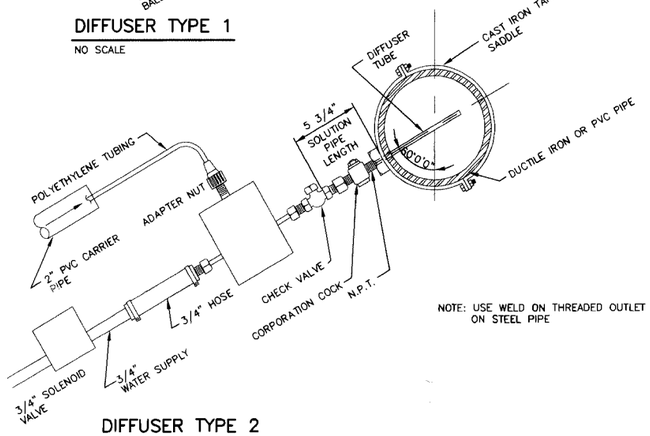
SHEET 4.01

J:\RAMSEY\M2137017\WELLHOUSE\37017401.dwg 6/14/2007



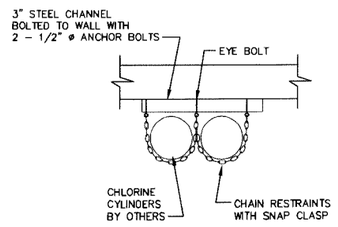
DIFFUSER TYPE 1

NO SCALE



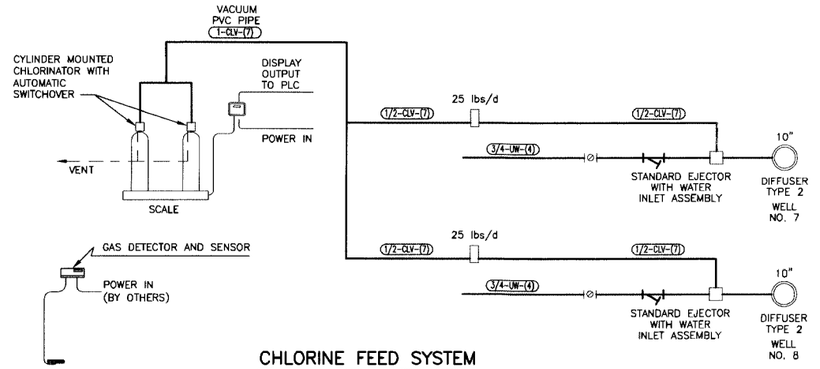
DIFFUSER TYPE 2

NO SCALE



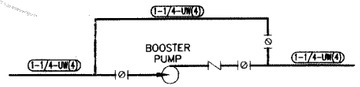
CHLORINE CYLINDER STORAGE RACK

SCALE: 3/4" = 1'-0"



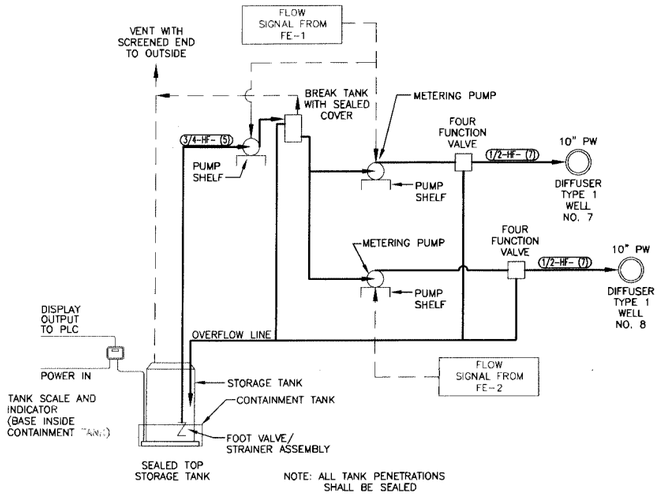
CHLORINE FEED SYSTEM

NO SCALE



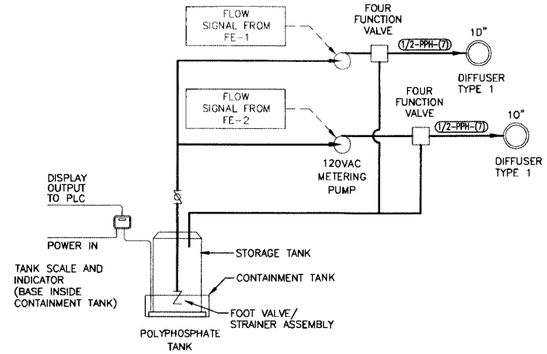
CHLORINE BOOSTER SCHEMATIC

NO SCALE



FLUORIDE FEED SYSTEM

NO SCALE



DUAL FEED POLYPHOSPHATE FEED SYSTEM

NO SCALE

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

SIGNATURE: Jon D. Peterson — TYPED OR PRINTED NAME: Jon D. Peterson

DATE: 5-21-07 — LIC. NO. 21309

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

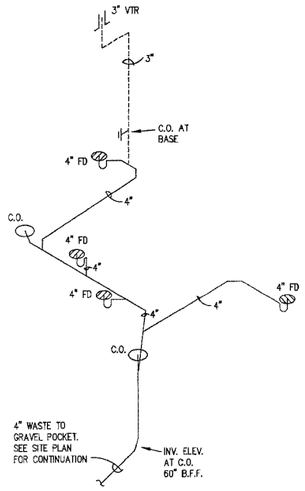
REV.	BY	DATE
A	WRH	11-3-06
0	WRH	5-21-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
CHEMICAL DETAILS

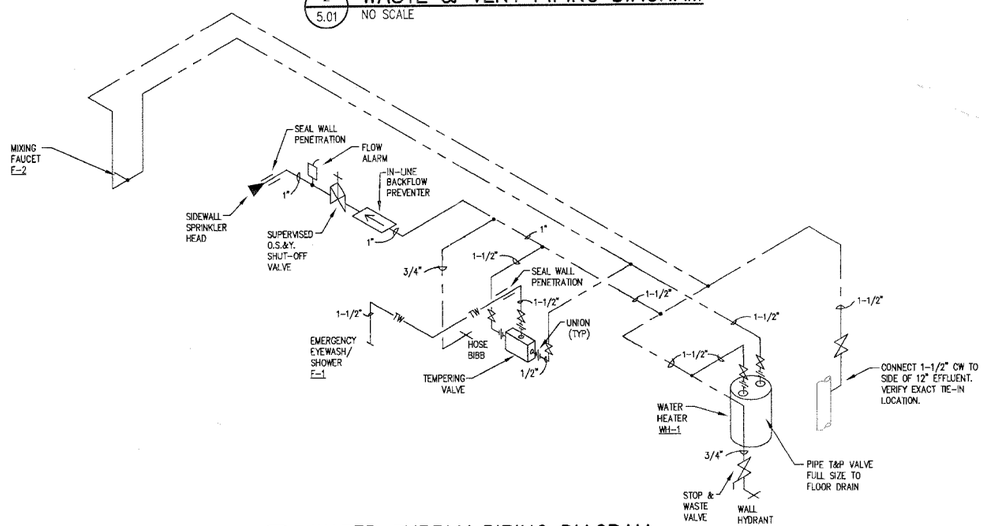
SHEET 4.02

J:\RAMSEY\M2137017\WELLHOUSE\37017402.dwg 6/14/2007

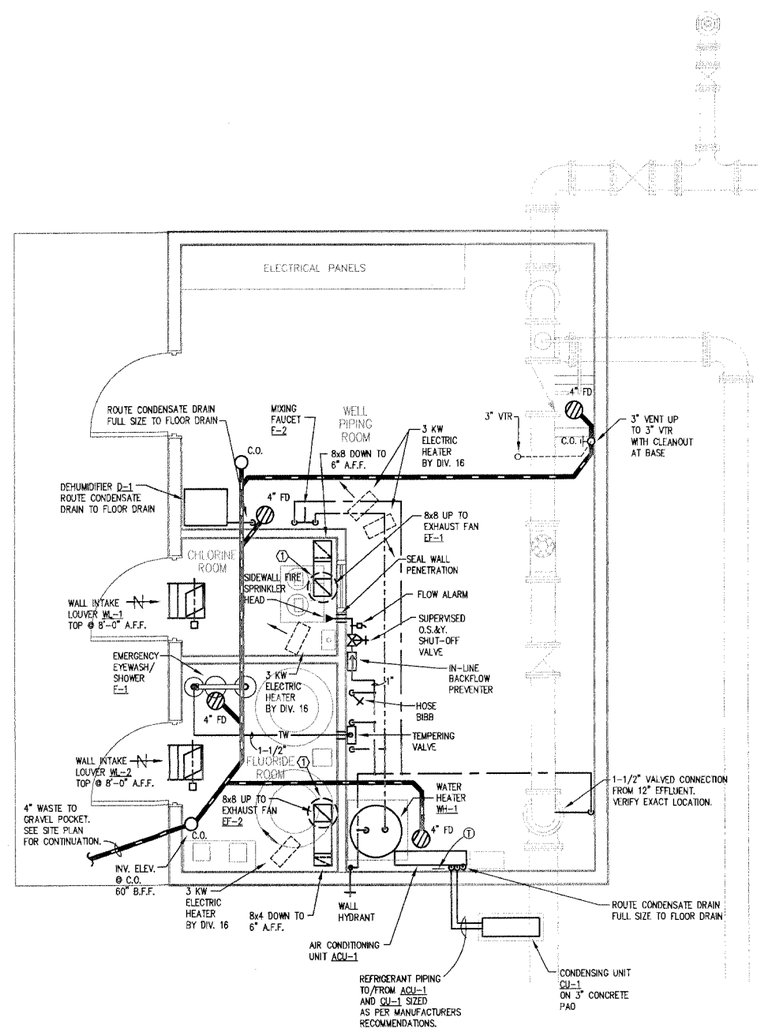
WENTZ #06-1225.01--SHEET 5.01--PS: 1=1(.25=12)



2 / 5.01 **WASTE & VENT PIPING DIAGRAM**
NO SCALE



3 / 5.01 **WATER SUPPLY PIPING DIAGRAM**
NO SCALE



North

1 / 5.01 **MECHANICAL PLAN**
SCALE: 3/8" = 1'-0"

0 1 2 3 4 6 8
Graphic Scale

GENERAL NOTES

1 – HOLD ALL PIPING AS HIGH AS POSSIBLE UNDER CEILING SYSTEM.

2 – HOSE BIBB TO BE MOUNTED AT 36" A.F.F. AND WALL HYDRANT AT 24" ABOVE FINAL GRADE.

3 – SEAL ALL PIPE PENETRATIONS INTO CHEMICAL ROOMS.

4 – MAINTAIN REQUIRED CLEARANCES IN FRONT OF AND DIRECTLY OVER ELECTRICAL PANELS AND EQUIPMENT.

5 – MOUNT WATER HEATER ON 3" HIGH CONCRETE HOUSEKEEPING PAD.

NUMBERED NOTES

(1) 8x8 DUCT THRU CEILING SYSTEM INTO ATTIC SPACE. INSULATE ALL DUCTWORK IN ATTIC SPACE. PROVIDE STAINLESS STEEL FLASHING ESCUTCHEON ON DUCT AT CEILING PENETRATION OF FLUORIDE ROOM. PROVIDE FIRE DAMPER AT CEILING PENETRATION OF CHLORINE ROOM. PROVIDE DUCT ACCESS PANEL ON ROOM SIDE OF FIRE DAMPER.

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

SIGNATURE _____ TYPED OR PRINTED NAME: Thomas A. Wentz

DATE 7 MAY 07 LIC. NO. 18609

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
0	TAW	5-7-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
MECHANICAL PLAN

SHEET 5.01

© 2006 Wentz Associates, Inc.

WENTZ #06-1225.02--SHEET 5.02--PS: 1=1(.375=12)

EXHAUST FANS

FAN NO.	LOCATION	SERVICE	MODEL NO. *	FAN TYPE	CAPACITY CFM	S.P. "W.G.	ROOF OPENING " SQ.	TIP SPEED FPM	EST. FAN RPM	SONES	DRIVE	MOTOR TYPE	MOTOR H.P.	MOTOR R.P.M.	MOTOR ELECTRICAL CHARACTERISTICS	ACCESSORIES	REMARKS	INTER-LOCK WITH
EF-1	ROOF	CHLORINE RM	G-075-D	PRV	300	0.25	10-1/2	3274	1539	4.8	DIRECT	ODP	1/25	1539	115/60/1	PITCHED ROOF CURB, EXTENDED BASE W/ SIDE ACCESS, MOTORIZED DAMPERS, UNIT MTD. SPEED CONTROLLER		WL-1, LIGHTS
EF-2	ROOF	FLUORIDE RM	G-065-D	PRV	100	0.25	10-1/2	2848	1339	2.8	DIRECT	ODP	1/30	1365	115/60/1	PITCHED ROOF CURB, EXTENDED BASE W/ SIDE ACCESS, MOTORIZED DAMPERS, UNIT MTD. SPEED CONTROLLER		WL-2, LIGHTS

* BASED ON: GREENHECK

DEHUMIDIFERS

UNIT NO.	LOCATION	SERVICE	MODEL NO. *	PROCESS AIR CFM	PROCESS AIR MOISTURE REMOVAL LB./DAY	INLET AIR T. DB	INLET AIR REL HUM. %	ELECTRICAL CHARACTERISTICS	REMARKS
D-1	WELL PIPING ROOM	WELL PIPING ROOM	HI-E DRY 100	255	70	70	50	115/60/1	
D-2	EXTRA UNIT	EXTRA UNIT	HI-E DRY 100	255	70	70	50	115/60/1	PROVIDE TO OWNER

* BASED ON: THERMA-STOR

ELECTRIC WATER HEATERS

WATER HEATER NO.	LOCATION	SERVICE	MODEL NO. *	STORAGE CAPACITY GALLONS	ELECTRIC UPPER ELEM. KW	ELECTRIC LOWER ELEM. KW	ELECTRIC ELEMENT OPERATION	CAPACITY GPH	TEMP. RISE °F.	WORKING PRESSURE P.S.I.	ELECTRICAL CHARACTERISTICS	REMARKS
WH-1	WELL PIPING RM	DOMESTIC HW	DEN-80	80	5	5	NON-SIMULT	26	80	150	480/60/1	CONCRETE PAD, T&P VALVE

* BASED ON: A.O. SMITH

WALL LOUVERS

LOUVER NO.	LOCATION	TYPE	SERVING	WIDTH INCHES	HEIGHT INCHES	DEPTH INCHES	FRAME TYPE	BLADE TYPE	SQ. FT. FREE AREA	REMARKS
WL-1	W. WALL	INTAKE	CHLORINE ROOM	16	12	4	FLANGE	DRAINABLE	0.46	MOTORIZED DAMPERS
WL-2	W. WALL	INTAKE	FLUORIDE RM	16	12	4	FLANGE	DRAINABLE	0.46	MOTORIZED DAMPERS

* BASED ON: RUSKIN ELF375DX

AIR-COOLED CONDENSING UNITS

UNIT NO.	LOCATION	MODEL NO. *	CAPACITY TOTAL MBH	CAPACITY TONS	AMB. TEMP. °F.	SUCT. TEMP. °F.	MINIMUM CIRCUIT AMPACITY	ELECTRICAL CHARACTERISTICS	REMARKS
CU-1	S. GRADE	38BNC009	9.0	0.75	95	40	9.0	115/60/1	CONCRETE PAD, MATCH TO ACU-1

* BASED ON: CARRIER

DUCTLESS SPLIT AIR CONDITIONER

UNIT NO.	MODEL NO. *	TOTAL CAPACITY MBH	AIR VOLUME CFM	FAN SPEEDS	ELECTRICAL	AIR FILTER	CONTROLS	REMARKS
ACU-1	40BNC009	9.0	350	3	30VDC	CLEANABLE	REMOTE WALL MTD T-STAT	MATCH TO CU-1

* BASED ON: CARRIER

RAMSEY WELL HOUSE
MECHANICAL EQUIPMENT
SEQUENCE OF OPERATIONS

A. Chlorine Room Ventilation System:

Exhaust fan EF-1 and 120 volt N.C. motorized damper at wall louver WL-1:

Exhaust fan shall operate and normally closed motorized damper shall open when lights are switched on or door switch on room doors are opened as indicated on the electrical plans.

Damper actuators shall be furnished and installed by Division 15.

All interlocks, control wiring to be furnished and installed by the Division 16. All power wiring to be by Division 16.

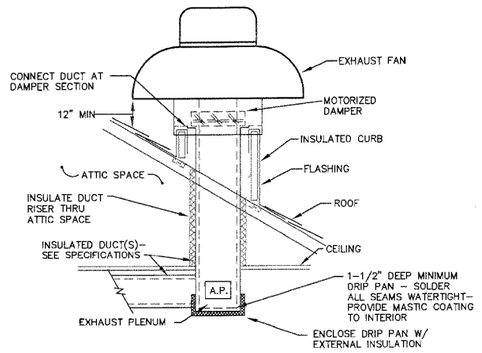
B. Fluoride Room Ventilation System:

Exhaust fan EF-2 and 120 volt N.C. motorized damper at wall louver WL-2:

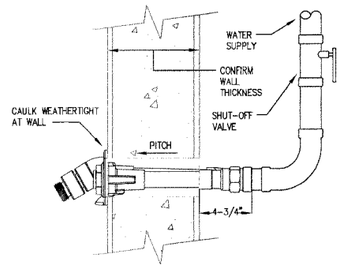
Exhaust fan shall operate and normally closed motorized damper shall open when lights are switched on.

Damper actuators shall be furnished and installed by Division 15.

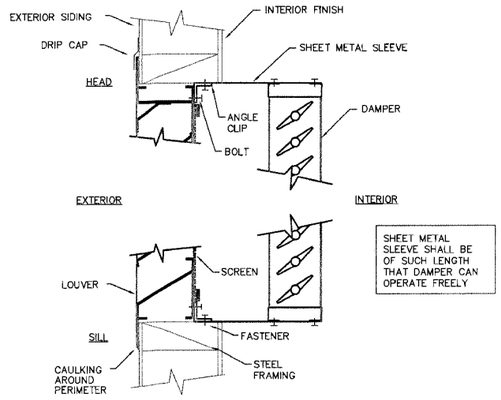
All interlocks, control wiring to be furnished and installed by the Division 16. All power wiring to be by Division 16.



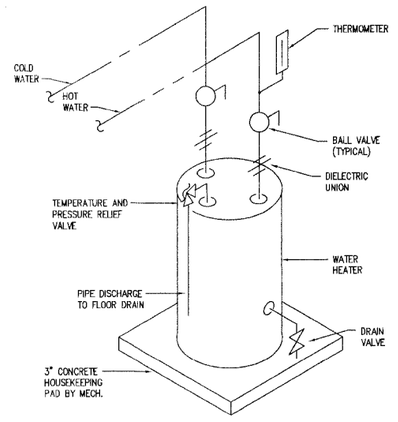
1 / 5.02 ROOF MOUNTED EXHAUST FAN
NO SCALE



2 / 5.02 WALL HYDRANT DETAIL
NO SCALE



3 / 5.02 LOUVER INSTALLATION
NO SCALE



4 / 5.02 TYPICAL WATER HEATER PIPING
NO SCALE

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
SIGNATURE: Thomas A. Wentz TYPED OR PRINTED NAME: Thomas A. Wentz
DATE 7 MAY 07 LIC. NO. 18609

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

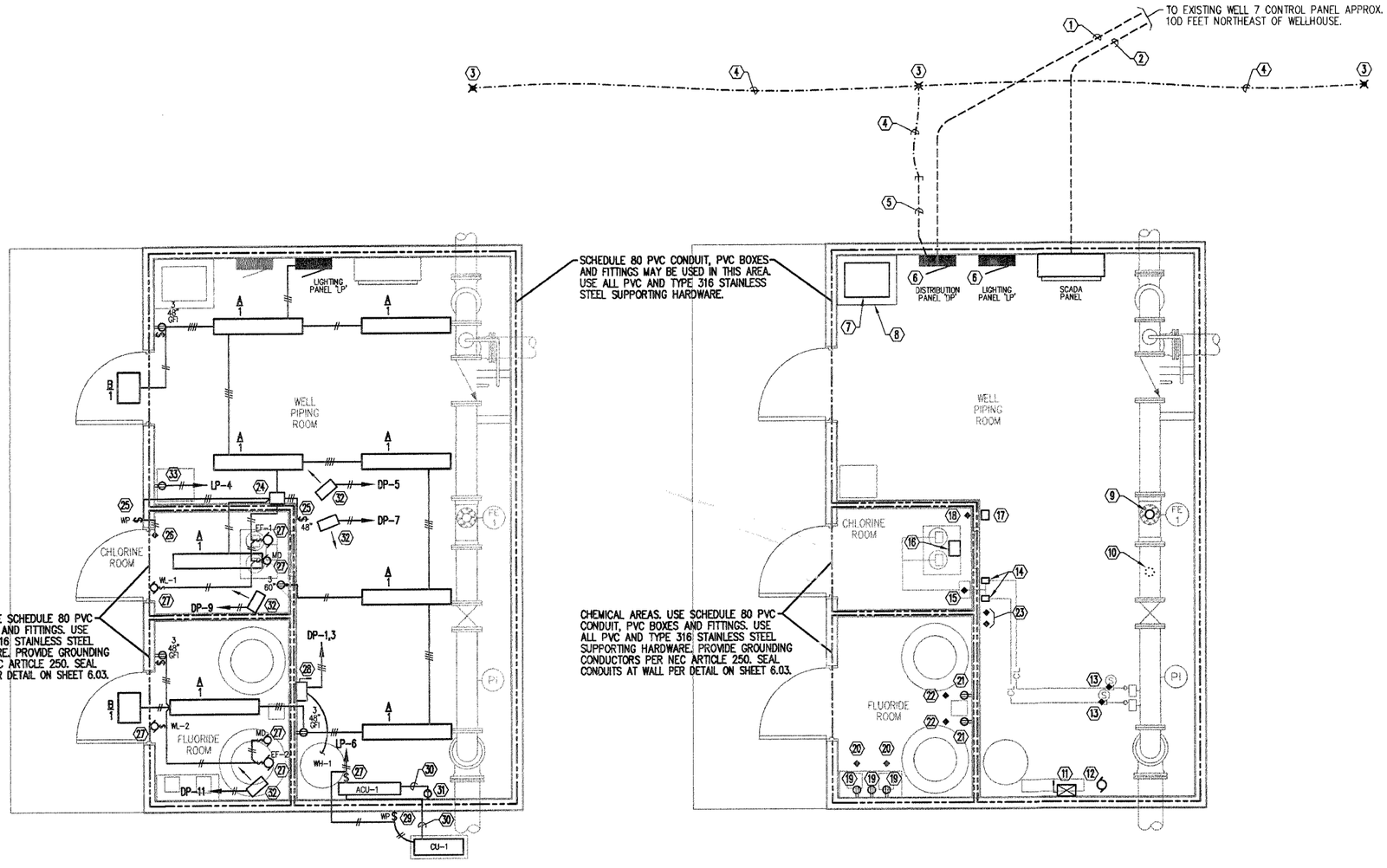
REV.	BY	DATE
0	TAW	5-7-07

RAMSEY, MINNESOTA
WELL HOUSE NO. 4
MECHANICAL DETAILS AND EQUIPMENT SCHEDULES

SHEET 5.02

© 2006 Wentz Associates, Inc.

KAI #06385A---SHEET 6.01---PS: 1=1(.375=12)



GENERAL NOTES

1. FIELD CONFIRM ALL CONDUIT ROUTING.
2. DO NOT ROUTE CONDUITS EXPOSED ON BUILDING EXTERIOR.
3. DO NOT ROUTE CONDUITS ACROSS WALKWAYS.
4. NOT ALL CIRCUITRY IS SHOWN ON PLAN. SEE ONE-LINES AND SCHEMATICS FOR ADDITIONAL CIRCUITRY REQUIREMENTS.

NUMBERED NOTES

(1) 4-1/C-#3 & 1-1/C-#3 GROUND-2" SCHEDULE 80 PVC. AT EXISTING WELL 7 CONTROL PANEL, ROUTE CONDUCTORS THRU EXISTING 2" CONDUIT STUBBED UNDER CONCRETE PAD. COORDINATE WITH SEPARATE CONTRACTOR.

(2) 2" SCHEDULE 80 PVC WITH FIBER OPTIC CABLE OR SIGNAL CABLE AS FURNISHED BY SCADA EQUIPMENT SUPPLIER. AT EXISTING WELL 7 CONTROL PANEL, ROUTE CABLE THRU EXISTING 2" CONDUIT STUBBED UNDER CONCRETE PAD. COORDINATE W/ SEPARATE CONTRACTOR.

(3) 3/4" X 10' COPPER-CLAD GROUND ROD WITH EXOTHERMIC WELD(S) TO CONDUCTOR(S) SHOWN. SET TOP 12" DEEP.

(4) #1/0 BARE STRANDED COPPER GROUND CONDUCTOR, 12" DEEP.

(5) STUB 1.5" SCHEDULE 80 PVC CONDUIT.

(6) PANELBOARD. SEE ONE-LINE DIAGRAM AND SCHEDULES ON SHEET 6.03.

(7) 'LP' TRANSFORMER. SEE ONE-LINE DIAGRAM ON SHEET 6.03.

(8) CONSTRUCT 2" HIGH CONCRETE PAD WITH 3/4" CHAMFERED EDGE.

(9) WELL NO. 7 FLOWMETER FE1.

(10) WELL NO. 8 FLOWMETER FE2.

(11) CHLORINE BOOSTER PUMP STARTER. SEE SCHEMATIC ON SHEET 6.03.

(12) CHLORINE BOOSTER PUMP.

(13) WELLS NO. 7 AND NO. 8 CHLORINE SOLENOID VALVES.

(14) WELLS NO. 7 AND NO. 8 CHLORINE RATE CONTROL VALVES.

(15) CHLORINE SWITCHOVER UNIT.

(16) CHLORINE SCALE.

(17) CHLORINE LEAK DETECTOR.

(18) CHLORINE SENSOR. CONFIRM HEIGHT AND LOCATION W/ SUPPLIER.

(19) RECEPTACLES FOR FLUORIDE BREAK TANK PUMP, WELL NO. 7 FEED PUMP AND WELL NO. 8 FEED PUMP. CONFIRM MOUNTING HEIGHTS & LOCATIONS WITH SUPPLIER. LABEL EACH RECEPTACLE WITH PUMP NAME. LABEL BOSSES "CONTROLLED" AND "HOT" PER SCHEMATICS.

(20) WELLS NO. 7 AND NO. 8 FLUORIDE PUMP CONTROLLERS.

(21) RECEPTACLES FOR WELLS NO. 7 AND NO. 8 POLYPHOSPHATE FEED PUMPS. CONFIRM MOUNTING HEIGHTS AND LOCATIONS WITH SUPPLIER. LABEL EACH RECEPTACLE WITH PUMP NAME. LABEL BOSSES "CONTROLLED" AND "HOT" PER SCHEMATICS.

(22) WELLS NO. 7 AND NO. 8 POLYPHOSPHATE PUMP CONTROLLERS.

(23) SPRINKLER TAMPER AND FLOW SWITCHES.

(24) CHLORINE ROOM LIGHTS/VENTILATION RELAY ENCLOSURE. SEE SCHEMATIC ON SHEET 6.02.

(25) MOMENTARY CONTACT SWITCH. SEE SCHEMATIC ON SHEET 6.02.

(26) DOOR LIMIT SWITCH. SEE SCHEMATIC ON SHEET 6.02.

(27) 120VAC, SINGLE-PHASE MECHANICAL EQUIPMENT (DIV. 15) AS INDICATED BY TAG. FURNISH AND INSTALL SINGLE-POLE DISCONNECT SWITCH.

(28) 5.0KW, 480VAC, SINGLE-PHASE WATER HEATER (DIV. 15). FURNISH AND INSTALL 30A, 2P, 480V, NEMA 12, NON-FUSED, HEAVY-DUTY DISCONNECT SWITCH.

(29) 120VAC, SINGLE-PHASE MECHANICAL EQUIPMENT (DIV. 15) AS INDICATED BY TAG. FURNISH AND INSTALL WEATHERPROOF, PADLOCKABLE, SINGLE-POLE DISCONNECT SWITCH.

(30) 3/4" CONDUIT BETWEEN MECHANICAL UNITS. FURNISH AND INSTALL SIGNAL AND CONTROL CABLES PER MANUFACTURER REQUIREMENTS.

(31) THERMOSTAT (DIV. 15). MOUNT AT 54".

(32) 3.0KW, 277VAC, SINGLE-PHASE UNIT HEATER. BERKO "HUHAA" SERIES, OR EQUAL, WITH INTEGRAL THERMOSTAT, INTEGRAL DISCONNECT SWITCH AND MFR'S WALL-MOUNT BRACKET. MOUNT BOTTOM AT 7'0".

(33) DEDICATED OUTLET FOR DEHUMIDIFIER D-1. CORDINATE MOUNTING HEIGHT W/ SUPPLIER.

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

SIGNATURE: Sheldon Sorensen SIGNED OR PRINTED NAME: Sheldon J. Sorensen

DATE: 07 MAY 07 LIC. NO. 18925

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

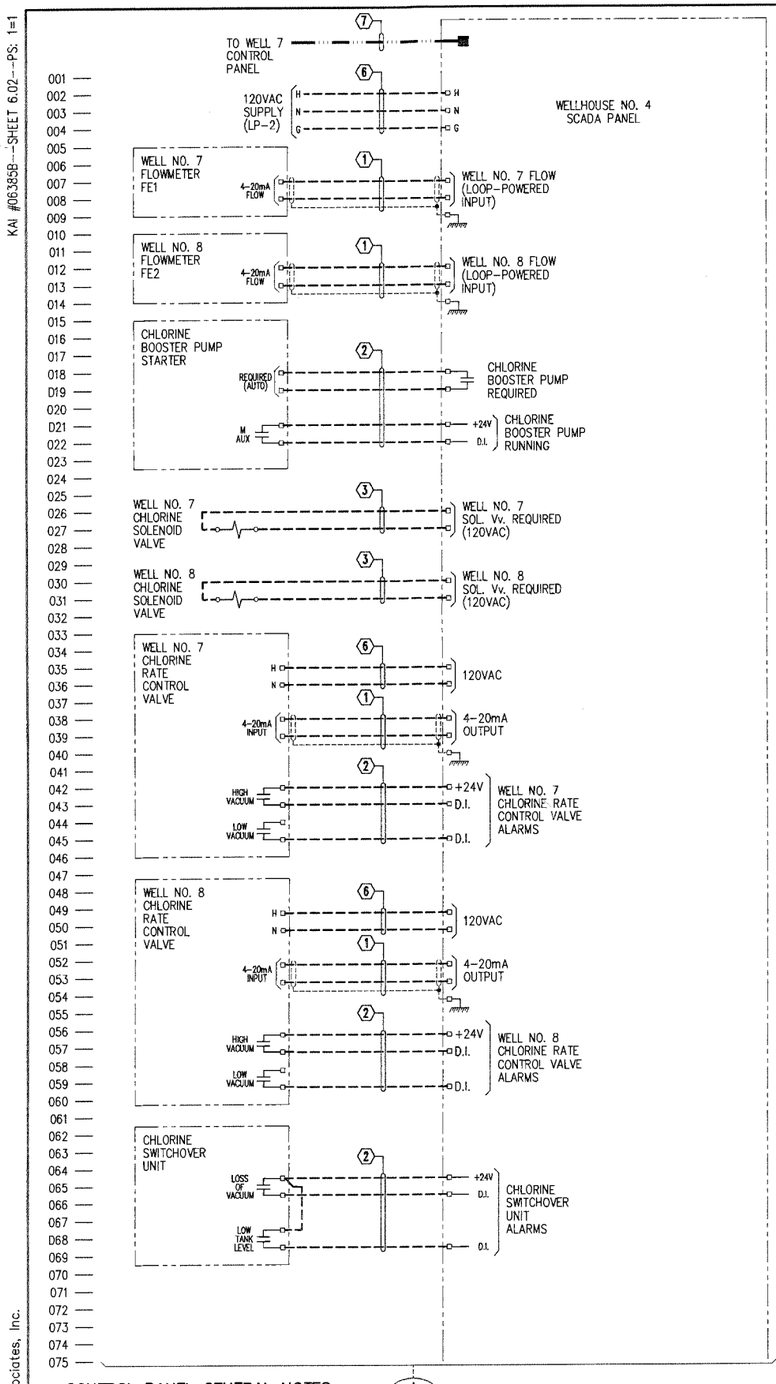
REV.	BY	DATE
A	SJS	11-03-06
0	SJS	05-07-07

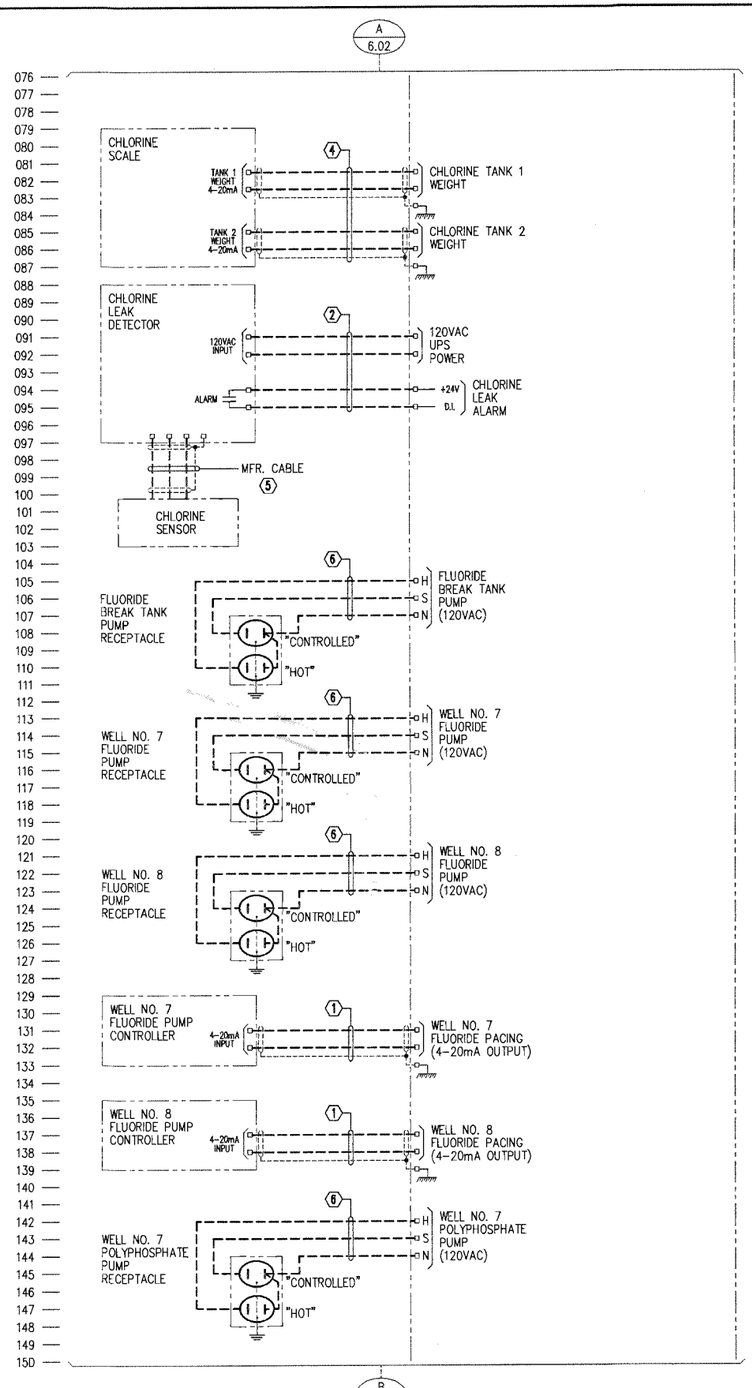
RAMSEY, MINNESOTA
WELL HOUSE NO. 4
ELECTRICAL PLANS

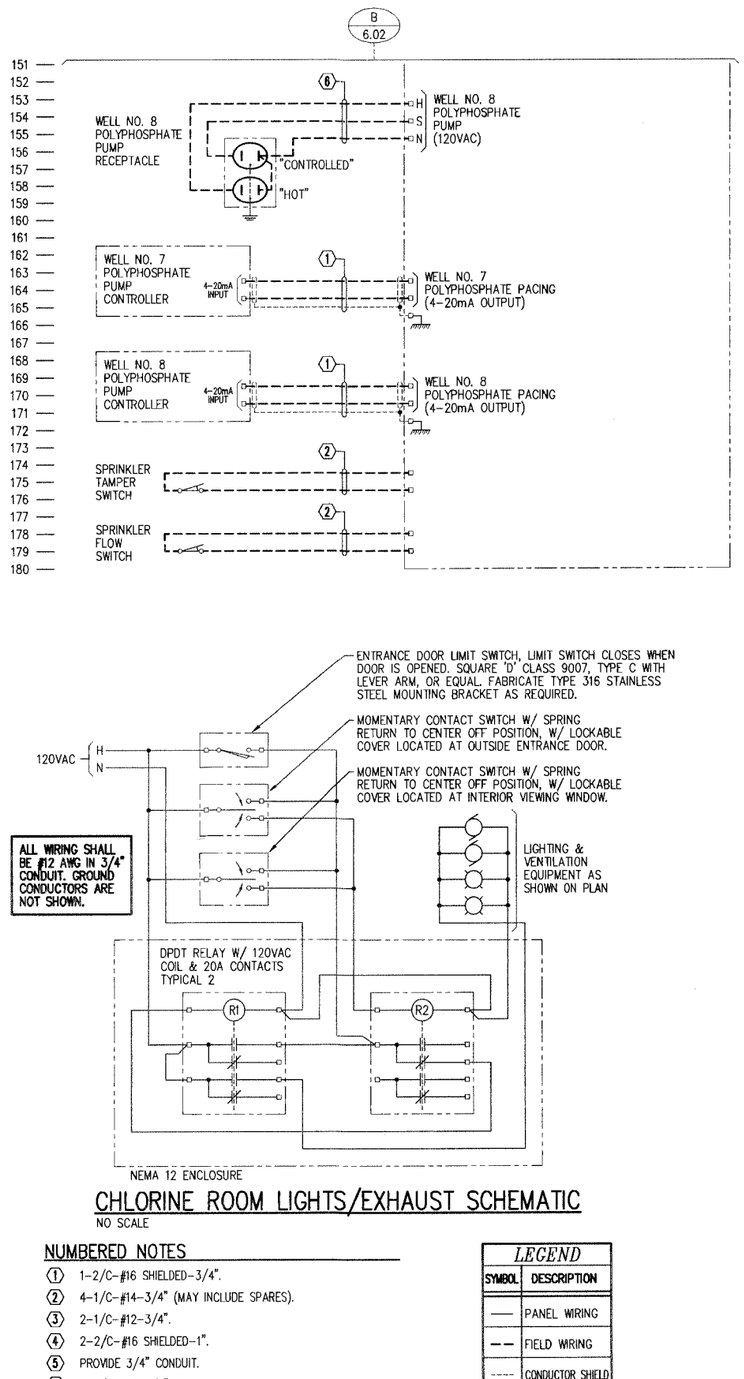
SHEET 6.01

© 2006 Koeding and Associates, Inc.

KAI #06385B--SHEET 6.02--PS: 1=1







CHLORINE ROOM LIGHTS/EXHAUST SCHEMATIC

NO SCALE

CONTROL PANEL GENERAL NOTES

1. CONFIRM WIRING REQUIREMENTS WITH EQUIPMENT MANUFACTURERS.
2. CONTRACTOR MAY COMBINE CIRCUITS OF LIKE KIND IN COMMON CONDUITS IN ACCORDANCE WITH N.E.C. REQUIREMENTS. MAINTAIN 30% MAXIMUM CONDUIT FILL.
3. GROUND CONDUCTORS ARE NOT SHOWN. FURNISH & INSTALL GROUND CONDUCTORS PER N.E.C. REQUIREMENTS.

NUMBERED NOTES

1. 1-2/C-#16 SHIELDED-3/4".
2. 4-1/C-#14-3/4" (MAY INCLUDE SPARES).
3. 2-1/C-#12-3/4".
4. 2-2/C-#16 SHIELDED-1".
5. PROVIDE 3/4" CONDUIT.
6. 3-1/C-#12-3/4".
7. 2" SCHEDULE 80 PVC CONDUIT W/ FIBER OPTIC CABLE OR SIGNAL CABLE AS FURNISHED BY SCADA EQUIPMENT SUPPLIER.

LEGEND	
SYMBOL	DESCRIPTION
——	PANEL WIRING
– –	FIELD WIRING
----	CONDUCTOR SHIELD
---	EXISTING CIRCUITRY

CONTROL SCHEMATIC

NO SCALE

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

SIGNATURE: Sheldon Sorensen — TYPED OR PRINTED NAME: Sheldon J. Sorensen

DATE: 07 MAY 07 — LIC. NO.: 18925

BOLTON & MENK, INC

CONSULTING ENGINEERS & SURVEYORS

MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	SJS	11-03-06
0	SJS	05-07-07

RAMSEY, MINNESOTA

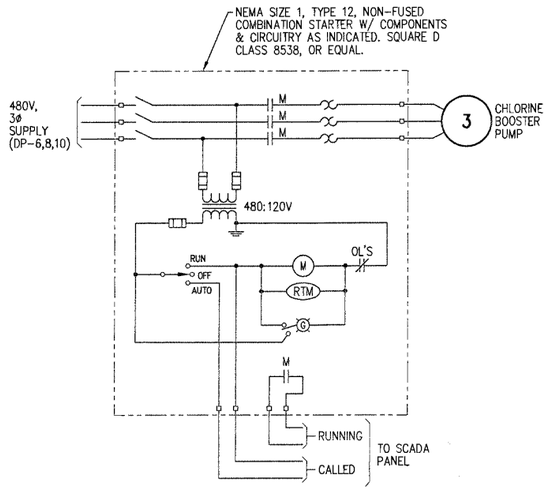
WELL HOUSE NO. 4

CONTROL SCHEMATIC

SHEET 6.02

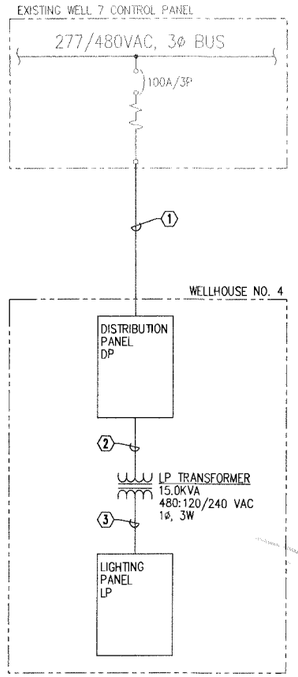
© 2006 Kaeding and Associates, Inc.

KAI #063850--SHEET 6.03--PS: 1=1



CHLORINE BOOSTER PUMP SCHEMATIC

NO SCALE

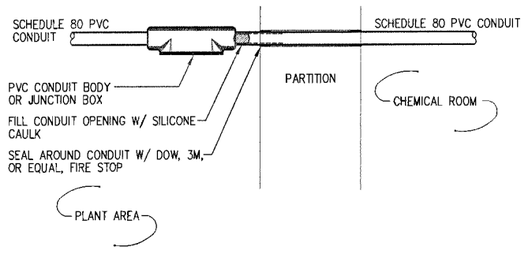


ONE-LINE DIAGRAM

NO SCALE

NUMBERED NOTES

1. 4-1/C-#3 & 1-1/C-#3 GROUND-2" SCHEDULE 80 PVC.
2. 2-1/C-#6 & 1-1/C-#6 GROUND-1" SCHEDULE 80 PVC.
3. 3-1/C-#3 & 1-1/C-#6 GROUND-2" SCHEDULE 80 PVC.



CHEMICAL ROOM CONDUIT PENETRATION DETAIL

NO SCALE

TYPICAL

DISTRIBUTION PANEL DP

MOUNTING	LOCATION	BUS				REMARKS
SURFACE	WELLHOUSE NO. 4	AMPS	VOLTS	PHASE	WIRE	1. 100A/3P MAIN CIRCUIT BREAKER 2. ISOLATED GROUND BUS
		100	277/480	3	4	

CIRCUIT DESCRIPTION	BKR	CKT	ANTICIPATED LOAD IN VA	PHASE A	PHASE B	PHASE C	ANTICIPATED LOAD IN VA	CKT	BKR	CIRCUIT DESCRIPTION
WATER HEATER WH-1	15A	1	2500	■			2500	2	40A	LIGHTING PANEL LP TRANSFORMER
"	2P	3	2500		■		2500	4	2P	" " " "
PIPING ROOM N. UNIT HEATER	20A1P	5	3000			■	1200	6	15A	CHLORINE BOOSTER PUMP
PIPING ROOM S. UNIT HEATER	20A1P	7	3000	■			1200	8		" " "
CHLORINE ROOM UNIT HEATER	20A1P	9	3000		■		1200	10	3P	" " "
FLUORIDE ROOM UNIT HEATER	20A1P	11	3000			■	-----	12	-----	SPACE
SPACE	-----	13	-----	■			-----	14	-----	SPACE
SPACE	-----	15	-----		■		-----	16	-----	SPACE
SPACE	-----	17	-----			■	-----	18	-----	SPACE
SPACE	-----	19	-----	■			-----	20	-----	SPACE
SPACE	-----	21	-----		■		-----	22	-----	SPACE
SPACE	-----	23	-----			■	-----	24	-----	SPACE

LIGHTING PANEL LP

MOUNTING	LOCATION	BUS				REMARKS
SURFACE	WELLHOUSE NO. 4	AMPS	VOLTS	PHASE	WIRE	1. 100A/2P MAIN CIRCUIT BREAKER 2. ISOLATED GROUND BUS
		100	120/240	1	3	

CIRCUIT DESCRIPTION	BKR	CKT	ANTICIPATED LOAD IN VA	PHASE A	PHASE B	ANTICIPATED LOAD IN VA	CKT	BKR	CIRCUIT DESCRIPTION
LIGHTS	20A1P	1	775	■		600	2	20A1P	SCADA PANEL
OUTLETS	20A1P	3	800		■	1200	4	20A1P	DEHUMIDIFIER OUTLET
SPARE	20A1P	5	-----	■		1200	6	20A1P	PIPING ROOM AIR CONDITIONER, CU-1
SPARE	20A1P	7	-----		■	-----	8	-----	SPACE
SPARE	20A1P	9	-----	■		-----	10	-----	SPACE
SPARE	20A1P	11	-----		■	-----	12	-----	SPACE
SPARE	20A1P	13	-----	■		-----	14	-----	SPACE
SPARE	20A1P	15	-----		■	-----	16	-----	SPACE
SPARE	20A1P	17	-----	■		-----	18	-----	SPACE
SPARE	20A1P	19	-----		■	-----	20	-----	SPACE
SPARE	20A1P	21	-----	■		-----	22	-----	SPACE
SPARE	20A1P	23	-----		■	-----	24	-----	SPACE
SPACE	-----	25	-----	■		-----	26	-----	SPACE
SPACE	-----	27	-----		■	-----	28	-----	SPACE
SPACE	-----	29	-----	■		-----	30	-----	SPACE

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	VOLTS	REMARKS
A	VAPOR-TIGHT FLUORESCENT	COLUMBIA	FNPS4-232-PP-EB8(H-2HS-SSTP-PTBS	2-32W-T8-3500K	120	1,2
B	HPS EXTERIOR WALL PACK	HUBBELL	LMC-70S-8-2-PC(120)-LP	1-70W-HPS-CLEAR	120	3

1. SOLID STATE, RAPID START, ELECTRONIC BALLAST(S) RATED FOR MAXIMUM 10% THD.
2. MOUNT FIXTURE TO CEILING.
3. WALL MOUNT 10'-0" ABOVE FINISHED GRADE.

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

SIGNATURE: _____ TYPED OR PRINTED NAME: Sheldon J. Sorensen

DATE: 07 MAY 07 LIC. NO. 18925

BOLTON & MENK, INC

CONSULTING ENGINEERS & SURVEYORS

MANKATO, MN FAIRMONT, MN BURNSVILLE, MN SLEEPY EYE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

REV.	BY	DATE
A	SJS	11-03-06
0	SJS	05-07-07

RAMSEY, MINNESOTA

WELL HOUSE NO. 4

ONE-LINE DIAGRAM, SCHEDULES AND DETAILS

SHEET 6.03

© 2006 Kaeding and Associates, Inc.

Approval Data/Drawings

Pump House No. 3

Ramsey, MN

Engineer	**Bolton & Menk, Inc.** **1960 Premiere Drive** **Mankato, MN 56001** **(507) 625-4171**
General Contractor	**Magney Construction, Inc.** **19425 Highway 7** **P.O. Box 249** **Excelsior, MN 55331** **(952) 474-1674**
Electrical Contractor	**Marko Electric** **7843 18th St. N.** **Oakdale, MN 55128** **(952) 887-4538**
Owner	**Ramsey, City of** **1513 Nowthen Blvd. N.W.** **Ramsey, MN 55303**
Electrical Engineer:	**Dolejs Associates, Inc.** **1624 Riverfront Drive** **Mankato, MN 56001** **(507) 625-7869**
Supplier	**Automatic Systems Company** **2400 West County Road D** **Roseville, MN 55113** **(651) 631-9005**

SHOP DRAWING TRANSMITTAL
APPROVED ☐ APPROVED AS NOTED ☐ REVISE AND RE-SUBMIT
This document has been reviewed by Magney Construction, Inc. Any action shown is subject to the requirements of the plans and specifications. Subcontractor/ supplier is responsible for all dimensions.
BY: _____ DATE: 12/10/01 TRANS. #_____

BOLTON & MENK, INC. CONSULTING ENGINEERS
A NO EXCEPTIONS TAKEN ☐ C AMEND -RESUBMIT
B MAKE CORRECTIONS NOTED ☒ D REJECTED-RESUBMIT
REVIEWED BY: TDP DATE 12-12-01
CORRECTIONS OR COMMENTS MADE ON CONTRACTORS SHOP DRAWING DURING THIS REVIEW DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. THIS SHOP DRAWING HAS BEEN REVIEWED FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ONLY CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES, COORDINATING WORK WITH OTHER TRADES AND SATISFACTION AND SAFE PERFORMANCE OF THE WORK.

Table of Contents

Pump House No. 3

Ramsey, MN

Tab	Description
1	Control Description
2	Control System Drawings and Bill of Materials
3	Panel Components
4	Motor Control Center (Allen-Bradley)
5	Variable Frequency Drive (Allen-Bradley)
6	Transformer (Cutler-Hammer)
7	Lighting Panelboard (Cutler-Hammer)
8	CT Cabinet (EMI)
9	Fusible Disconnect Switch (Cutler-Hammer)
10	Unit Heaters (Berko)

11 Light Fixtures
(Hubbell, Lithonia Lighting and Stonco)

CONTROL DESCRIPTION

Job Name: Well House No. 3
Ramsey, Minnesota

A.S.C. ORDER NUMBER: ASC20011028

DATE: November 7, 2001

UNIT DESCRIPTION:
Adjustable Frequency Drive
Potassium Permanganate Mixer Panel

UNIT LOCATION:
Well House 3
Well House 3

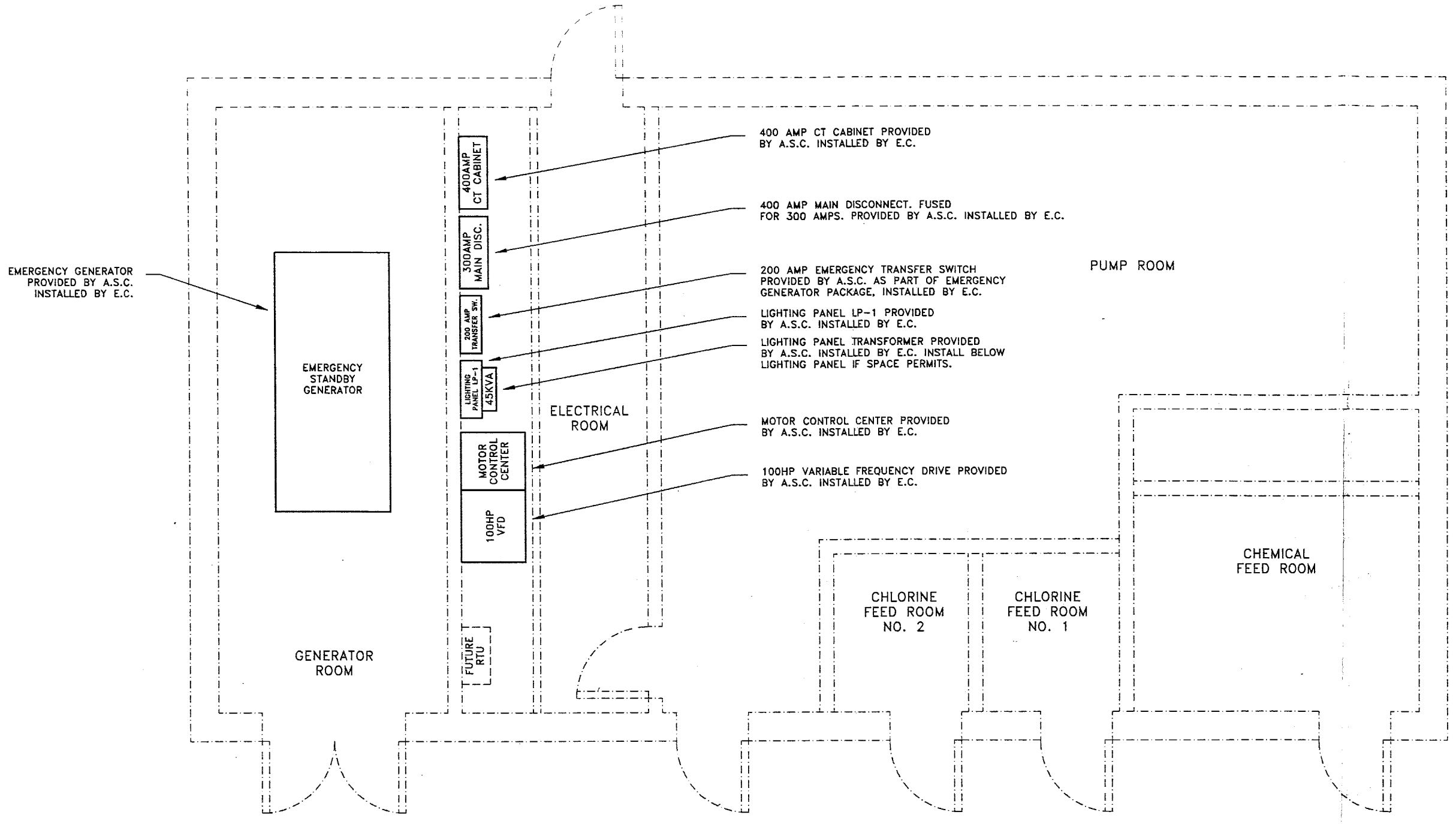
System operation:
An Adjustable Frequency Drive (AFD) is provided for ~~Well No. 1. The AFD will~~ vary the speed of Well No. 1 based on set points from the customer supplied/future RTU. The RTU will monitor speed, running and fault conditions.

A chlorine booster pump motor starter is interlocked with the customer's provided/future RTU to operate whenever a well pump operation is confirmed.

The Potassium Permanganate Mixer Panel will control the KmnO4 mixer with an operator adjustable timer.

Refer to the manufacturers literature for a more detailed description ~~of operation~~ on the individual components used.

Future RTU to be supplied by ASC as per Change Order #1. RTU submittal will show tie in for chemical feed pumps and Chorine booster pumps.



N T S

NOTES:

1. **BUILDING INTERIOR SHOWN FOR REFERENCE PURPOSES ONLY.** CONSULT ENGINEERING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.
2. EQUIPMENT PROVIDED BY A.S.C. SHOWN IN APPROXIMATE LOCATIONS. CONSULT ENGINEERING DRAWINGS FOR EXACT MOUNTING LOCATION. EQUIPMENT MOUNTED AND WIRED BY A.S.C. ELECTRICAL CONTRACTOR.

WELLHOUSE NO. 3 OVERVIEW

**** ATTENTION ****
SUBMITTAL DRAWINGS
DO NOT USE FOR INSTALLATION
PLEASE CALL FOR AS-BUILTS

THIS PRINT IS THE PROPERTY OF AUTOMATIC SYSTEMS CO. IT MUST NOT BE REPRODUCED IN ANY MANNER NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR CONSENT. IT SHALL BE USED ONLY AS A REFERENCE TO WORK DESIGNED OR FURNISHED BY AUTOMATIC SYSTEMS CO.

SYM	REVISION

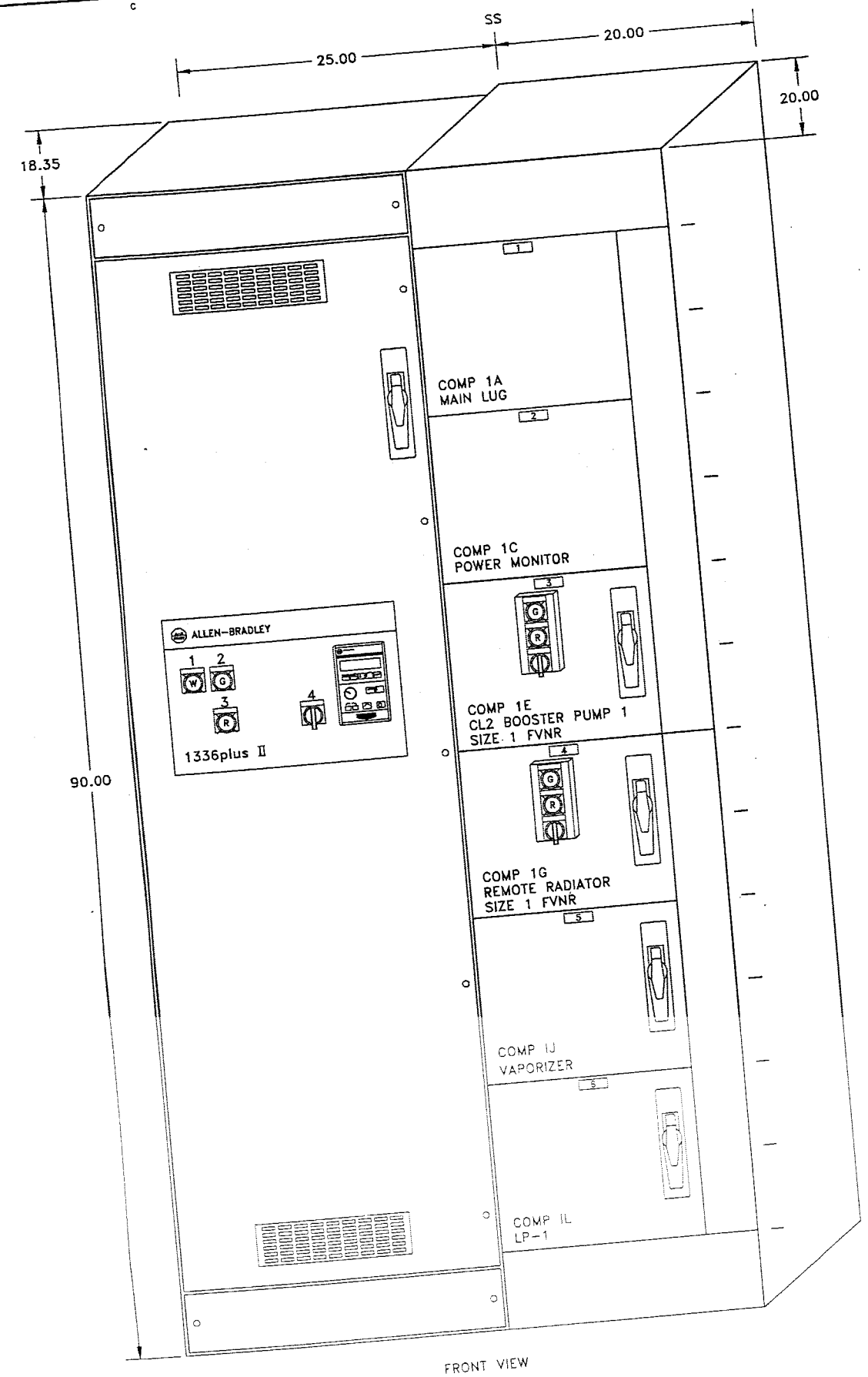
AUTOMATIC SYSTEMS CO.
P.O. BOX 120359
ST. PAUL, MINN. 55112

TITLE OVERVIEW LAYOUT DIAGRAM

CUSTOMER CITY OF RAMSEY, MINNESOTA

DRAWN BMB | FILE RAM_OV_1 | DWG. NO. 20011028.1.1

SALES BAW | DATE 11/01/01



FRONT VIEW

VFD

N.P. NO.	NAMEPLATE DESIGNATIONS	QTY
1	POWER ON	1
2	RUN	1
3	FAULT	1
4	HAND-OFF-AUTO	1

MCC

N.P. NO.	NAMEPLATE DESIGNATIONS	QTY
1	MAIN LUGS	1
2	POWER MONITOR	1
3	REMOTE RADIATOR	1
4	CHLORINE BOOSTER PUMP NO. 1	1
5	VAPORIZER	1
6	LIGHTING PANEL LP-1	1

STANDARD NAMEPLATES

NOTES:
1. MOTOR CONTROL CENTER IS ALLEN BRADLEY, DIMENSIONS AS SHOWN. MCC IS NEMA 1, 480VAC, 3ø, 3 WIRE, 60HZ. VFD IS CUTLER HAMMER TYPE SV9000, NEMA 1, 480VAC, 3ø, 3 WIRE, 60HZ.
2. FINISH IS MANUFACTURERS STANDARD.
3. HORIZONTAL POWER BUS IS RATED AT 1200 AMPS.
4. BUS BRACING IS 42KA RMS SYMETRICAL.
5. DOOR DEVICES SHOWN IN APPROXIMATE LOCATIONS. CONSULT MANUFACTURERS DRAWINGS FOR FURTHER DETAIL.

PUMP HOUSE NO. 3 – MCC

**** ATTENTION ****
SUBMITTAL DRAWINGS
DO NOT USE FOR INSTALLATION
PLEASE CALL FOR AS-BUILTS

THIS PRINT IS THE PROPERTY OF AUTOMATIC SYSTEMS CO. IT MUST NOT BE REPRODUCED IN ANY MANNER NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR CONSENT. IT SHALL BE USED ONLY AS A REFERENCE TO WORK DESIGNED OR FURNISHED BY AUTOMATIC SYSTEMS CO.

SYM	REVISION

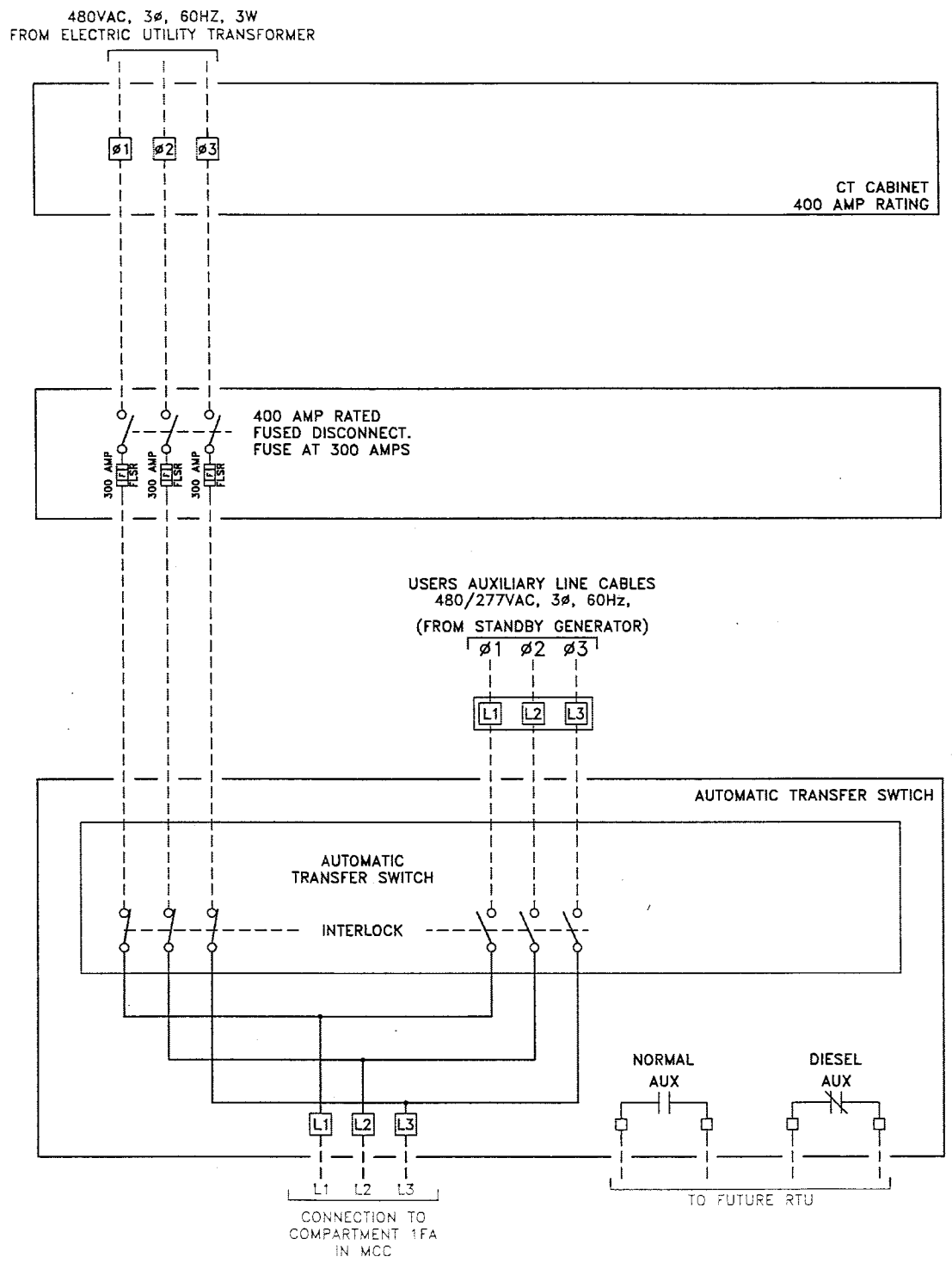
AUTOMATIC SYSTEMS CO.
P.O. BOX 120359
ST. PAUL, MINN. 55112

TITLE MCC ENCLOSURE LAYOUT

CUSTOMER CITY OF RAMSEY, MINNESOTA

DRAWN BMB | FILE RAM_M1_1 | DWG. NO. 20011028.2

SALES BAW | DATE 11/01/01



NOTES:

1. GENERAL NOTES PER DRAWING 20011028.2.1.

**** ATTENTION ****
SUBMITTAL DRAWINGS
DO NOT USE FOR INSTALLATION
PLEASE CALL FOR AS-BUILTS

THIS PRINT IS THE PROPERTY OF AUTOMATIC SYSTEMS CO. IT MUST NOT BE REPRODUCED IN ANY MANNER NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR CONSENT. IT SHALL BE USED ONLY AS A REFERENCE TO WORK DESIGNED OR FURNISHED BY AUTOMATIC SYSTEMS CO.

PUMP HOUSE NO. 3 – MCC

SYM	REVISION		
		SALES BAW	DATE 11/01/01

AUTOMATIC SYSTEMS CO.
P.O. BOX 120359
ST. PAUL, MINN. 55112

TITLE CONTROL WIRING DIAGRAM

CUSTOMER CITY OF RAMSEY, MINNESOTA

DRAWN BMB | FILE RAM_XS_1 | DWG. NO. 20011028.2.2

480VAC, 3ø, 60HZ, 3 WIRE

L1 — 1200 AMP HORIZONTAL BUS — L1

L2 — 42,000 AMP BUS BRACING — L2

L3 — L3

480VAC, 3ø, 60HZ, 3W
FROM GENERATOR TRANSFER SWITCH

ø1 ø2 ø3

1A

TOP ENTRY MAIN LUG COMPARTMENT
400 AMP RATING
#2-600 Kcmil 4/Ph MECHANICAL LUGS, SCREW

TO WELL PUMP NO. 1
VFD ENCLOSURE

TO BUS

TO BUS
L1 L2 L3

POWER MONITOR

1FU 2FU 3FU (1FT)

5FU (1FT) H1 X1 FU (1FT)

H3 H2

6FU (1FT) H4 X2

75 VA

CR1
CR
K1 K2

A B C

ALLEN BRADLEY
LINE VOLTAGE MONITOR
MODEL 813S

1 2

1C

CR1 A1Y A1X

CR1 A2Y A2X

CR1 A3Y A3X
TO FUTURE RTU

CR1 A4Y A4X
FUTURE

TO BUS
L1 L2 L3

CIRCUIT BREAKER
7 AMP
HMCP FRAME

1 1B

HAND XOO OFF AUTO
S1
00X

F-1 (1FT) H1 X1 F-3 (1FT) 1

NEMA
SIZE 1

L1 L2 L3

H3 H2

F-2 (1FT) H4 X2

OL

OFF
G
ON
R
M

4 M
2 M
3

75 VA GND

SIZE 1

1E

T1 T2 T3

2HP

8 M 9

3 1A

RUN REQUIRED

FUTURE RTU

CHLORINE BOOSTER PUMP NO. 1
480 VAC ____ AMPS

Interlock with generator run Signal. Shall be wired back to generator control panel.

TO BUS
L1 L2 L3

CIRCUIT BREAKER
30 AMP
HMCP FRAME

1 1B

HAND XOO OFF AUTO
S1
00X

F-1 (1FT) H1 X1 F-3 (1FT) 1

NEMA
SIZE 1

L1 L2 L3

H3 H2

F-2 (1FT) H4 X2

OL

OFF
G
ON
R
M

4 M
2 M
3

75 VA GND

SIZE 1

1G

T1 T2 T3

7.5HP

8 M 9

3 1A

RUN REQUIRED

FUTURE RTU

REMOTE RADIATOR
480 VAC ____ AMPS

TO BUS
L1 L2 L3

40 AMP
HFD FRAME
CIRCUIT BREAKER

1J

L1 L2 L3
TO
VAPORIZER

TO BUS
L1 L2 L3

80 AMP
HFD FRAME
CIRCUIT BREAKER

1L

L1 L2 L3
TO
LIGHTING PANEL TRANSFORMER

**** ATTENTION ****
SUBMITTAL DRAWINGS
DO NOT USE FOR INSTALLATION
PLEASE CALL FOR AS-BUILTS

NOTES:
1. GENERAL NOTES PER DRAWING 20011028.2.1.

PUMP HOUSE NO. 3 – MCC

THIS PRINT IS THE PROPERTY OF AUTOMATIC SYSTEMS CO. IT MUST NOT BE REPRODUCED IN ANY MANNER NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR CONSENT. IT SHALL BE USED ONLY AS A REFERENCE TO WORK DESIGNED OR FURNISHED BY AUTOMATIC SYSTEMS CO.

SYM	REVISION

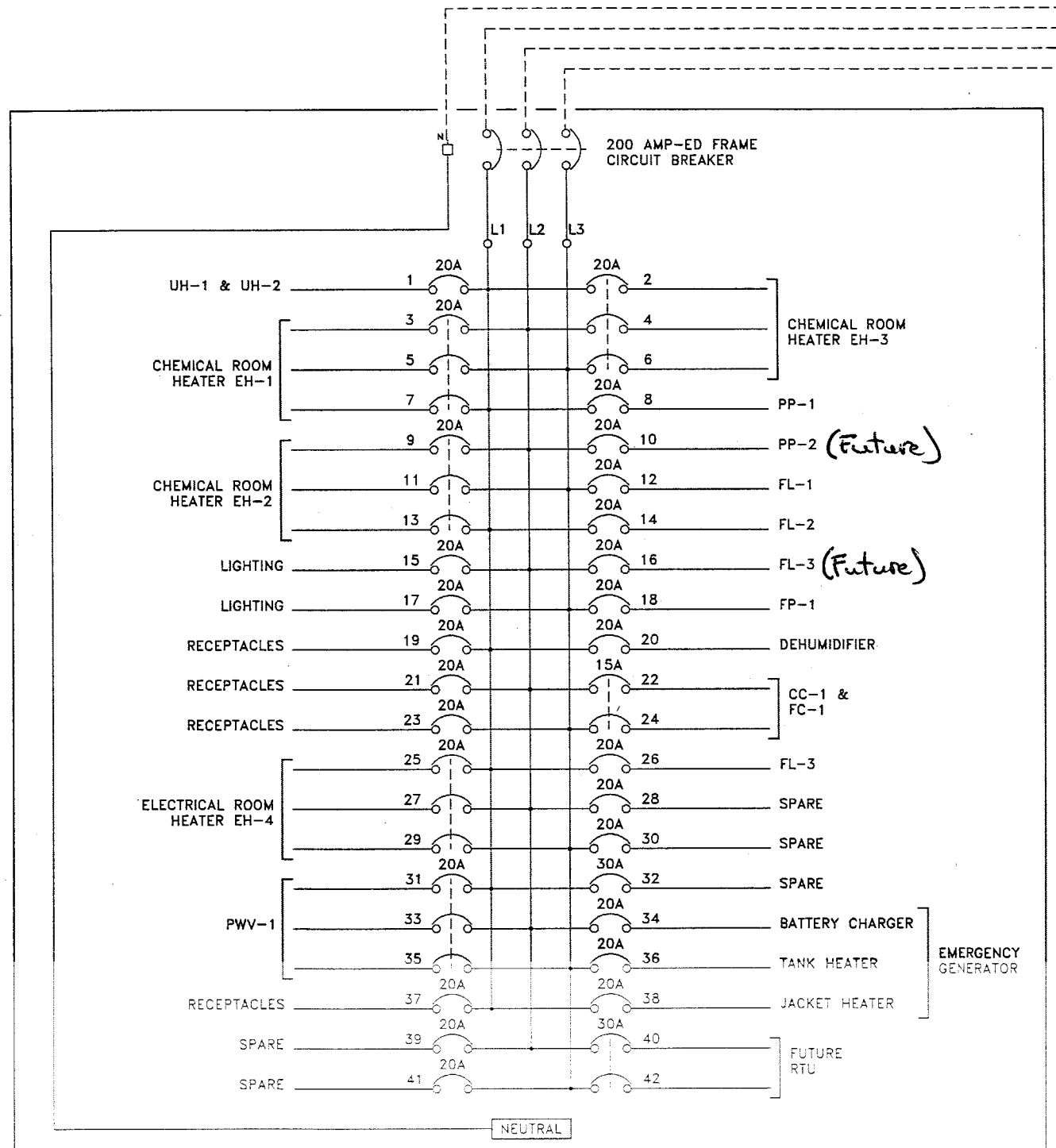
AUTOMATIC SYSTEMS CO.
P.O. BOX 120359
ST. PAUL, MINN. 55112

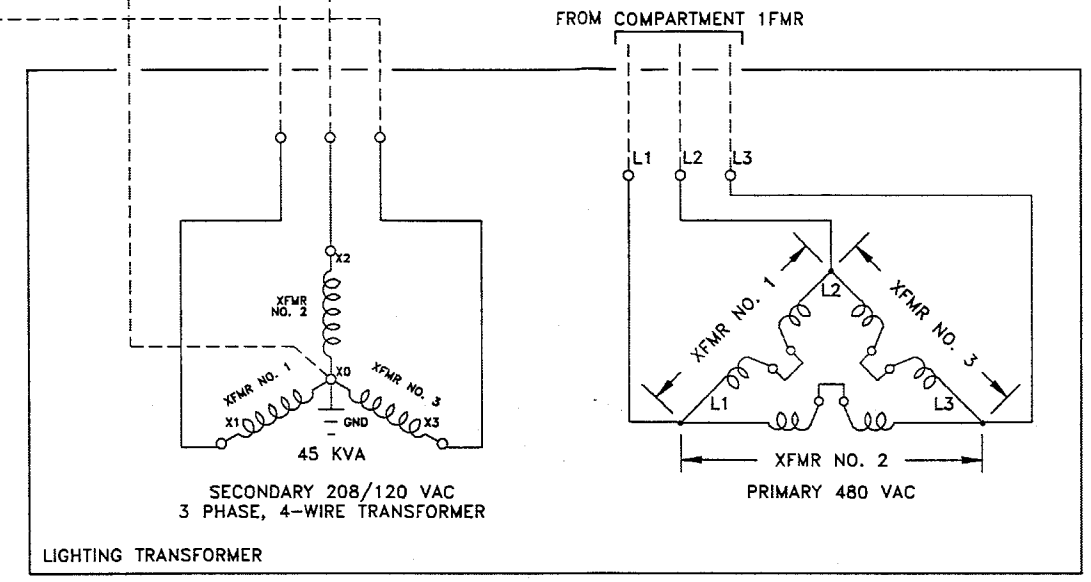
TITLE CONTROL WIRING DIAGRAM

CUSTOMER CITY OF RAMSEY, MINNESOTA

DRAWN BMB | FILE RAM_M1_2 | DWG. NO. 20011028.2.3

SALES BAW | DATE 11/01/01





NOTES:

1. NEMA TP-1 ENERGY EFFICIENT TRANSFORMER, 45KVA, 480VAC DELTA PRIMARY, 208Y/120VAC SECONDARY.

**** ATTENTION ****
SUBMITTAL DRAWINGS
DO NOT USE FOR INSTALLATION
PLEASE CALL FOR AS-BUILTS

PUMP HOUSE NO. 3 - MCC

THIS PRINT IS THE PROPERTY OF AUTOMATIC SYSTEMS CO. IT MUST NOT BE REPRODUCED IN ANY MANNER NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR CONSENT. IT SHALL BE USED ONLY AS A REFERENCE TO WORK DESIGNED OR FURNISHED BY AUTOMATIC SYSTEMS CO.

SYM	REVISION		

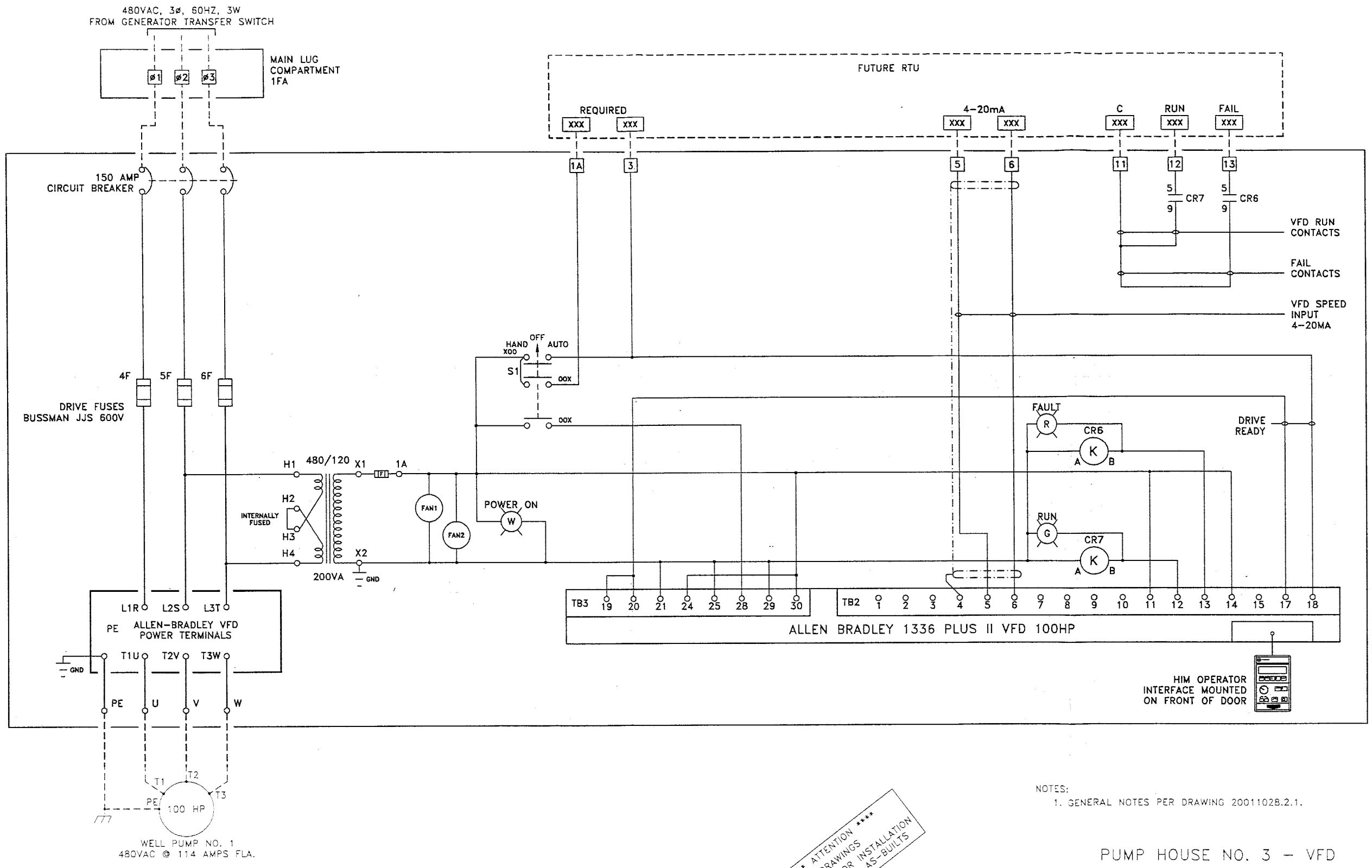
AUTOMATIC SYSTEMS CO.
P.O. BOX 120359
ST. PAUL, MINN. 55112

TITLE: CONTROL WIRING DIAGRAM

CUSTOMER CITY OF RAMSEY, MINNESOTA

DRAWN BMB | FILE RAM_M1_3 | DWG. NO. 20011028.2.4

SALES BAW | DATE 11/01/01



NOTES:
1. GENERAL NOTES PER DRAWING 20011028.2.1.

**** ATTENTION ****
SUBMITTAL DRAWINGS
DO NOT USE FOR INSTALLATION
PLEASE CALL FOR AS-BUILTS

THIS PRINT IS THE PROPERTY OF AUTOMATIC SYSTEMS CO. IT MUST NOT BE REPRODUCED IN ANY MANNER NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR CONSENT. IT SHALL BE USED ONLY AS A REFERENCE TO WORK DESIGNED OR FURNISHED BY AUTOMATIC SYSTEMS CO.

PUMP HOUSE NO. 3 – VFD

SYM	REVISION

AUTOMATIC SYSTEMS CO.
P.O. BOX 120359
ST. PAUL, MINN. 55112

TITLE VFD WIRING DIAGRAM

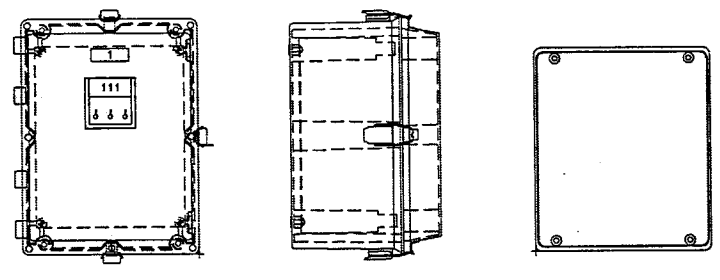
CUSTOMER CITY OF RAMSEY, MINNESOTA

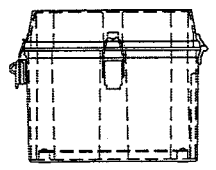
DRAWN BMB | FILE RAM_V1_1 | DWG. NO. 20011028.2.5

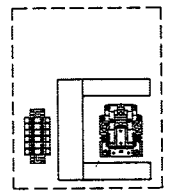
SALES BAW | DATE 11/01/01

N.P. NO.	NAMEPLATE DESIGNATIONS	QTY
1	POTASSIUM PERMANGANATE RELAY PANEL	1

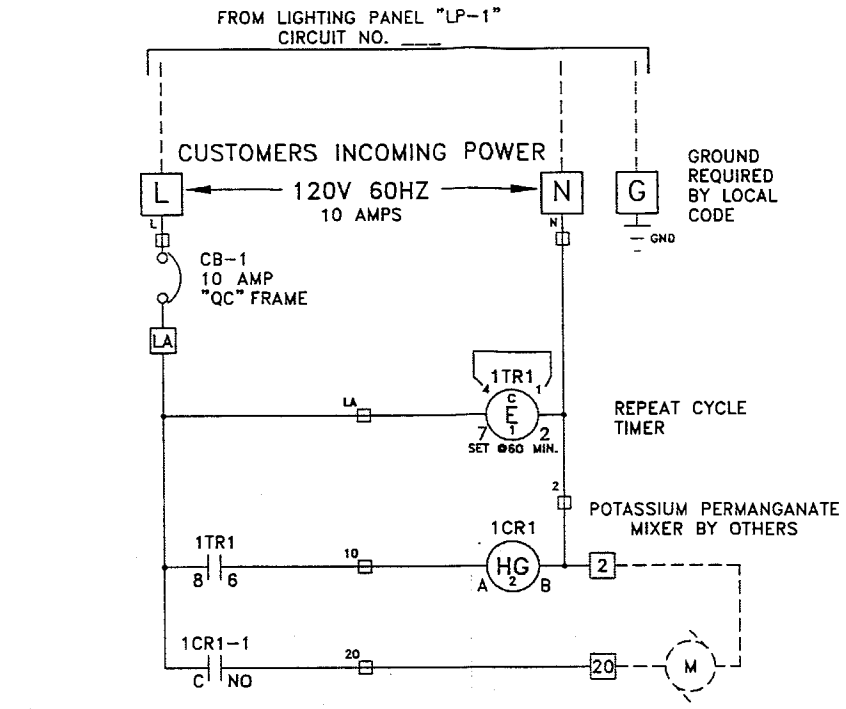
STANDARD NAMEPLATES
BLACK PHENOLIC W/ 3/16" WHT LETTERS
2.5" X .75" ATTACH W/4-40 SS SCREWS

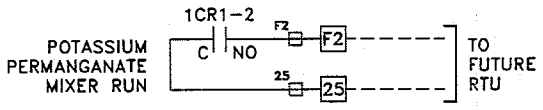






POTASSIUM PERMANGANATE MIXER CONTROL PANEL





NOTES:

1. ENCLOSURE IS NEMA 4X, FIBERGLASS.
2. FIELD WIRING TO BE COPPER 90°C MIN, TORQUE TO 20 IN. LBS.
3. U.L. 508 LABELED.

**** ATTENTION ****
SUBMITTAL DRAWINGS
DO NOT USE FOR INSTALLATION
PLEASE CALL FOR AS-BUILTS

POTASSIUM PERMANGANATE MIXER TIMER CONTROL PANEL

THIS PRINT IS THE PROPERTY OF AUTOMATIC SYSTEMS CO. IT MUST NOT BE REPRODUCED IN ANY MANNER NOR SHALL IT BE SUBMITTED TO OUTSIDE PARTIES FOR EXAMINATION WITHOUT OUR CONSENT. IT SHALL BE USED ONLY AS A REFERENCE TO WORK DESIGNED OR FURNISHED BY AUTOMATIC SYSTEMS CO.

SYM	REVISION

AUTOMATIC SYSTEMS CO.
P.O. BOX 120359
ST. PAUL, MINN. 55112

TITLE ENCLOSURE AND WIRING DIAGRAM

CUSTOMER CITY OF RAMSEY, MINNESOTA

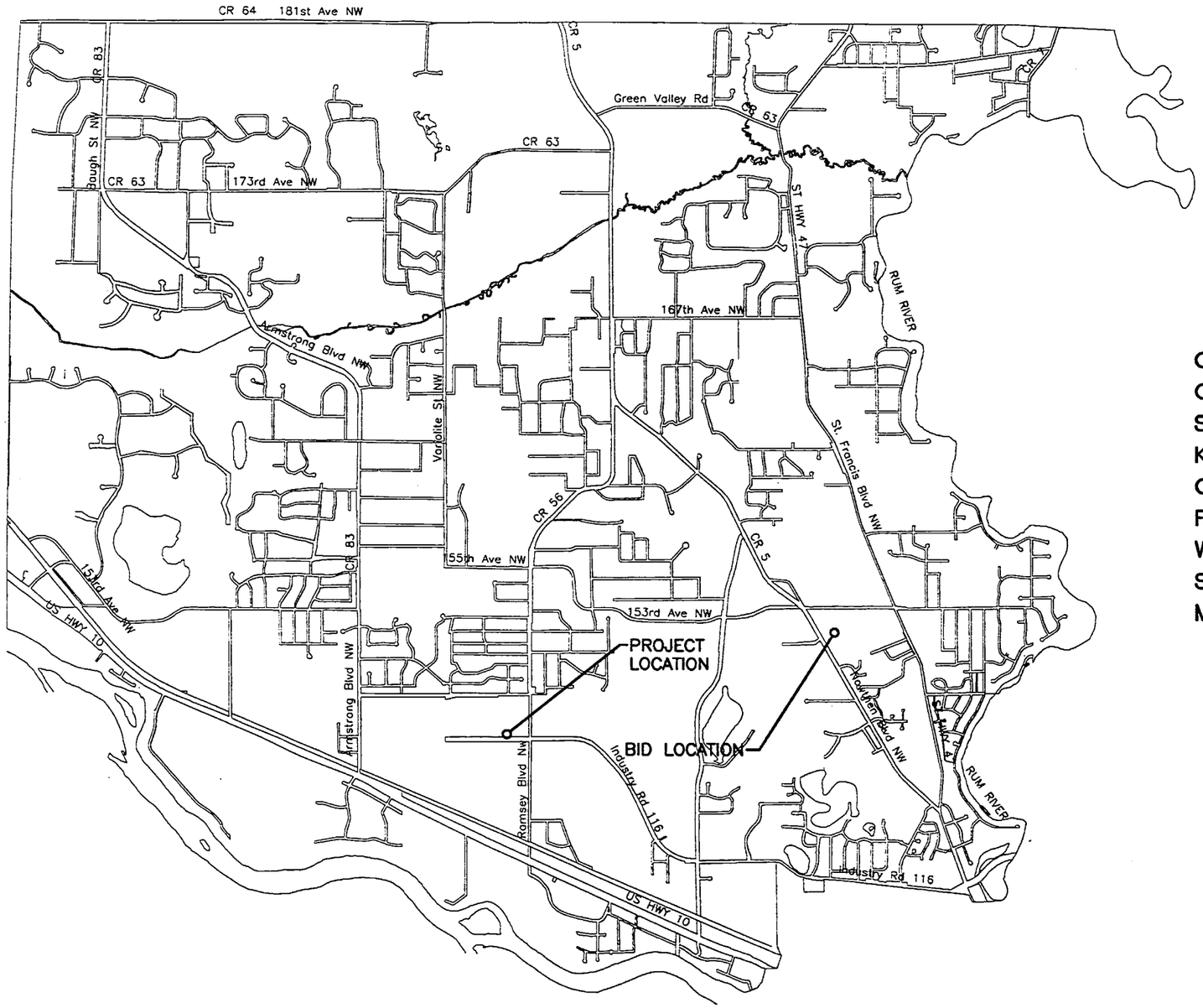
DRAWN BMB | FILE RAMKMN04 | DWG. NO. 20011028.3.1

SALES BAW | DATE 11/01/01

WELL NO.3 PUMPING FACILITY

RAMSEY, MINNESOTA

1996



CITY OFFICIALS

GLEN HARDIN	MAYOR
CAROLYN BEAHEN	COUNCIL
SHEILA BEYER	COUNCIL
KENNETH PETERSON	COUNCIL
GERALD ZIMMERMAN	COUNCIL
RYAN SCHROEDER	CITY ADMINISTRATOR
WILLIAM GOODRICH	ATTORNEY
STEVEN JANKOWSKI	CITY ENGINEER
MARK BOOS	UTILITY SUPERVISOR

DRAWING INDEX

GENERAL SHEETS

1. TITLE SHEET AND INDEX
2. WATERMAIN PLAN AND PROFILE
3. SITE PLAN
4. ARCHITECTURAL FLOOR PLAN, ROOF PLAN AND SECTIONS
5. WALL SECTIONS AND DETAILS
6. MECHANICAL FLOOR PLAN AND ELEVATIONS
7. PROCESS PIPING FLOOR PLAN AND SECTIONS
8. PIPING SCHEMATICS AND DETAILS
9. MISCELLANEOUS DETAILS
10. ELECTRICAL PLAN
11. ELECTRICAL DETAILS

591 RECORD DRAWING

			DATE
		REVISION	
SURVEY	HAY		
DRAWN	LHK		
DESIGNED	DLK		
APPROVED	RWF		
DATE			
COMM.	43803	43803G01.DWG	2000

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE _____ REG. NO. 11609

© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1996

Bonestroo Rosene Anderlik & Associates

Engineers & Architects

St. Paul • Milwaukee

RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY

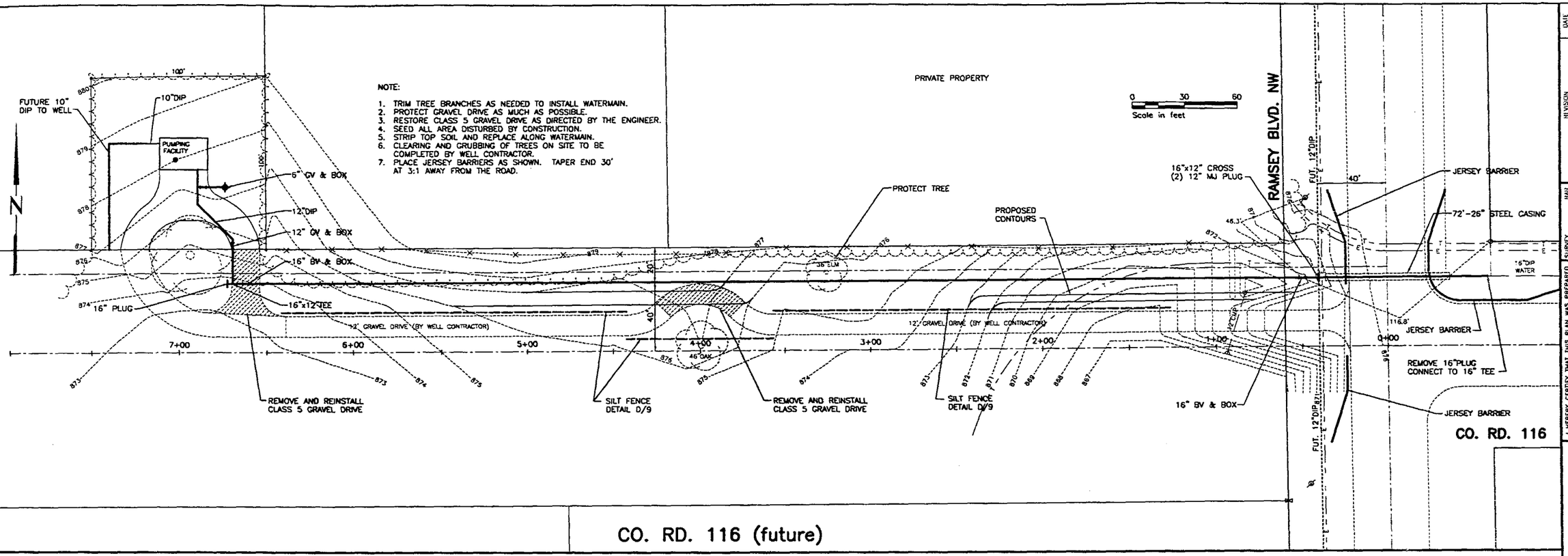
TITLE SHEET AND INDEX

43803

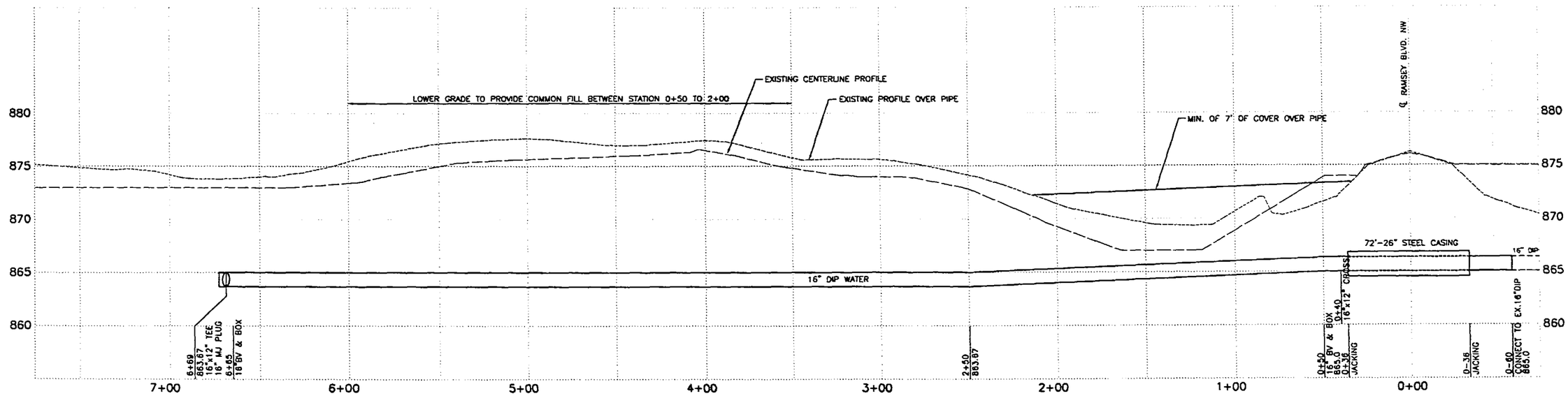
SHEET 1 OF 11

NOTE:

1. TRIM TREE BRANCHES AS NEEDED TO INSTALL WATERMAIN.
2. PROTECT GRAVEL DRIVE AS MUCH AS POSSIBLE.
3. RESTORE CLASS 5 GRAVEL DRIVE AS DIRECTED BY THE ENGINEER.
4. SEED ALL AREA DISTURBED BY CONSTRUCTION.
5. STRIP TOP SOIL AND REPLACE ALONG WATERMAIN.
6. CLEARING AND GRUBBING OF TREES ON SITE TO BE COMPLETED BY WELL CONTRACTOR.
7. PLACE JERSEY BARRIERS AS SHOWN. TAPER END 30' AT 3:1 AWAY FROM THE ROAD.



CO. RD. 116 (future)



592 RECORD DRAWING

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE REG. NO. 11609

© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1996

REVISION	DATE

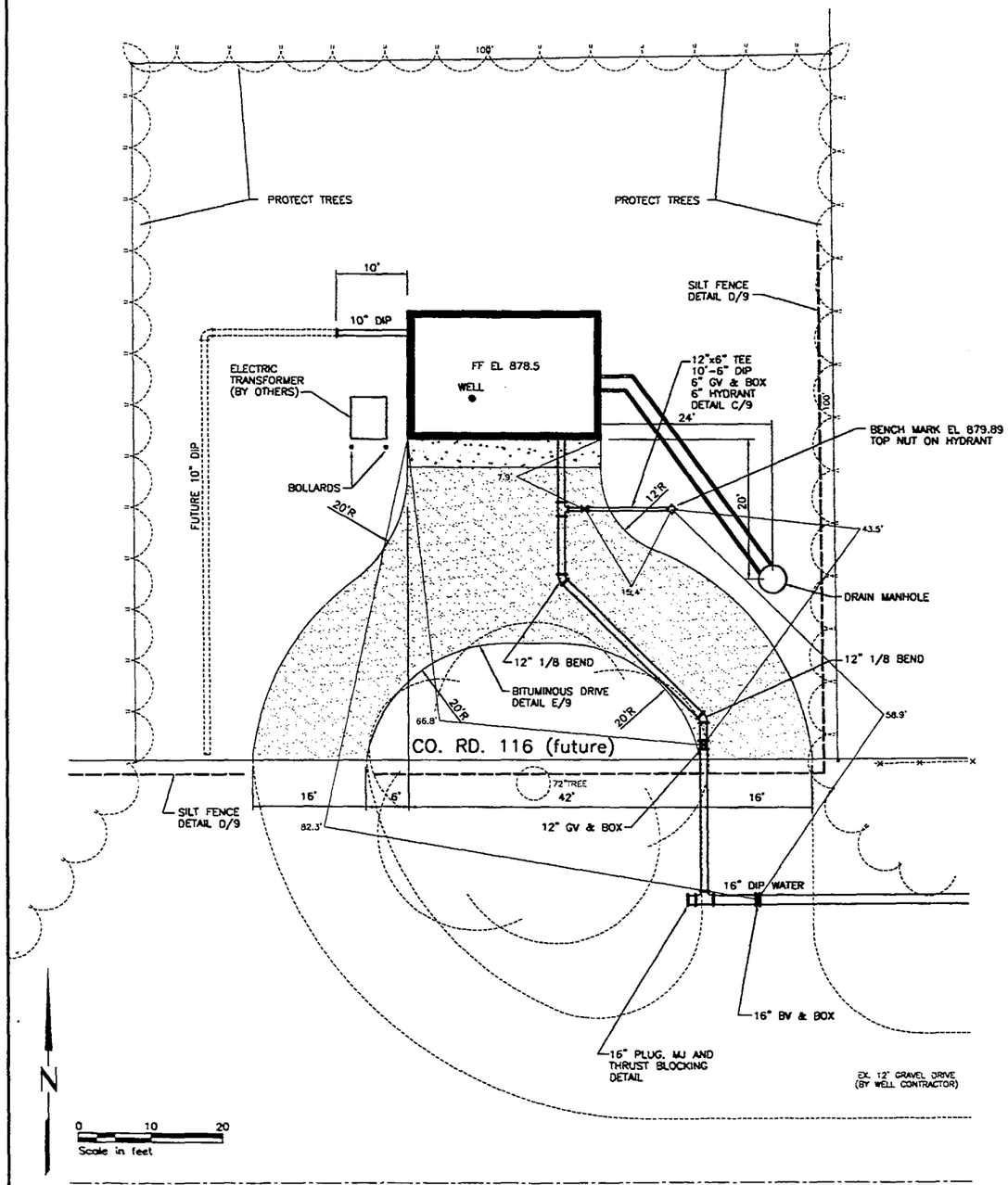
SURVEY RAH
DRAWN LJK
DESIGNED DLK
APPROVED RWF
DATE
COMM. 43803

43803.ICO1.DWG

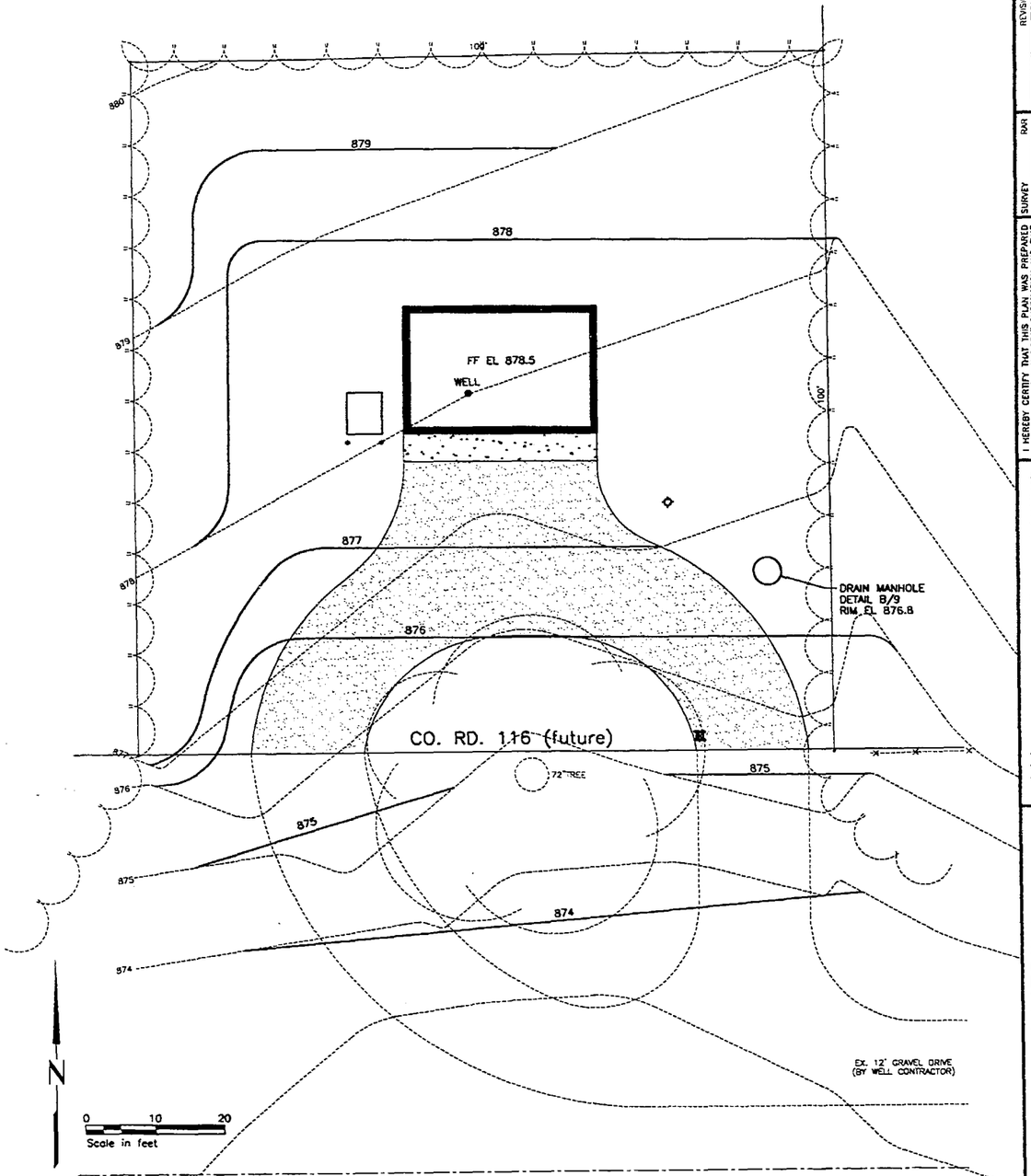
Bonestroo Rosene Anderlik & Associates
Engineers & Architects
St. Paul • Milwaukee

RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
WATERMAIN
PLAN AND PROFILE

43803



SITE LAYOUT PLAN



SITE GRADING PLAN

593 RECORD DRAWING

		DATE
	REVISION	

SURVEY	RAR	
DRAWN	LJK	
DESIGNED	DLK	
APPROVED	RWF	
DATE		
COMM.	4380.3	

4380.3PO1.DWG

10

I HEREBY CERTIFY THAT THIS PLAN, 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.

DATE _____ REG. NO. 11609

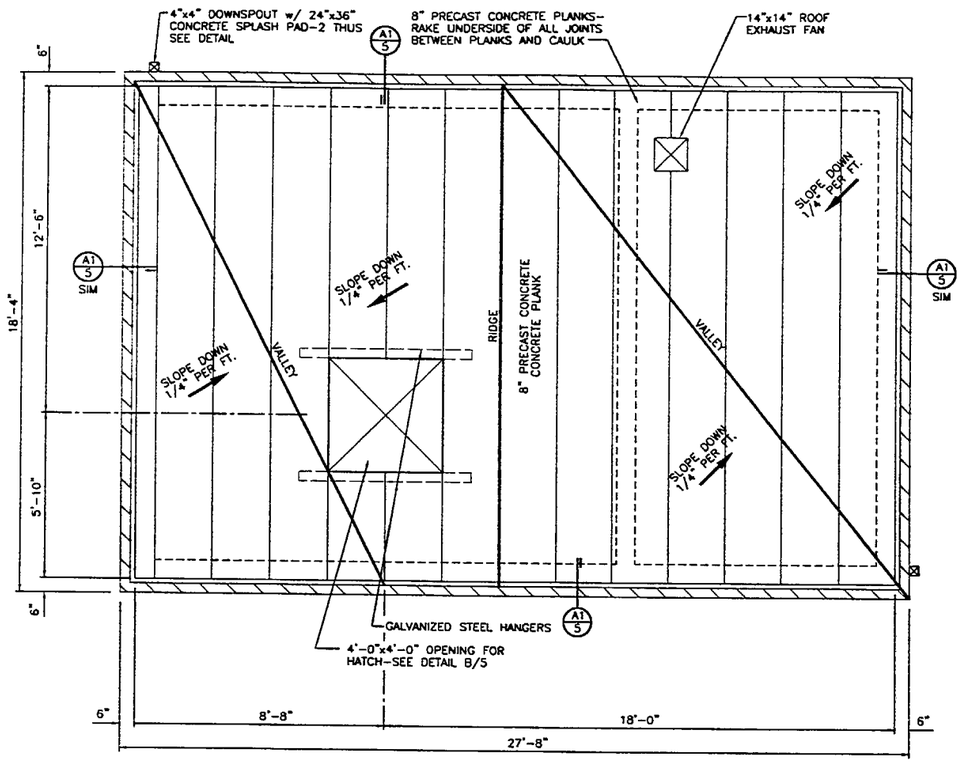
© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1998

Bonestroo Rosene Anderlik & Associates
Engineers & Architects
St. Paul • Milwaukee

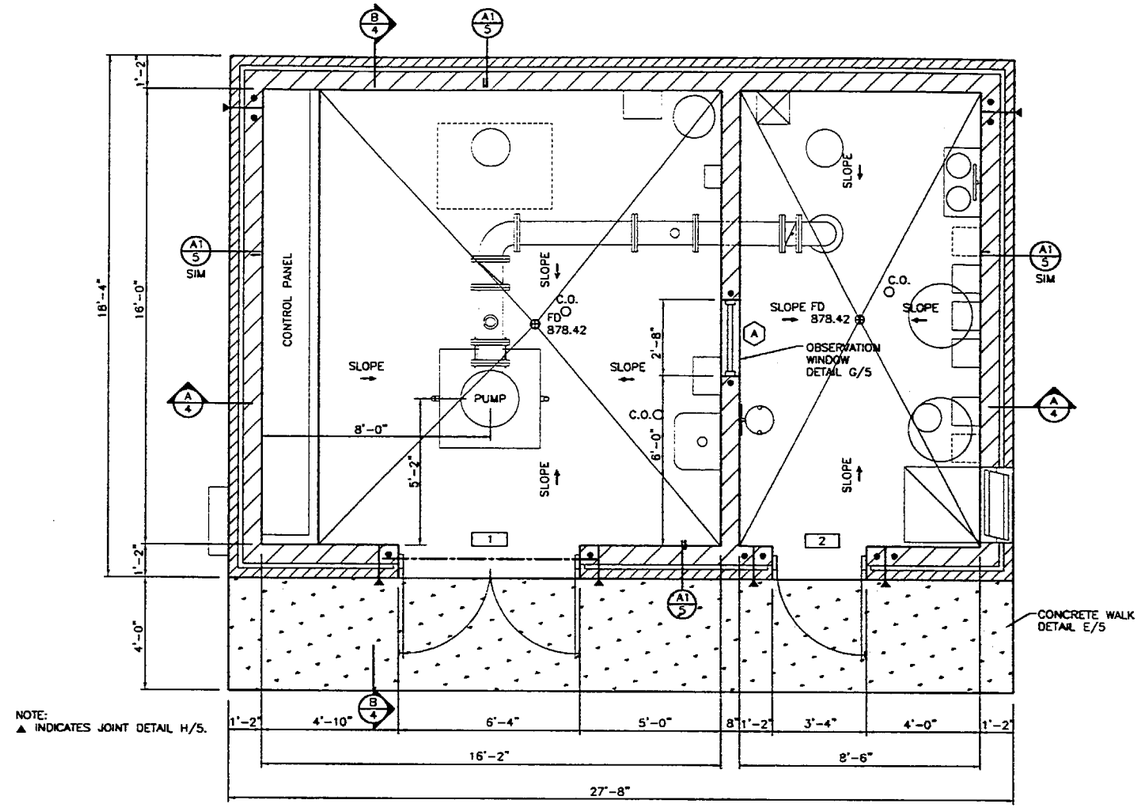
RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
WATERMAIN
SITE PLAN

4380.3

SHEET 3 OF 11

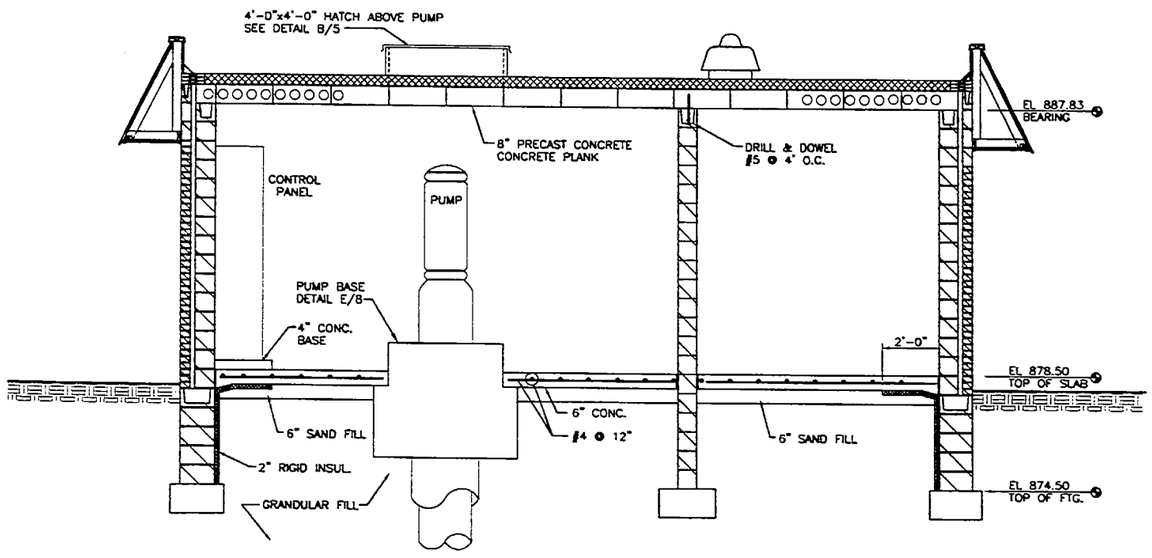


ROOF PLAN
0 1 2 3
SCALE IN FEET

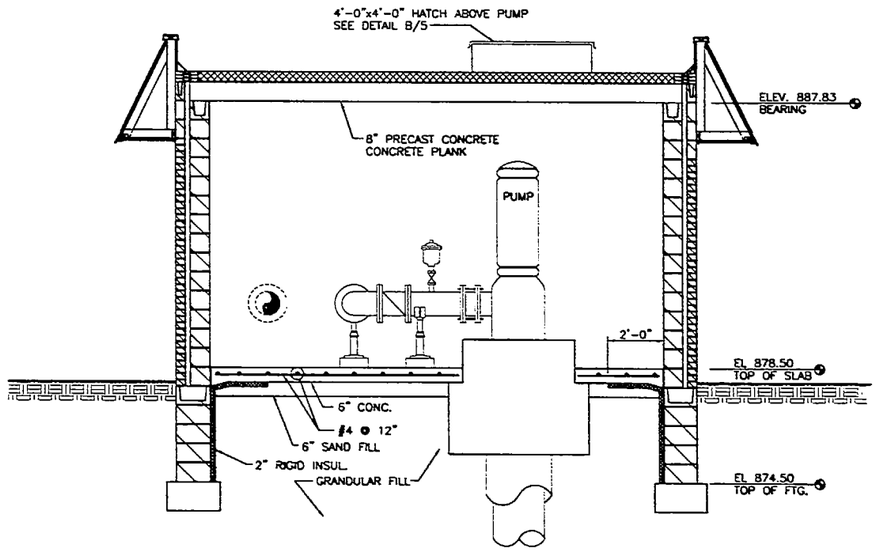


NOTE:
▲ INDICATES JOINT DETAIL H/5.

FLOOR PLAN
0 1 2 3
SCALE IN FEET



A/4 SECTION
0 1 2 3
SCALE IN FEET



B/4 SECTION
0 1 2 3
SCALE IN FEET

RECORD DRAWING

060898

DATE	REVISION

SURVEY	RWI	
DRAWN	LJK	
DESIGNED	DLK	
APPROVED	RWF	
DATE		
COMM.	43803	

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE _____ REG. NO. 11609

© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, WC. 1996

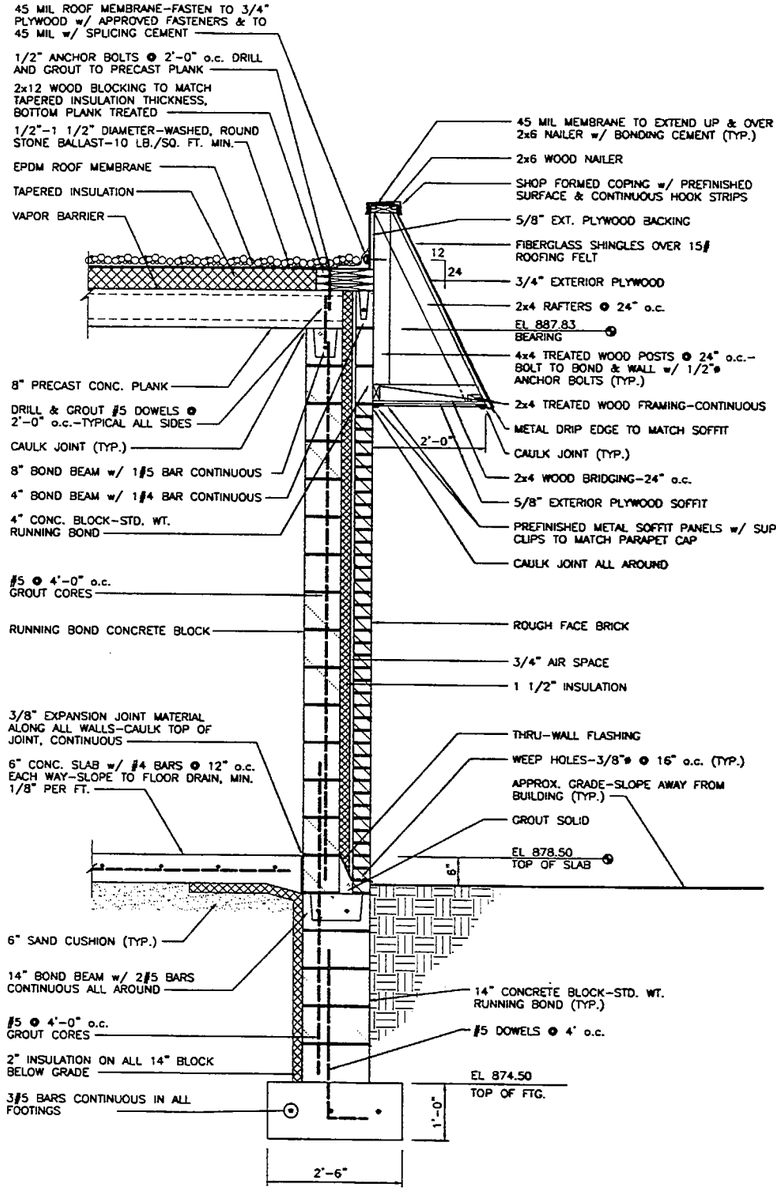
43803POS.DWG

Engineers & Architects
St. Paul • Milwaukee

Bonestroo Rosene Anderlik & Associates

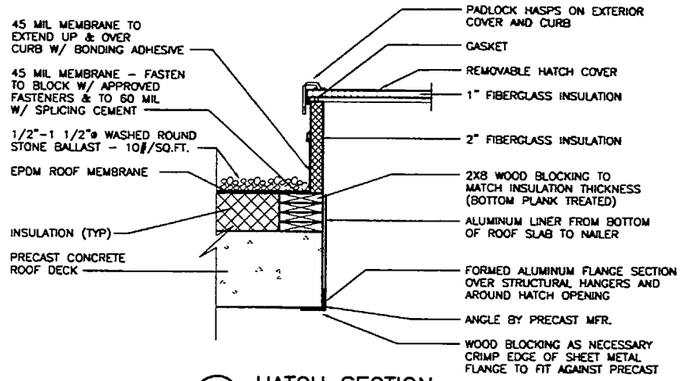
RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
ARCHITECTURAL
FLOOR PLAN, ROOF PLAN AND SECTIONS

43803
SHEET 4 OF 11



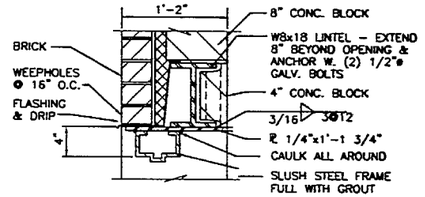
A/5 SECTION

SCALE IN FEET



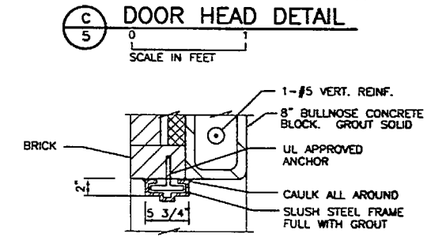
B/5 HATCH SECTION

SCALE IN FEET



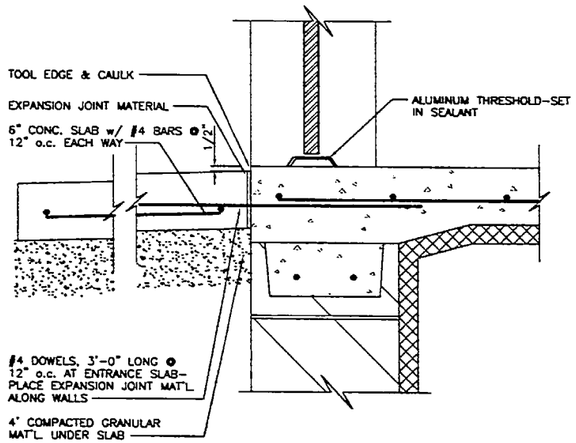
C/5 DOOR HEAD DETAIL

SCALE IN FEET



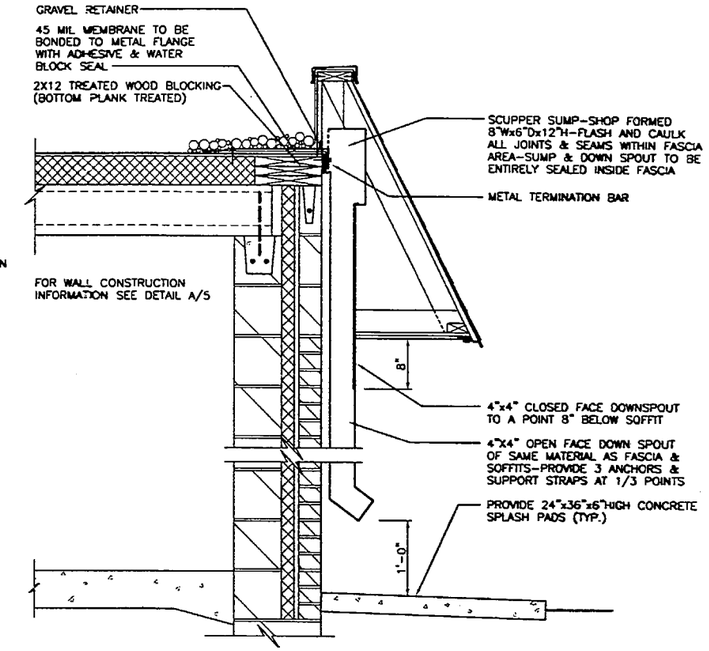
D/5 DOOR JAMB DETAIL

SCALE IN FEET



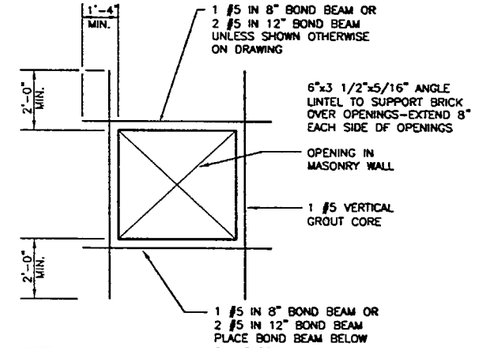
E/5 DOOR SILL DETAIL

SCALE IN FEET



F/5 SCUPPER & DOWNSPOUT DETAIL

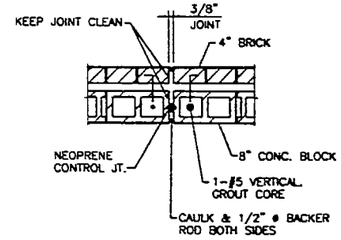
SCALE IN FEET



NOTE:
PROVIDE REINFORCING AS SHOWN AROUND MASONRY OPENINGS UNLESS SHOWN OTHERWISE.

G/5 REINFORCING AT OPENING

NO SCALE



H/5 BRICK CONTROL JOINT

NO SCALE

DOOR AND WINDOW SCHEDULE					
LOCATION	ROUGH OPENING	DOOR SIZE	DOOR/FRAME MATERIAL	HARDWARE	COMMENTS
PUMP ROOM TO OUTSIDE	6'–4"x7'–4"	(2) 3'–0"x7'–0"	STEEL	GROUP 1	INSULATE & WEATHER STRIP
CHEMICAL ROOM TO OUTSIDE	3'–4"x7'–4"	3'–0"x7'–0"	FIBERGLASS	GROUP 2	INSULATE & WEATHER STRIP
PUMP ROOM TO CHEMICAL ROOM	2'–3"x2'–3"				FIRE RATED ASSEMBLY

RECORD DRAWING

060898

DATE	REVISION

SURVEY	
DRAWN	LJK
DESIGNED	DJK
APPROVED	RWF
DATE	
COMM.	4.3803

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE _____ REG. NO. 11609

© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1998

4.3803.P03.DWG 16

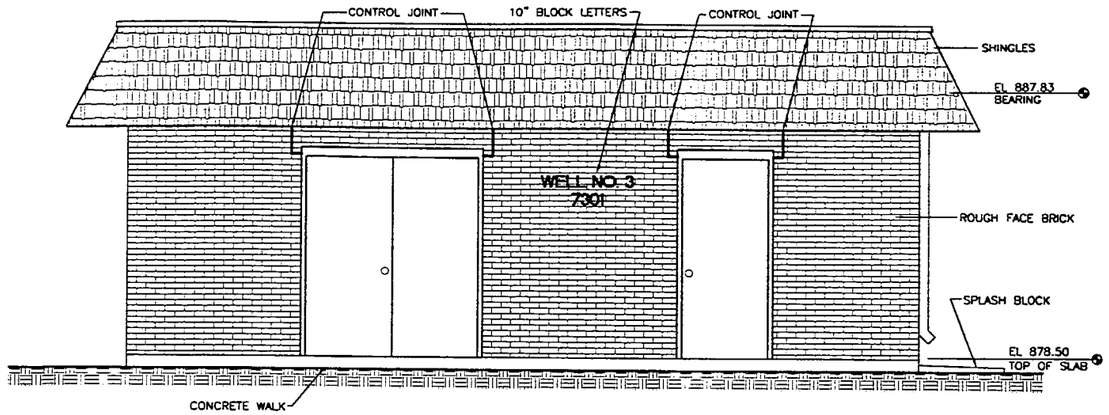
Bonestroo Rosene Anderlik & Associates
Engineers & Architects
St. Paul • Milwaukee

RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY

WALL SECTION AND DETAILS

43803

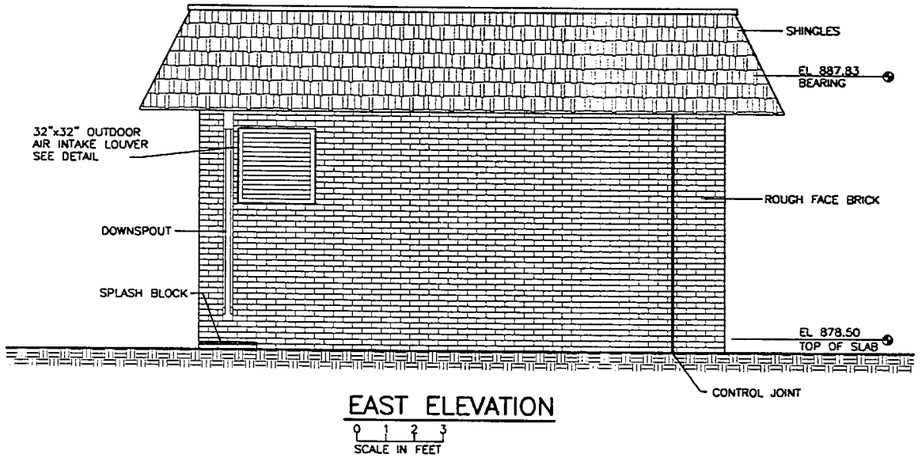
SHEET 5 OF 11



SOUTH ELEVATION

0 1 2 3

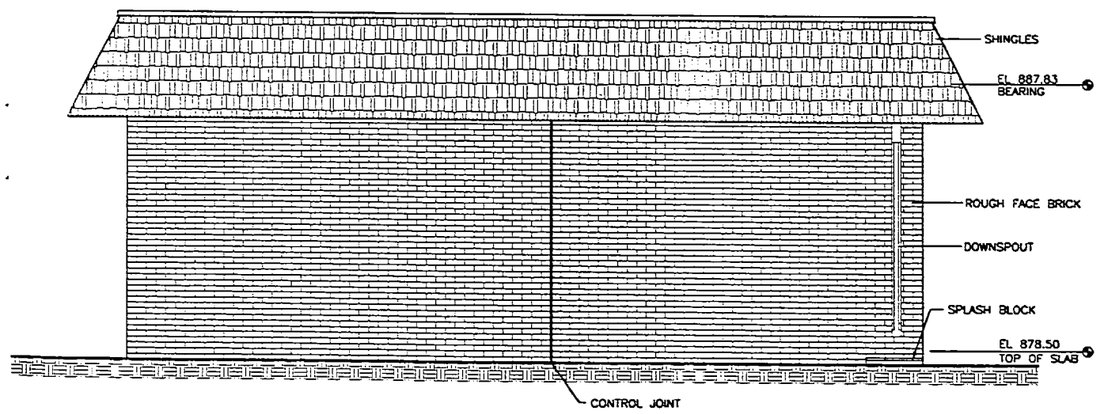
SCALE IN FEET



EAST ELEVATION

0 1 2 3

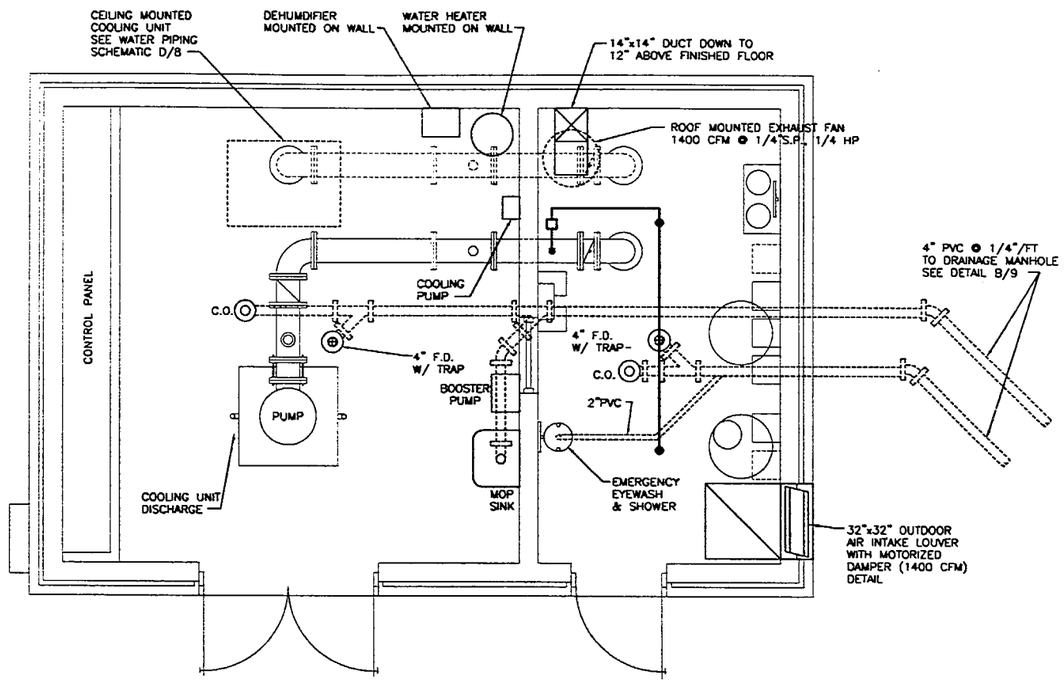
SCALE IN FEET



NORTH ELEVATION

0 1 2 3

SCALE IN FEET



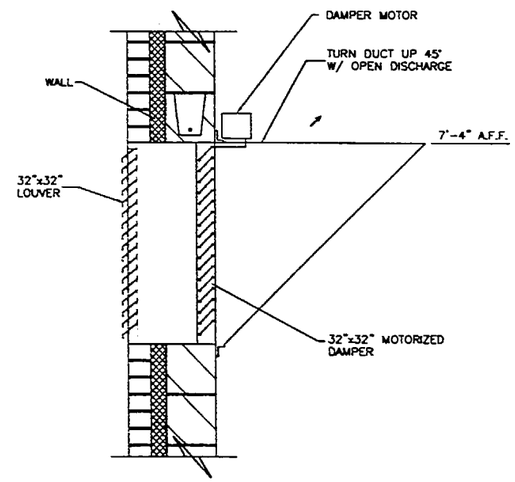
MECHANICAL FLOOR PLAN

0 1 2 3

SCALE IN FEET

NOTE:

1. ALL DUCT WORK IN CHLORINE ROOM TO BE ALUMINUM CONSTRUCTION.
2. SPRINKLER SYSTEM - ORDINARY HAZARD (GROUP 2) PROVIDE 1 1/2" TAP SHUT OFF VALVE, FLOW INDICATOR AND TWO SPRINLER HEADS.



OUTSIDE AIR INTAKE
LOUVER SECTION

NO SCALE

RECORD DRAWING

060898

	DATE	REVISION

SURVEY		32
DRAWN	LJK	
DESIGNED	DLK	
APPROVED	RWF	
DATE		43803-PO4.DWG
COUNT.	43803	

I HEREBY CERTIFY THAT THIS PLAN 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.

DATE _____ REG. NO. 11609

© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1998

Engineers & Architects

Bonestroo Rosene Anderlik & Associates

St. Paul • Milwaukee

RAMSEY, MINNESOTA

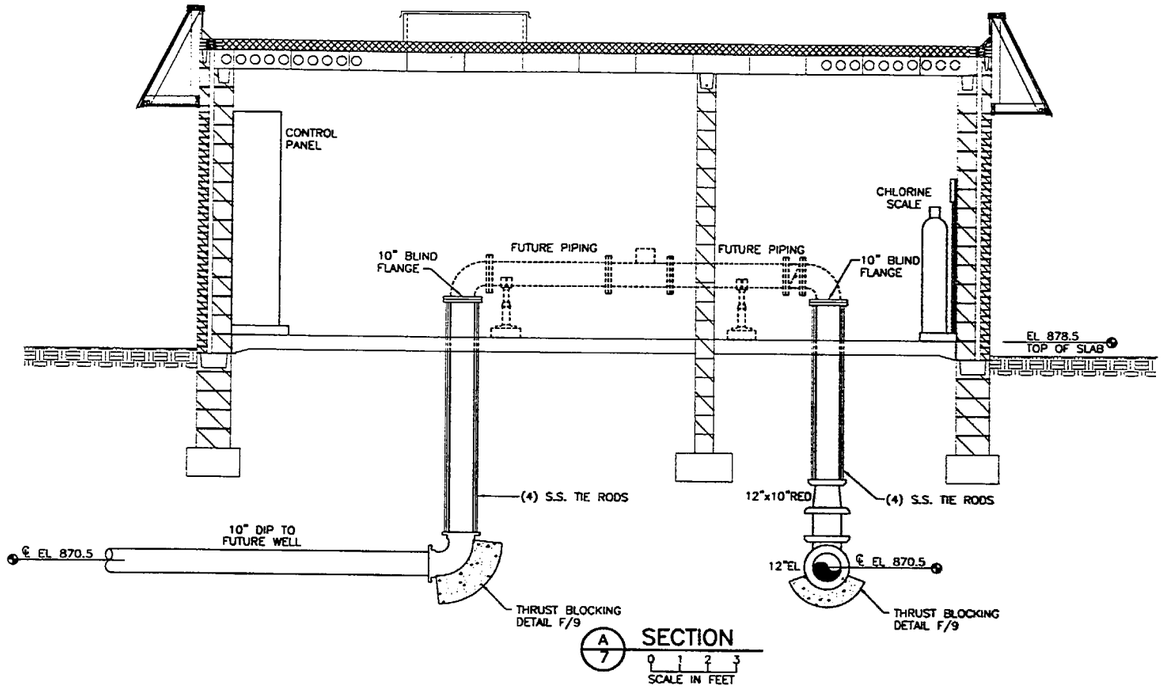
WELL NO.3 PUMPING FACILITY

MECHANICAL FLOOR PLAN AND ELEVATION

43803

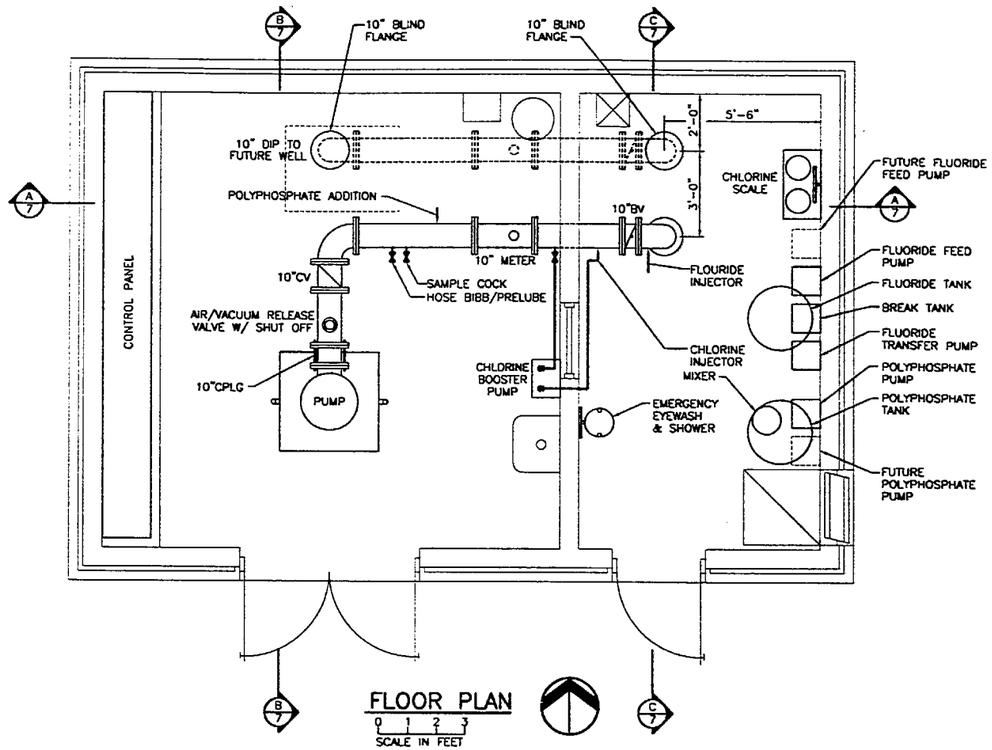
SHEET 6 OF 11

596



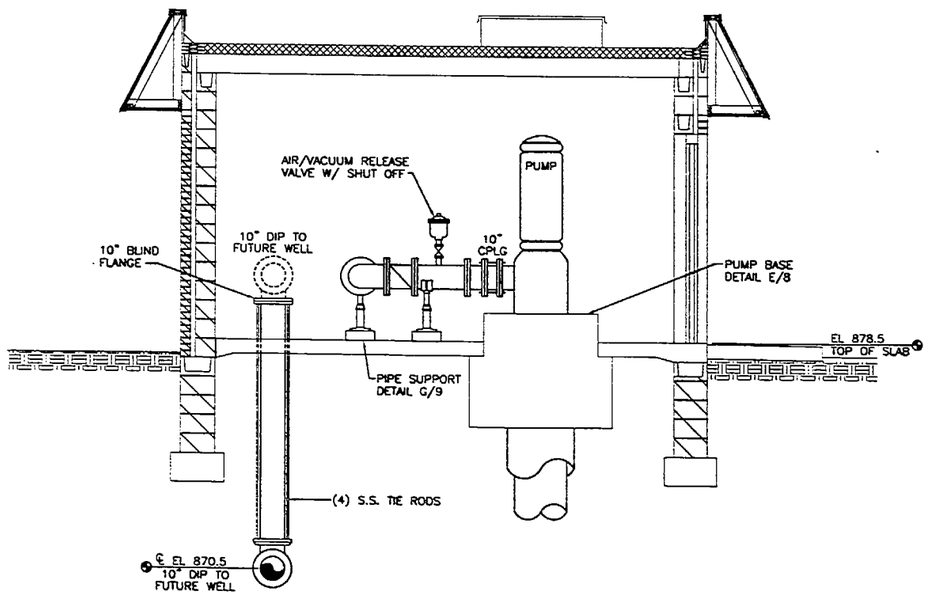
A/7 SECTION

SCALE IN FEET 0 1 2 3



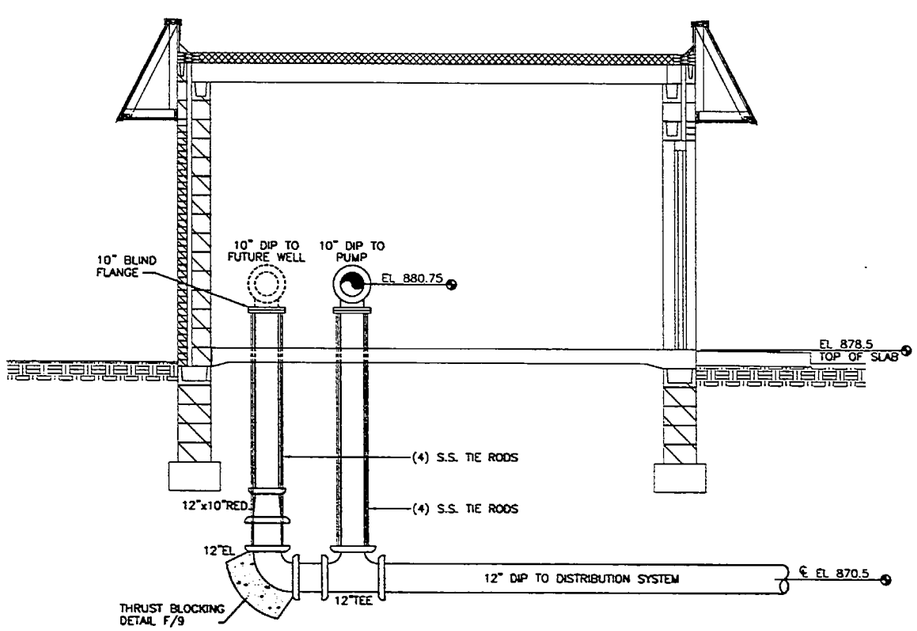
FLOOR PLAN

SCALE IN FEET 0 1 2 3



B/7 SECTION

SCALE IN FEET 0 1 2 3



C/7 SECTION

SCALE IN FEET 0 1 2 3

RECORD DRAWING

DATE	REVISION

SURVEY		
DRAWN	LJK	
DESIGNED	DLK	
APPROVED	RWF	
DATE		
COMM.	4380.3	

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

DATE _____ REG. NO. 11609

© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1998

4380.3P02.DWG 32

Engineers & Architects

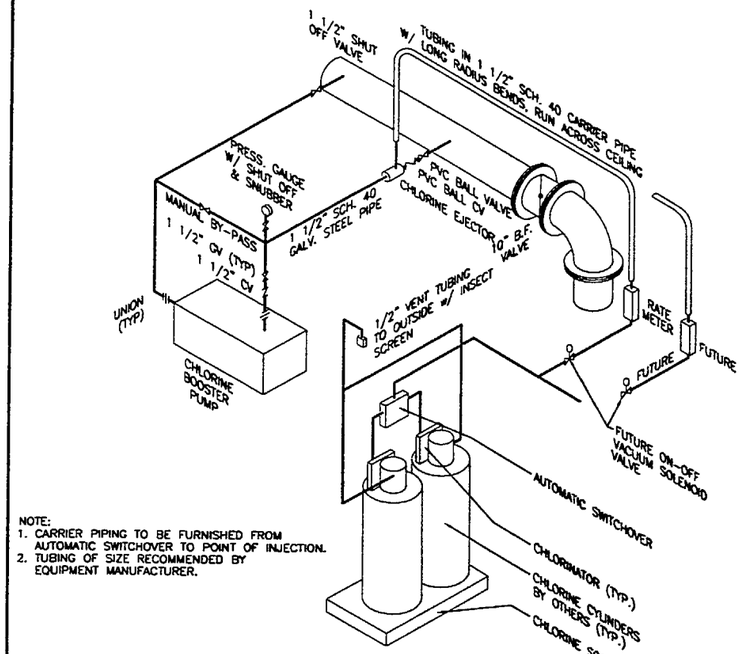
St. Paul • Milwaukee

Bonestroo Rosene Anderlik & Associates

RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
PROCESS PIPING
SECTIONS AND DETAILS

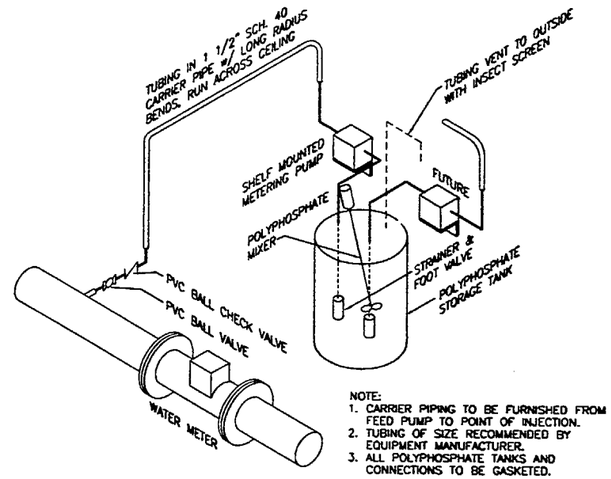
4380.3

SHEET 7 OF 11



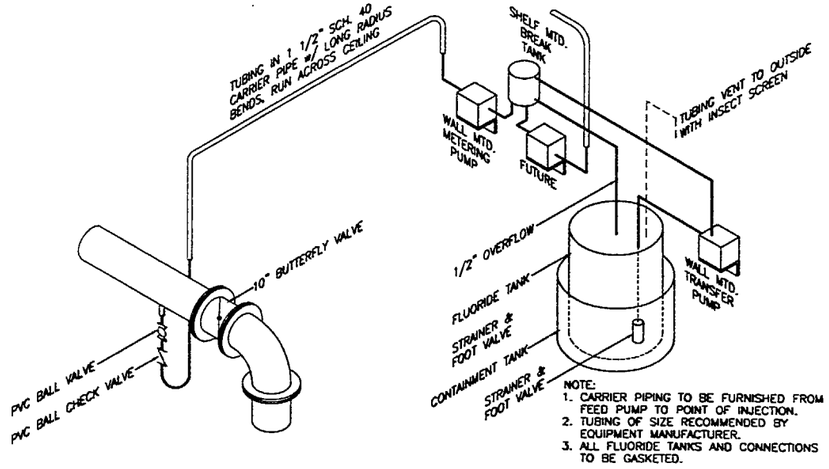
NOTE:
1. CARRIER PIPING TO BE FURNISHED FROM AUTOMATIC SWITCHOVER TO POINT OF INJECTION.
2. TUBING OF SIZE RECOMMENDED BY EQUIPMENT MANUFACTURER.

A/8 CHLORINATION SCHEMATIC
NOT TO SCALE



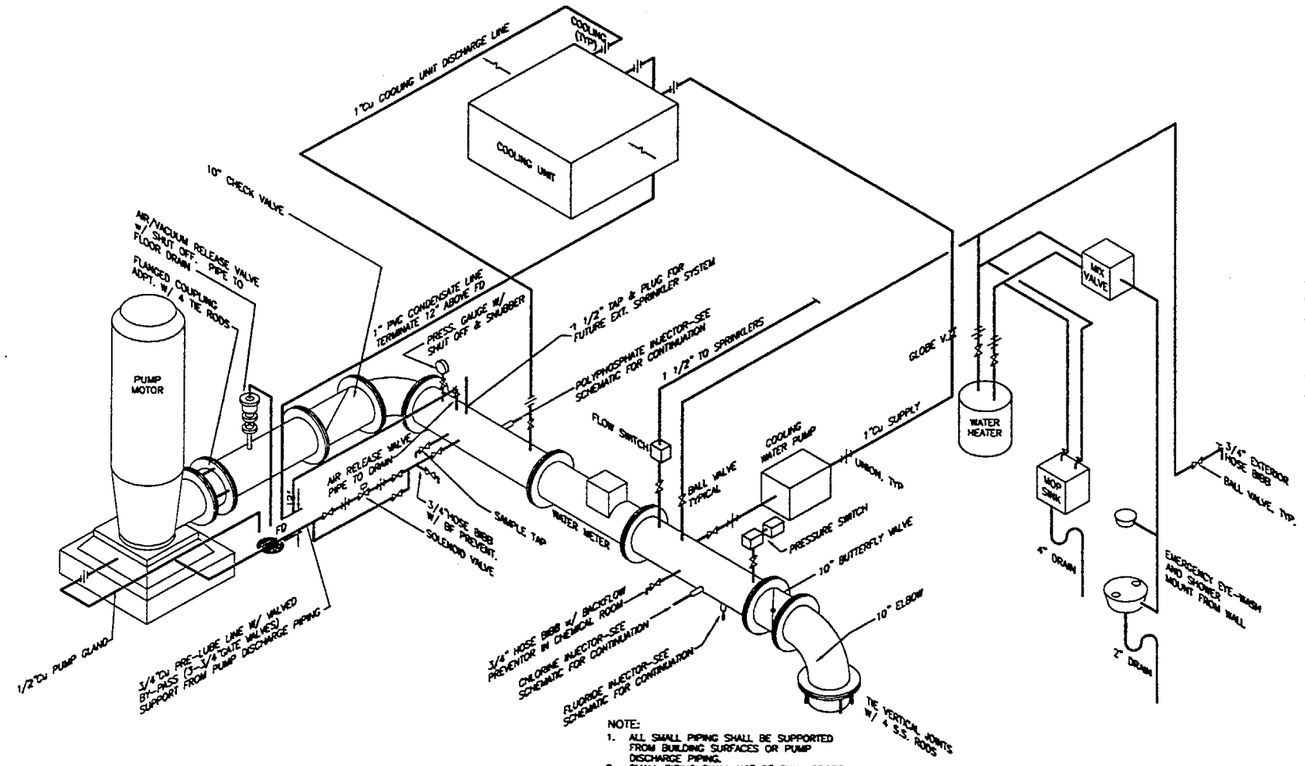
NOTE:
1. CARRIER PIPING TO BE FURNISHED FROM FEED PUMP TO POINT OF INJECTION.
2. TUBING OF SIZE RECOMMENDED BY EQUIPMENT MANUFACTURER.
3. ALL POLYPHOSPHATE TANKS AND CONNECTIONS TO BE GASKETED.

B/8 POLYPHOSPHATE SCHEMATIC
NOT TO SCALE



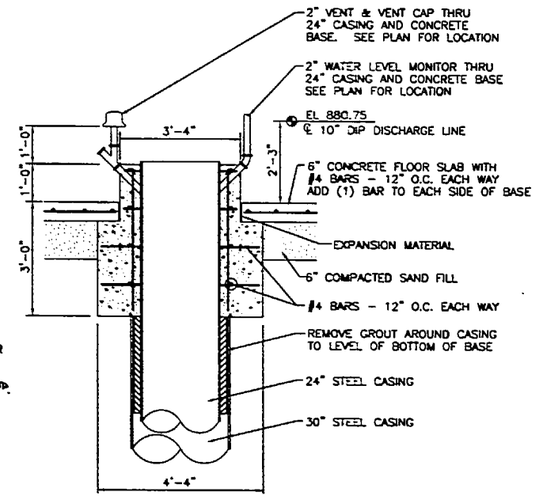
NOTE:
1. CARRIER PIPING TO BE FURNISHED FROM FEED PUMP TO POINT OF INJECTION.
2. TUBING OF SIZE RECOMMENDED BY EQUIPMENT MANUFACTURER.
3. ALL FLUORIDE TANKS AND CONNECTIONS TO BE GASKETED.

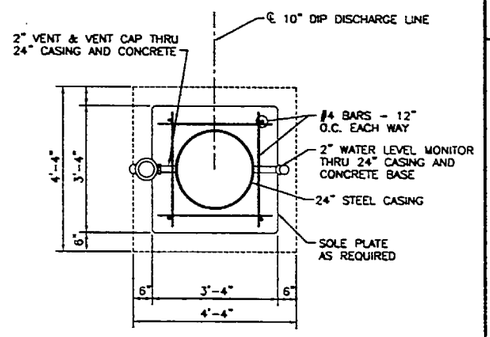
C/8 FLUORIDE SCHEMATIC
NOT TO SCALE



NOTE:
1. ALL SMALL PIPING SHALL BE SUPPORTED FROM BUILDING SURFACES OR PUMP DISCHARGE PIPING.
2. SMALL PIPING SHALL NOT BE RUN ACROSS FLOORS.
3. SMALL PIPING SHALL FOLLOW BUILDING LINES OR PUMP DISCHARGE PIPING.

D/8 WATER PIPING DIAGRAM
NO SCALE





NOTE:
1. ALL EXPOSED EDGES OF PUMP BASE SHALL HAVE 3/4" CHAMFER.
2. ALL EXPOSED SURFACES OF PUMP BASE SHALL BE FILLED AND RUBBED.
3. 2" CASING CONNECTIONS SHALL BE SCH. 40 GALV. STEEL.
4. WELD 2" CASING CONNECTIONS TO THE CASING AND GRIND INTERIOR SURFACE SMOOTH.
5. CUT OFF CASING AS REQUIRED TO PROVIDE A 1" PROJECTION INTO PUMP DISCHARGE HEAD.
6. PROVIDE SOLE PLATE, IF REQUIRED, AND GROUT TO SET PUMP DISCHARGE HEAD TO THE ELEVATION SHOWN.

E/8 PUMP BASE DETAIL
0 1 2
SCALE IN FEET

RECORD DRAWING

	DATE
REVISION	

SURVEY	
DRAWN	LJK
DESIGNED	DLK
APPROVED	RWF
DATE	4.3803
CO/AM.	

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

DATE _____ REG. NO. 11609

© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1998

Bonestroo Rosene Anderlik & Associates
Engineers & Architects
St. Paul • Milwaukee

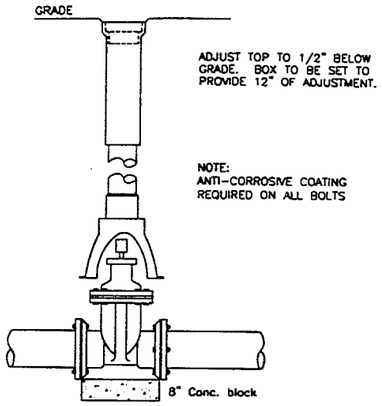
RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
PIPING SCHEMATICS AND DETAILS

4.380JP06.DWG 24

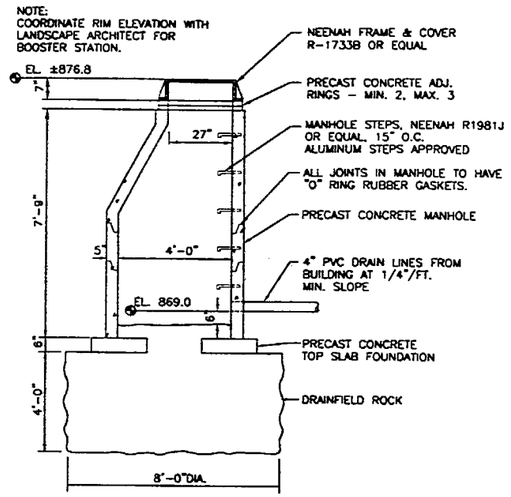
4.3803

SHEET 8 OF 11

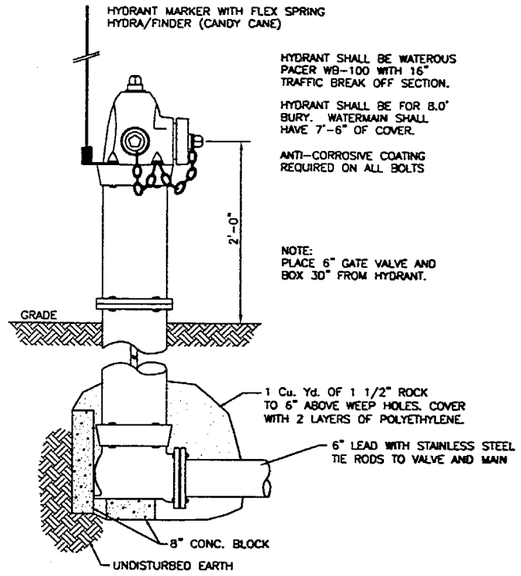
598



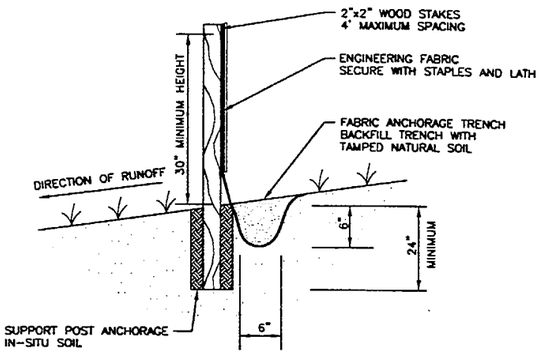
A/9 VALVE AND BOX DETAIL
NO SCALE



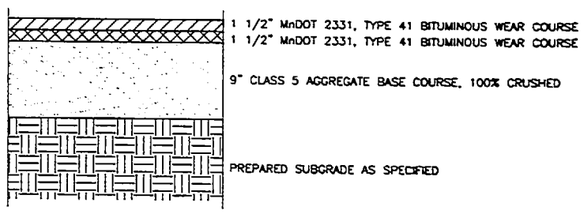
B/9 DRAINAGE MANHOLE DETAIL
NO SCALE



C/9 HYDRANT INSTALLATION
NO SCALE



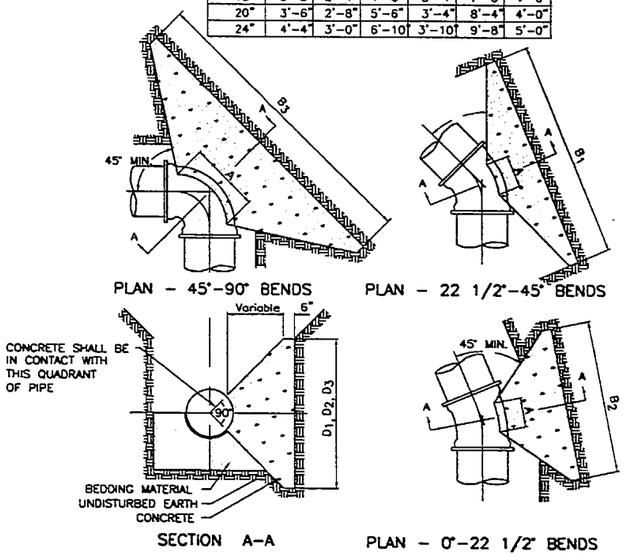
D/9 EROSION CONTROL DETAIL
NO SCALE



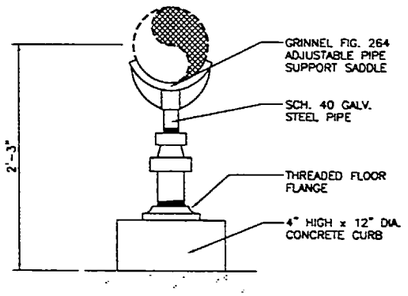
E/9 BITUMINOUS DRIVE SECTION
0 1
SCALE IN FEET

NOTE:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION "A" SHOULD BE AS LARGE AS POSSIBLE.
3. PLAN FOR 45°-90° BENDS & SECTION A-A SHALL APPLY TO TEES.

BUTTRESS DIMENSIONS							
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
10"	1'-8"	1'-8"	2'-11"	1'-10"	4'-0"	2'-4"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
18"	3'-3"	2'-4"	4'-6"	3'-4"	7'-0"	4'-0"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"



F/9 THRUST BLOCKING DETAIL
NO SCALE



G/9 PIPE SUPPORT DETAIL
NO SCALE

RECORD DRAWING

DATE	REVISION

SURVEY	
DRAWN	LHK
DESIGNED	DJK
APPROVED	RWF
DATE	
COMM.	43803

I HEREBY CERTIFY THAT THIS PLAN 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.
DATE _____ REG. NO. 11609
© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1996

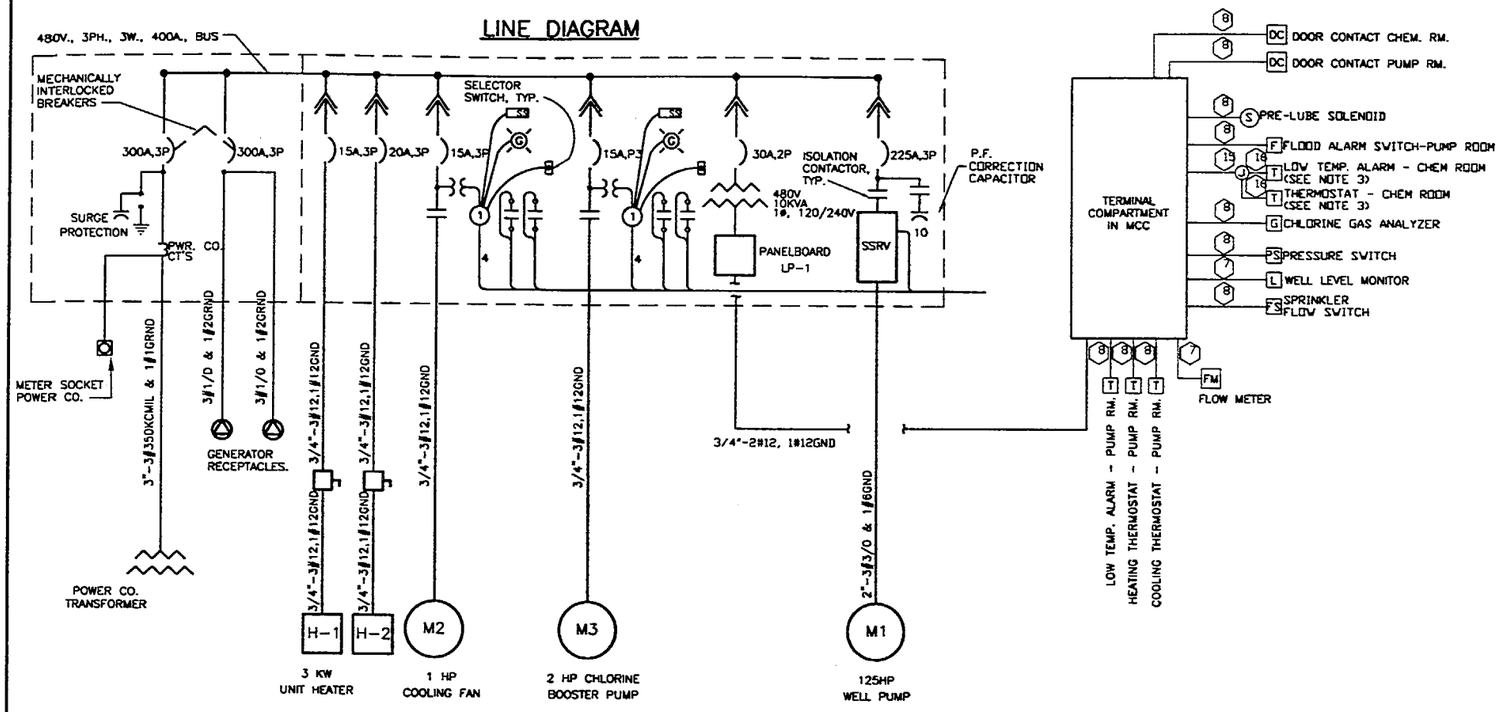
4380.3D02.DWG 1

Bonestroo Rosene Anderlik & Associates
Engineers & Architects
St. Paul • Milwaukee

RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
DETAILS

43803
SHEET 9 OF 11

LINE DIAGRAM



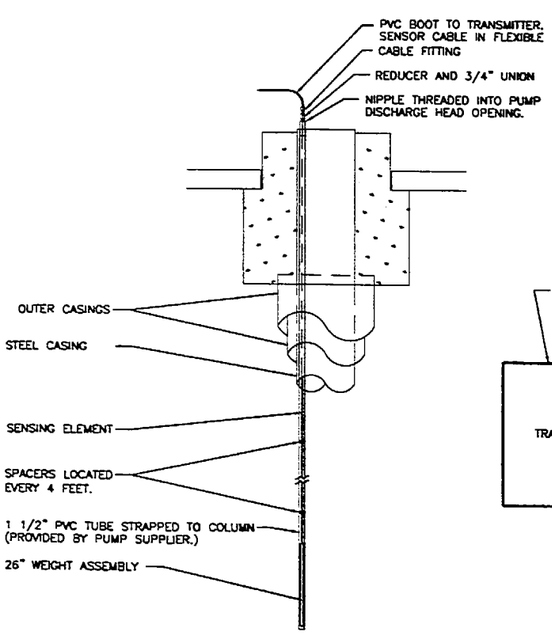
PANELBOARD SCHEDULE

PANEL NO. LP-1	MAIN CB		CIRCUIT BREAKER ☐		LOCATION :		DWG.
	BUS AMPS 100		MAIN LUGS ONLY ☒		FED FROM: MCC		DWG.
	PHASE 1		WIRE 3		VOLTS 120/240		TYPE

CIRCUIT DESCRIPTION	CKT NO.	BREAKERS TRIP	BREAKERS LOAD	BUS A	BUS B	BREAKERS TRIP	BREAKERS LOAD	CKT NO.	CIRCUIT DESCRIPTION
PUMP RM LIGHTS	1	20,1P		•		20,1P		2	COOLING WATER PUMP
PUMP ROOM RECEPT.	3	20,1P			•	20,1P		4	CHEM. ROOM RECEPT.
EXT. LIGHTS/TIMECLOCK	5	20,1P		•		20,1P		6	MIXER/TIMER
CHLORINE SCALE	7	20,1P			•	20,1P		8	FLUORIDE PUMPS
SPARE	9	20,1P		•		20,1P		10	TERMINAL COMPARTMENT
SPARE	11	20,1P			•	20,1P		12	POLYPHOSPHATE PMP
CHLORINE GAS ANALYZER	13	25,1P		•		20,1P		14	SPRINKLER RECPT.
CHEM. LGTS., EF-1, DM	15	20,1P			•	20,2P		16	WATER HEATER
SPARE	17	15,1P		•				18	
SPARE	19	20,1P			•	20,1P		20	SPARE
SPARE	21	15,1P		•		20,1P		22	SPARE
SPARE	23	20,1P			•	20,1P		24	SPARE

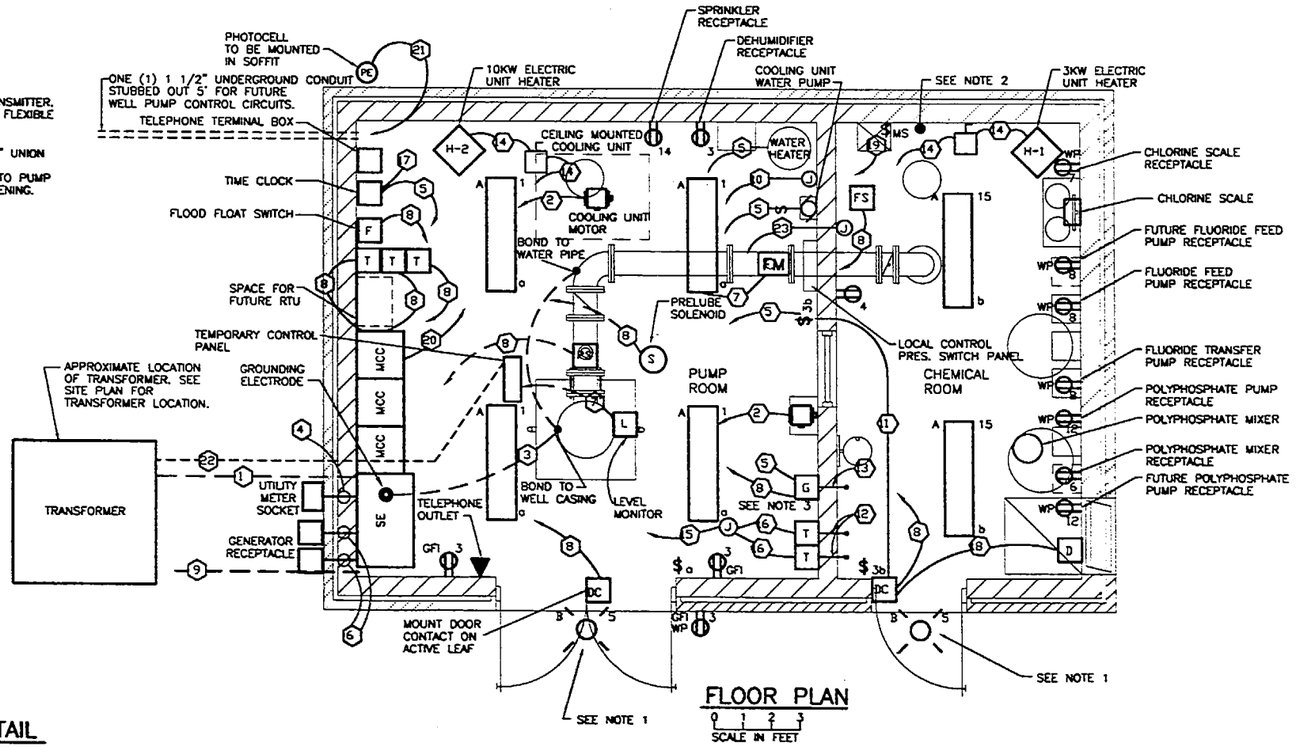
GENERAL NOTES:

1. SEE EXTERIOR LIGHTING SCHEMATIC FOR ADDITIONAL INFORMATION. MOUNT FIXTURES ABOVE SOFFIT. SEE ARCHITECTURAL DRAWINGS FOR FURTHER INFORMATION.
2. ALL CONDUIT, BOXES & FITTINGS IN CHEMICAL ROOM TO BE RIGID PVC. SEAL ALL CONDUITS THAT PASS THROUGH THE CHEMICAL ROOM WALL.
3. THERMOSTATS FOR CHEMICAL ROOM HEATER AND LOW TEMP. TO BE MOUNTED IN PUMP ROOM & REMOTE STAINLESS STEEL BULBS IN CHEMICAL ROOM.
4. DAMPER, EXHAUST FAN, AND CHEMICAL ROOM LIGHTS CONTROLLED BY LIGHT SWITCH. DAMPER, EXHAUST FAN, AND LIGHTS SHALL BE ENERGIZED WHEN LIGHT SWITCH IS IN 'ON' POSITION.
5. SERVICE ENTRANCE AND MCC TO BE PAINTED "FORD BLUE."
6. A TEMPORARY CONTROL PANEL WILL BE SUPPLIED TO OPERATE THE 125 HP WELL PUMP AND 1 1/2 HP CHLORINE PUMP MANUALLY UNTIL THE PERMANENT PANEL IS INSTALLED.
7. JUNCTION BOXES AND CONDUIT TO TERMINAL COMPARTMENT SHALL BE INSTALLED FOR FUTURE FLOW METER AND GAS SOLENOID VALVES.
8. MOUNT TELEPHONE OUTLET 4' A.F.F.
9. EXHAUST FAN IS ROOF MOUNTED.



WELL LEVEL PROBE – INSTALLATION DETAIL

NO SCALE



FLOOR PLAN

SCALE IN FEET 0 1 2 3

KEYED NOTES

1. = 3" – 350KCMIL,1#4GRND
2. = 3/4" – 3#12,1#12GRND TO MCC
3. = 3/4" – 1 #2 GROUNDING ELECTRODE CONDUCTOR
4. = 1" CONDUIT FOR UTILITY CO. WIRING
5. = 3/4" – 2#12,1#12GRND TO LP-1
6. = 2" – 3#1/0 & 1#2GRND
7. = 3/4" – 1– TRANSMITTER CABLE TO TERMINAL COMPARTMENT
8. = 3/4" – 2#14 TO TERMINAL COMPARTMENT
9. = 1 1/4" STUBBED OUT 8' WITH NYLON PULLCORD FOR PHONE SERVICE. PROVIDE SEPARATE PHONE LINE FOR CONVENIENCE PHONE OUTLET.
10. = 3/4" CONDUIT TO TERMINAL COMPARTMENT
11. = 3/4" – 3#12,1#12GRND
12. = 1 CAPILLARY TUBE
13. = 3/4" – 1 CL2 LEAK SENSOR CABLE
14. = 3/4" – 3#12,1#12GRND,2#14 TO MCC
15. = 3/4" – 4#14 TO TERMINAL CABINET
16. = 3/4" – 2#14 TO J-BOX
17. = 3/4" – 3#12,1#12GRND TO EXTERIOR LIGHTS.
18. = 3/4" – 2#12, 1#12GRND
19. = 3/4" – 2#12 1#12GRND TO CHEM.RM LIGHT SWITCH.
20. = 3/4" – 2#12 1#12GRND TO TIME CLOCK.
21. = 3/4" – 3#12 1#12GRND TO TIME CLOCK
22. = TEMPORARY POWER SERVICE CONNECTED IN ACCORDANCE WITH NEC. ARTICLE 305.
23. = 3/4"-4#14, 1#14GRND. TO TERMINAL COMPARTMENT (FOR FUTURE VACUUM SOLENOID VALVES)

RECORD DRAWING

DATE | REVISION

SURVEY
DRAWN FIX
DESIGNED BAR
APPROVED HAS
DATE 10/8/98
COMM. 4380.3

I HEREBY CERTIFY THAT THIS PLAN 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.
DATE REG. NO. 7566
© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1996

Engineers & Architects
Bonestroo Rosene Anderlik & Associates
St. Paul • Milwaukee

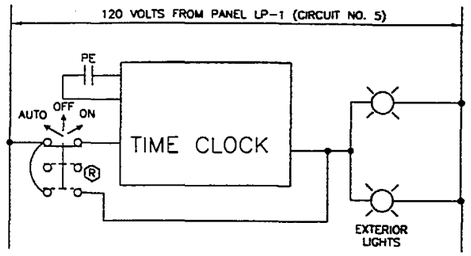
\4380\4380X\4380E01.DWG

RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
ELECTRICAL PLAN

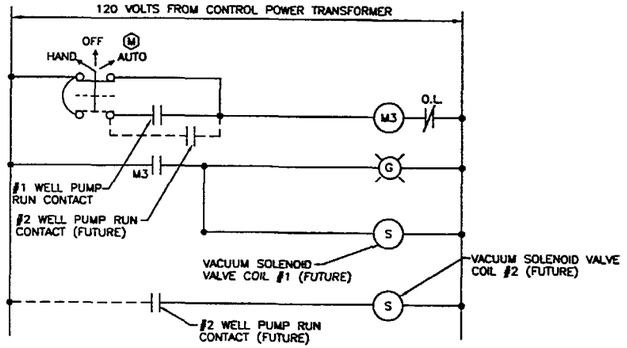
4380.3
SHEET 10 OF 11

600

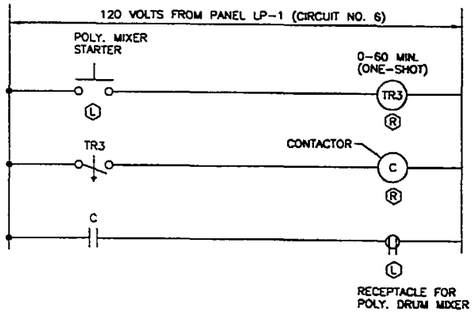
CONTROL SCHEMATIC FOR EXTERIOR LIGHT



CONTROL SCHEMATIC FOR CHLORINE BOOSTER PUMP



CONTROL SCHEMATIC FOR WELL NO.3 POLYPHOSPHATE DRUM MIXER



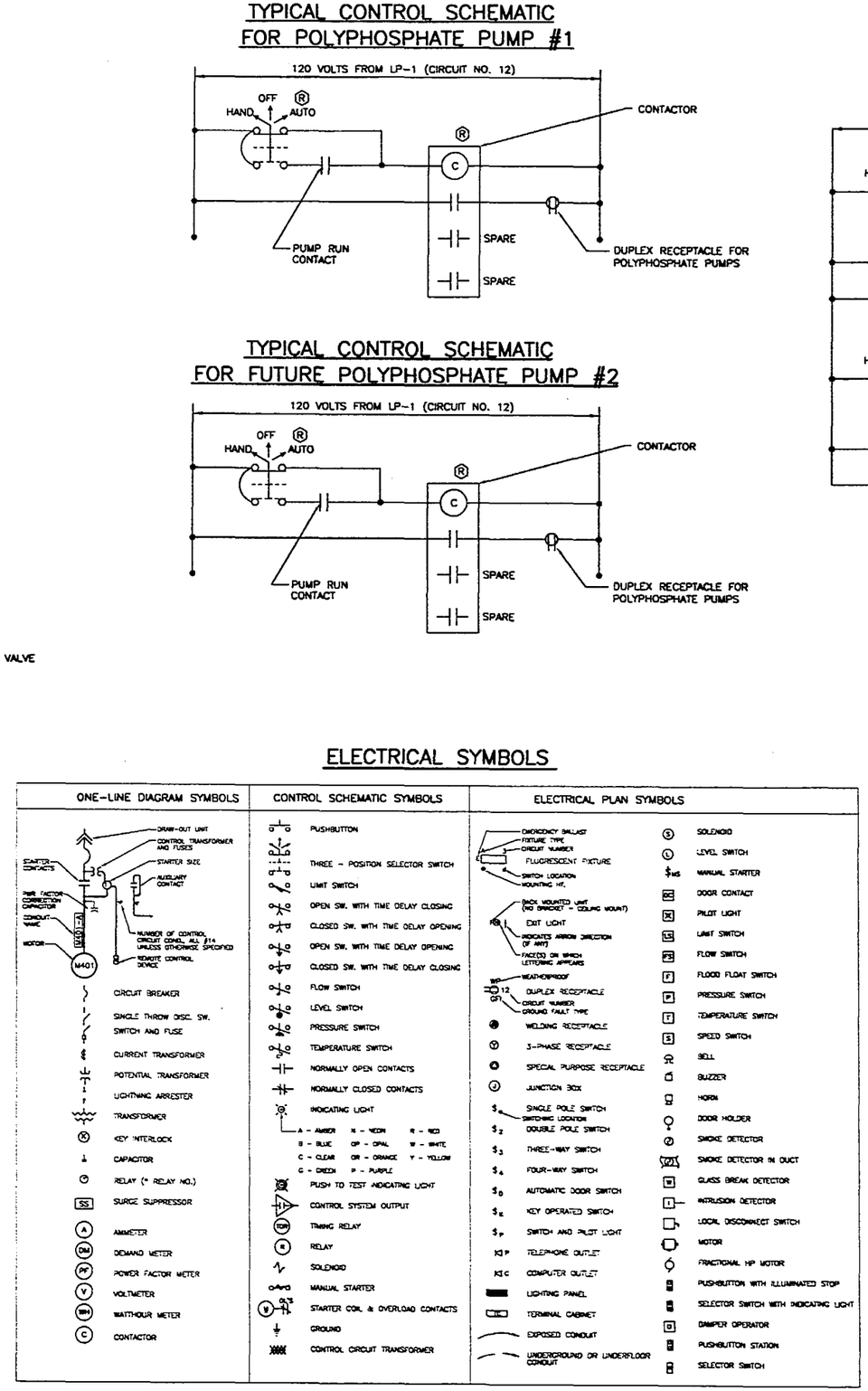
NOTES:

- (R) = IN OR ON THE TERMINAL COMPARTMENT
- (L) = LOCAL
- (M) IN OR ON THE MOTOR CONTROL CENTER

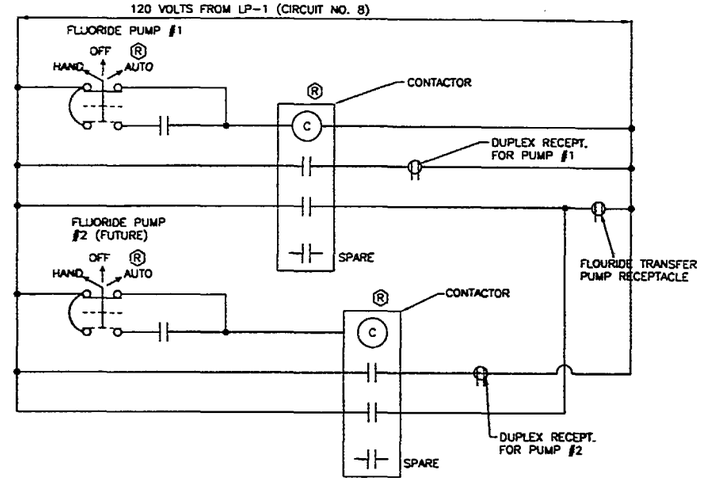
TYPICAL CONTROL SCHEMATIC FOR POLYPHOSPHATE PUMP #1

TYPICAL CONTROL SCHEMATIC FOR FUTURE POLYPHOSPHATE PUMP #2

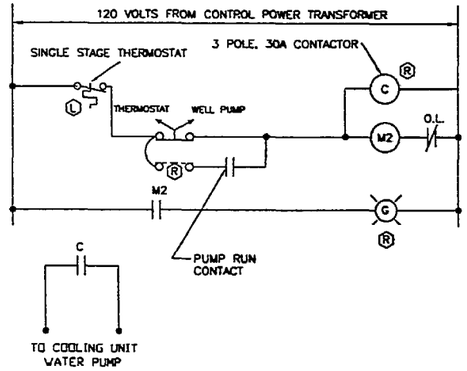
ELECTRICAL SYMBOLS



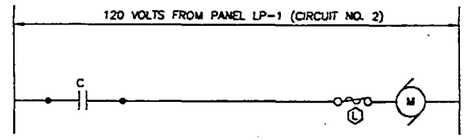
CONTROL SCHEMATIC FOR FLUORIDE PUMPS #1 & #2 AND FLUORIDE TRANSFER PUMP



CONTROL SCHEMATIC FOR COOLING UNIT FAN



CONTROL SCHEMATIC FOR COOLING UNIT WATER PUMP



RECORD DRAWING

101596

DATE
REVISION
SURVEY
DRAWN FIX
DESIGNED BAR
APPROVED HAS
DATE 10/8/98
COMM. 43803
\43803\43803\43803E02.DWG
I HEREBY CERTIFY THAT THIS PLAN 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.
DATE REG. NO. 7568
© BONESTROO, ROSENE, ANDERLIK & ASSOCIATES, INC. 1998
Bonestroo Rosene Anderlik & Associates
Engineers & Architects
St. Paul • Milwaukee
RAMSEY, MINNESOTA
WELL NO.3 PUMPING FACILITY
ELECTRICAL DETAILS
43803
SHEET 11 OF 11

601

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

RESOLUTION #21-330

RESOLUTION APPROVING EMERGENCY RESPONSE PLAN FOR AMERICA'S WATER INFRASTRUCTURE ACT OF 2018

WHEREAS, Congress adopted the America's Water Infrastructure Act in 2018 to require public water systems to develop or update risk assessments and emergency response plans, and ;

WHEREAS, The City of Ramsey is public water system covered by the act, and;

WHEREAS, Engineering staff brought a proposal to the November 17, 2020 Public Works Committee to accept a proposal from a consultant to prepare the risk and resiliency assessment. The committee discussed the proposal and determined that staff time would still be required with a consultant doing the work so the Committee voted to have staff complete the assessment, and;

WHEREAS, City Engineering Staff completed the Risk Assessment for the City of Ramsey water system, and the plan was submitted to the Environmental Protection Agency of the United States on or before June 30, 2021., and:

WHEREAS, the Emergency Response Plan is to be completed within 6 months after submittal of the risk assessment, and:

WHEREAS, the City Engineering Staff has completed the Emergency Response Plan for the City of Ramsey water system, and the plan is to be submitted to the Environmental Protection Agency of the United States on or before December 31, 2021.

NOW THEREFORE, **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF Ramsey, MINNESOTA AS FOLLOWS**:

1) City staff has completed the emergency response plan for the City water system and has presented it to City Council for review.

2) The Ramsey City Council authorizes the City Engineering Staff to submit the emergency response plan for the City water system to the Environmental Protection Agency of the United States on December 31, 2021.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14nd day of December, 2021.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 19.**

Meeting Date: 12/14/2021

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #21-336 Establishing Precinct and Polling Locations for the 2022 Election Year

Purpose/Background:

Purpose: To establish polling locations for 2022.

Background: The language in State Statutes requires both cities and school districts to pass a resolution prior to December 31st of each year setting polling places for the following year. This must be done even if there are no changes in locations or scheduled elections. Attached is the resolution for adoption establishing the polling locations. Council should note there are no changes to the City's polling places.

Notification:

None required.

Observations/Alternatives:

Observations/Alternatives: Council is required to adopt a resolution establishing polling locations for the coming year. This is done annually, even if there is no election slated for the coming year. Alternatives could include changing the polling place locations. The current polling locations are available for 2022 and have functioned well, consequently, no changes are recommended at this time.

Funding Source:

None required.

Recommendation:

Staff recommends Council adopt the resolution establishing polling locations for year 2022.

Action:

Motion to Adopt Resolution #21-336 Establishing Precinct and Polling Locations for the 2022 Election Year.

Attachments

Resolution #21-336

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	11/19/2021 02:52 PM
Kurt Ulrich	Kurt Ulrich	11/19/2021 02:59 PM
Form Started By: Katie Schmidt		Started On: 11/19/2021 02:39 PM
Final Approval Date: 11/19/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-336

RESOLUTION ESTABLISHING PRECINCT AND POLLING LOCATIONS FOR 2021 ELECTION YEAR

WHEREAS, Minnesota Statute 204B.16, subd. 1 requires the governing body of each municipality to designate by ordinance or resolution each year no later than December 31st, polling places for each election precinct; and

WHEREAS, the polling places designated by resolution in December of each year are the polling places to be used for elections in the following calendar year.

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

1) That the polling locations to be used for municipal precincts in calendar year 2022 are as follows:

Ward 1 – Precinct 1	**Pathways Community Church** **6341 – 167th Avenue NW**
Ward 1 – Precinct 2	**Cross of Hope Church** **5730 – 179th Lane NW**
Ward 2 – Precinct 1	**Park Center Building at Central Park** **7925 – 161st Avenue NW**
Ward 2 – Precinct 2	**Independent Baptist Church** **15650 Sunfish Lake Boulevard NW**
Ward 3 – Precinct 1	**Ramsey Municipal Center** **7550 Sunwood Drive NW**
Ward 3 – Precinct 2	**Ramsey Fire Station No. 1** **15050 Armstrong Boulevard NW**
Ward 4 – Precinct 1	**Ramsey Fire Station No. 2** **5650 Alpine Drive NW**
Ward 4 – Precinct 2	**Lord of Life Church** **14501 Nowthen Boulevard NW**

2) That the Ramsey City Council hereby directs the City Clerk to make all necessary notifications and preparations for elections held in 2022 as required by MN Statute, Rule and Administrative Policy of the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 20.**

Meeting Date: 12/14/2021

By: Brian McCann, Community Development

Information

Title

Adopt Resolution #21-337 Approving a Beekeeping License on a Residential Property at 7339 148th Lane NW; Case of Maksym Soloshenko

Purpose/Background:

The City has received an application for a Beekeeping License from Maksym Soloshenko (the "Applicant"), who desire to maintain two (2) honeybee hives on the property located at 7339 148th Lane NW (the "Subject Property"). The Applicant owns and resides at the Subject Property.

Honeybee populations are declining due, in part, to the growing use of certain herbicides and alterations to native landscapes (along with colony collapse disorder). The continued decline of honeybee populations is concerning and could have a devastating effect on food supply. In response to this phenomena, interest in hobby beekeeping has grown over the last several years. The City recognized this issue several years back and amended City Code to outline standards related to beekeeping, including the need for a Beekeeping License. The Beekeeping License provides the City an opportunity to notify nearby residents of a request and affords those property owners an opportunity to provide comment on these requests.

Ramsey City Code Section 10-1(f) (Beekeeping) states the following: the number of hives is limited to no more than six (6); no hive shall be in excess of twenty (20) cubic feet; hives shall not be within three (3) feet of any property boundary nor within any drainage and utility easement; and hives shall have a constant supply of water. Maintaining bees on a property requires a Beekeeping License reviewed and approved by City Council.

Notification:

Staff attempted to send a notice public comment period via Standard US Mail to property owners, as noted in the Anoka County Property Records, within 350 feet of the Subject Property.

Observations/Alternatives:

The Applicant desires to begin with one (1) honeybee hives on the Subject Property, with the possibility of increasing up to the maximum six (6) hives allowed on a residential property. The Subject Property is zoned PUD (Planned Unit Development. The Subject Property is approximately 0.28 acres in size.

Per the Applicant's Site Plan, the beehives would be located in the rear yard. The beehives are nearly twenty-five (25) feet from the neighboring property to the East and nearly twenty-five (25) feet from the neighboring properties to the North. The beehives are more than one hundred (100) feet from the closest adjacent house and approximately eighty (80) feet from the Applicant's house. The Applicant plans to install water feeders as a water source for the bees. The proposed location(s), number of hives, and size/volume of hives all comply with City Code Section 10-1 (f) (Beekeeping).

Alternative 1: Adopt Resolution #21-337 approving a Beekeeping License for the Subject Property. The request appears to comply with all standards outlined in City Code Section 10-1(f). Staff supports this alternative.

Alternative 2: Do not adopt Resolution #21-337. The request complies with all standards outlined in Ramsey City Code Section 10-1(f). As of the writing of this case, there have been no objections to the Beekeeping License request from surrounding property owners.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

Staff recommends approval of Resolution #21-337 granting a Beekeeping License to Maksym Soloshenko on the Subject Property.

Action:

Motion to adopt Resolution #21-337 granting a Beekeeping License to Maksym Soloshenko on the Subject Property.

Attachments

Application
Applicant's Site Plan
Site Location Map
Resolution #21-337

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	12/08/2021 06:57 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:37 AM
Form Started By: Brian McCann		Started On: 11/24/2021 09:22 AM
Final Approval Date: 12/09/2021		

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:	Maksym Soloshenko		
Street Address:	7339 148th Ln NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:	703 585-3195	Work Phone:	
Email:	max.soloshenko@gmail.com	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	
PIN	
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(If different than Applicant)

Name:	Maksym Soloshenko		
Street Address:	7339 148th lane NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:		Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

We manna to start with one beehive box. If it works fine we have a plan to have up to 4-5 boxes

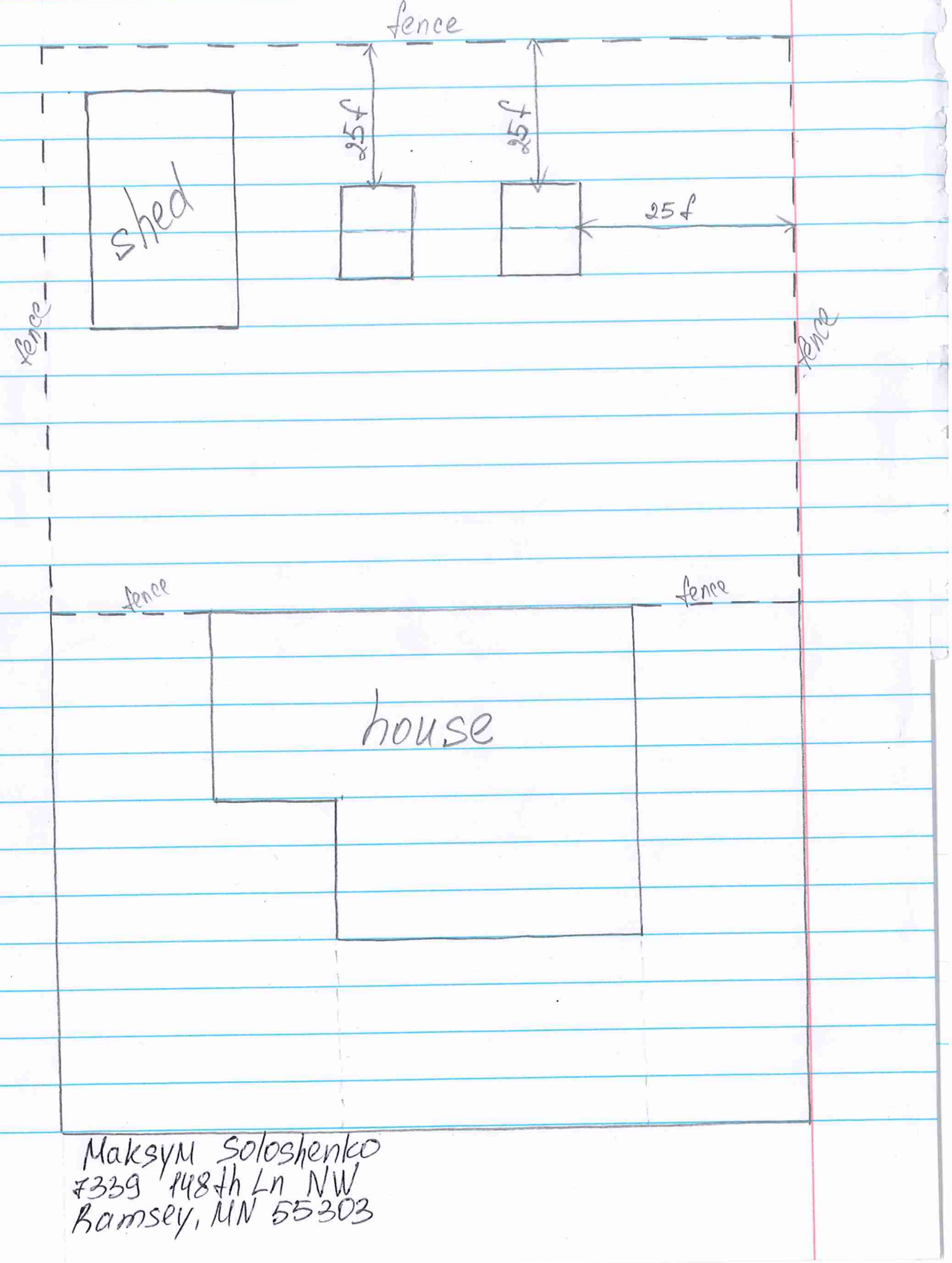
A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	MAKSYM SOLOSHENKO	Printed Name	
Title	property owner	Title	
Date	11/23/2021	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	MAKSYM SOLOSHENKO	Printed Name	
Title		Title	
Date		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.



Maksym Soloshenko
7339 148th Ln NW
Ramsey, MN 55303



City of RAMSEY

Site Location

7339 148th Ln NW

Legend

Site

Parcels

N

11/24/2021, 8:57:15 AM

0 0.045 0.09 mi

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

RESOLUTION #21-337

RESOLUTION APPROVING A BEEKEEPING LICENSE ON A RESIDENTIAL PROPERTY GENERALLY KNOWN AS 7339 148th LANE NW

WHEREAS, Maksym Soloshenko, hereinafter referred to as the "Applicant", has properly applied to the City of Ramsey (the "City") for a Beekeeping License on the property generally known as 7339 148th Lane NW and legally described as follows:

Lot 10, Block 3 Town Center Gardens 3rd Addition, Anoka, County, Minnesota

("Subject Property")

WHEREAS, the request appears to comply with all provisions and conditions outlined in the Ramsey City Code Section 10-1(f) pertaining to beekeeping; and

WHEREAS, the City Council met on December 14, 2021 to review the request for a Beekeeping License.

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

1) That a Beekeeping License is hereby granted to the **Licensee** to maintain up to six (6) honeybee hives on the **Subject Property**.

2) That the **Licensee** shall comply with all provisions of Ramsey City Code Section 10-1(f).

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 December, 2021.

LICENSEE

Maksym Soloshenko hereby acknowledges receipt of this **License** and that they have reviewed the conditions of this **License** and have agreed to comply with the terms of this **License**.

_____
Maksym Soloshenko

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared Maksym Soloshenko to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

CITY OF RAMSEY

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____day of _____, 2021, before me a Notary Public personally appeared Mark 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 Kuzma and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

CC Regular Session **5. 21.**

Meeting Date: 12/14/2021

By: Diana Lund, Finance

Information

Title

Adopt Resolution #21-342 Accepting Supplemental American Rescue Plan Act (ARPA) Funds

Purpose/Background:

The City received $1,466,677 in ARPA funds in July 2021, which represented 50% of the funds that the City was proposed to receive. The remaining 50% is proposed to be received in July 2022.

For purposes of funding distributions the City of Ramsey is considered a nonentitlement unit of local government (NEUs) which is the classification of those Minnesota cities that have a population under 50,000. NEU's needed to request ARPA funds by October 11, 2021. After this date, any funds remaining from those NEU's that didn't request the funds would be redistributed proportionally to those NEU's that did request the funds. The City's respective share of this unrequested allocation ($12M) totals $96,059 of which the City has received half in November 2021 and will receive the remaining 50% in July 2022.

In summary, the total amount of ARPA funds that the city will receive is approximately $3,029,400.

The use of these funds must be decided by December 31, 2024 and spent by December 31, 2026. At this date, the City is proposing to use these funds toward the construction of the proposed water treatment plant and police body-worn cameras.

It is recommended that the City pass a resolution accepting these unclaimed funds. Resolution #21-184 was adopted on June 22, 2021 accepting the City's original allocation of approximately $2.9 million.

Recommendation:

Staff recommends acceptance of the supplemental ARPA funds in the amount of $96,059.

Action:

Motion to Adopt Resolution #21-342 Accepting Supplemental American Rescue Plan Act (ARPA) Funds.

Attachments

Reso #21-342 ARPA Supplemental Funds

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:42 AM
Form Started By: Diana Lund		Started On: 11/29/2021 01:01 PM
Final Approval Date: 12/09/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-342

A RESOLUTION TO ACCEPT THE REDISTRIBUTION OF UNREQUESTED CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT

WHEREAS, Congress adopted the American Rescue Plan Act in March 2021 ("ARPA") which included $65 billion in recovery funds for cities across the country.

WHEREAS, ARPA funds are intended to provide support to state, local, and tribal governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 in their communities, residents, and businesses.

WHEREAS, The Fiscal Recovery Funds provides for $19.53 billion in payments to be made to States and territories which will distribute the funds to nonentitlement units of local government (NEUs).

WHEREAS, NEUs generally have populations below 50,000.

WHEREAS, The ARPA requires that States and territories allocate funding to NEUs in an amount that bears the same proportion as the population of the NEU bears to the total population of all NEUs in the State or territory.

WHEREAS, after the deadline of October 11, 2021, passed for NEUs to request ARPA funds, nearly $12 million of the $377 million available to Minnesota's NEUs remained unrequested.

WHEREAS, as allowed by the U.S. Treasury, the State of Minnesota has redistributed these remaining funds amongst eligible local governments who requested ARPA funds.

WHEREAS, the redistribution amount is approximately $3.47 per capita, capped at 75% of the most recent budget adopted as of January 27, 2020.

WHEREAS, $96,059 has been allocated to the City of Ramsey ("City") pursuant to the ARPA (Redistribution).

WHEREAS, the Redistribution will be distributed in two tranches with half received in 2021 and the second half in 2022.

WHEREAS, the United States Department of Treasury has adopted guidance regarding the use of ARPA funds.

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

1. The City accepts the Redistribution of coronavirus local fiscal recovery fund established under the ARPA to be used in a manner consistent with guidance adopted by the United State Department of Treasury.

2. The City Administrator and Finance Director are authorized to take actions to secure the Redistribution for the City, if necessary.

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 14h day of December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 22.**

Meeting Date: 12/14/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Brian McCann, Community Development

Information

Title

Adopt Resolutions #21-343 and #21-346 Approving Park Maintenance Agreement and Accepting Outlot C for Riverstone

Purpose/Background:

The purpose of this case is to approve a park maintenance agreement for City-owned Outlot C of the Riverstone development, known as Pearson Park. The agreement includes City responsibilities of maintaining, repairing, and necessary improvements of the park; all other maintenance responsibilities will be provided by the Riverstone Home Owner's Association (HOA).

It may be noted here, that requiring the HOA to be perpetually responsible for certain park maintenance was a condition of the original Development Agreement and was intended to limit maintenance costs city-wide, for park improvements that primarily benefited the Developer and new residents of the Riverstone subdivision. Of further note, Park Dedication land credit was not calculated for the approximate one acre parcel (Outlot C), and the full cash Park Dedication per-unit amount was collected for the construction of Pearson Park, and for the future development of Lake Itasca Park on the north side of Alpine Drive.

Notification:

No notification is required for this step.

Observations/Alternatives:

Park Maintenance Agreement

Exhibit B on the attached Park Maintenance Agreement shows the maintenance areas, what they include, and whose responsibility they are (HOA or City). Based on the exhibit, HOA responsibilities are:

- Dormant mowing on the north/west sides of the park (once every year);
- Small areas of irrigated turf grass on the northeast and southwest (maintained as needed); and
- Low grow native grasses (twice per summer).

City responsibilities include:

- Perimeter of the wood chip zones central to the park including the play equipment (as needed); and
- Dwarf Bush Honeysuckle (as needed).

Descriptions of the required maintenance of these areas can be found on the last two (2) pages of the Park Maintenance Agreement. The Warranty Deed for Outlot C for the park is attached to this case.

Funding Source:

The Applicant is responsible for all costs associated with project review and approvals.

Recommendation:

Staff recommends the City Council adopt Resolutions #21-343 and #21-346

Action:

Motion to adopt Resolutions #21-343 and #21-346 Approving Park Maintenance Agreement and Accepting Outlot C for Riverstone

---

Attachments

Site Location Map
Warranty Deed
Park Maintenance Agreement
ACTION Resolution #21-343
ACTION Res #21-346

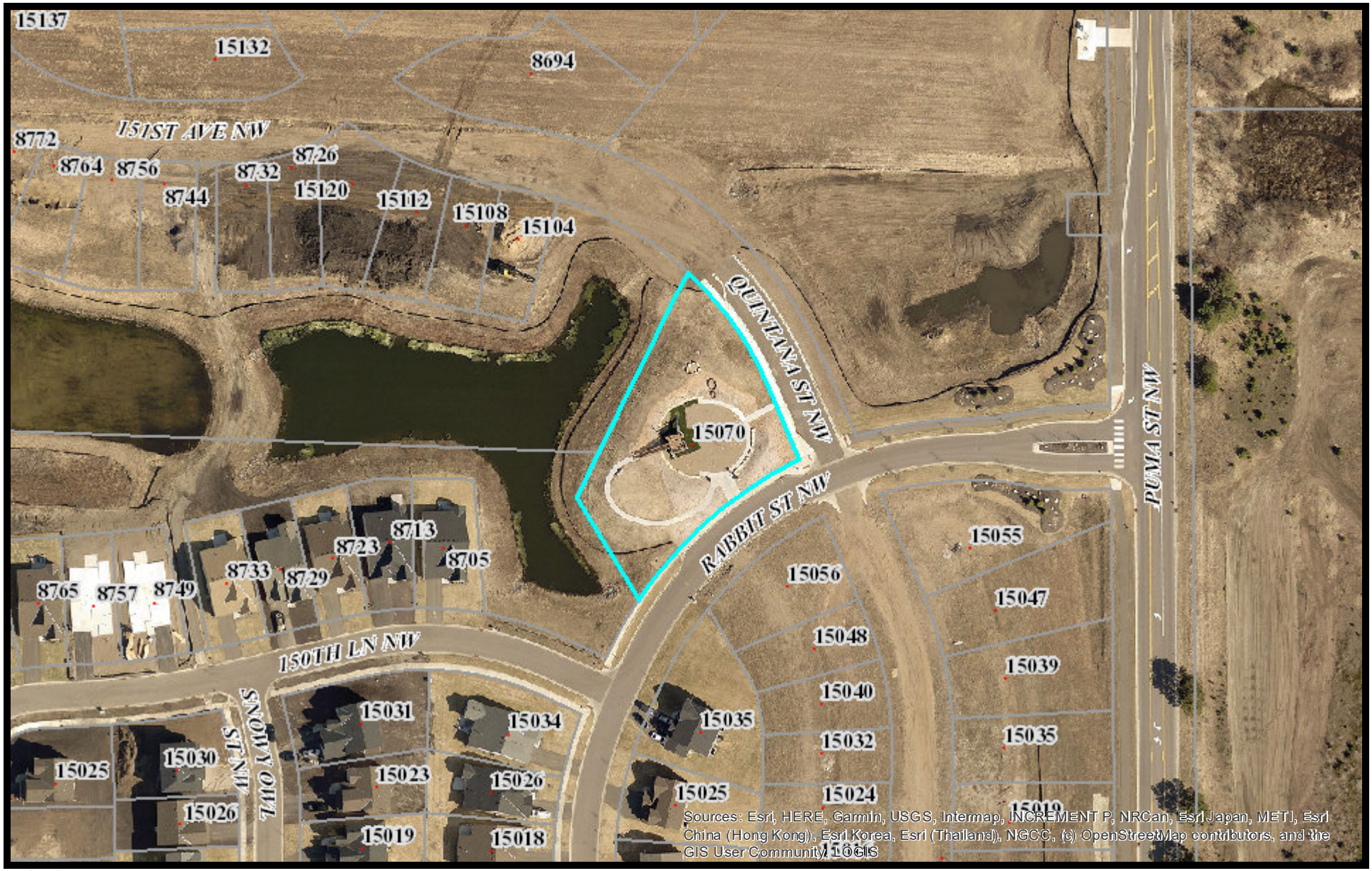
Form Review

Inbox	Reviewed By	Date
Brian McCann (Originator)	Brian McCann	12/02/2021 11:32 AM
Mark Riverblood	Mark Riverblood	12/02/2021 12:51 PM
Bruce Westby	Bruce Westby	12/08/2021 09:45 AM
Brian McCann (Originator)	Brian McCann	12/08/2021 11:05 AM
Mark Riverblood	Mark Riverblood	12/08/2021 11:38 AM
Bruce Westby	Bruce Westby	12/08/2021 12:18 PM
Brian Hagen	Brian Hagen	12/08/2021 07:19 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:45 AM
Form Started By: Brian McCann		Started On: 11/30/2021 09:50 AM
Final Approval Date: 12/09/2021		

20-32-25-33-0036

Pearson Park

Outlo C, Riverstone



11/30/2021, 10:23:06 AM

0 0.0075 0.015 0.03 0.045 0.06 mi

(Top 3 inches reserved for recording data)

WARRANTY DEED
Business Entity to Municipality

DEED TAX DUE: $_____ DATE: _____, 2021

FOR VALUABLE CONSIDERATION **Riverstone Development, LLC** a limited liability company under the laws of **Minnesota** ("**Grantor**"), hereby conveys and warrants to the **City of Ramsey**, a Minnesota Municipal Corporation ("**Grantee**"), real property in **ANOKA** County, Minnesota, legally described as follows:

OUTLOT C, Riverstone

Total consideration for the transfer of this property is less than $500.00
Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Covenants, conditions, restrictions, reservations, and easements of record if any.

Check applicable box:

☒ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: **[...]**.)

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor
Riverstone Development, LLC
By: _____
Stephen A Bona
Its: **Vice President of Land**

State of Minnesota, County of **ANOKA**

This instrument was acknowledged before me on November 17th, 2021 by **Stephen A. Bona** as **Vice President of Land, Riverstone Development, LLC.**

(Stamp)

MATTHEW GLENN BARKER
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2025

(signature of notarial officer)

Title (and Rank): Community Manager

My commission expires: Jan. 31st 2025
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Riverstone Development, LLC
14015 Sunfish Lake Blvd NW #400
Ramsey MN 55303

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
City of Ramsey
7550 Sunwood Drive NW
Ramsey MN 55303

PARK MAINTENANCE AGREEMENT
RIVERSTONE

THIS PARK MAINTENANCE AGREEMENT ("**Agreement**") dated_____, 2021, is entered into between the City of Ramsey, a Minnesota municipal corporation ("the **City**"), and Riverstone Homeowners' Association, a Minnesota nonprofit corporation (the "**Association**").

W I T N E S S E T H:

A. The City is the owner of that certain real property legally described as Outlot C, Riverstone, Anoka County, Minnesota (the "**Property**"), commonly known as Pearson Park (the "**Park**"). The Park is a Nature-Based Recreation Facility dedicated for use and enjoyment by the general public.

B. The Association is a nonprofit corporation created under Chapter 317A of the laws of the State of Minnesota, for the purpose of constituting and acting as the homeowners' association for the platted residential subdivision, Riverstone, Anoka County, Minnesota (the "Development").

C. As a condition to the approval of the Development, the City has required that the Association be responsible for certain maintenance over the Park (the "**Park Maintenance**"), and that the Association enter into a Maintenance Agreement, to be recorded against the Property, obligating the Association to be responsible for the Park Maintenance.

D. Pursuant to the Declaration of Covenants, Conditions and Restrictions for Riverstone, filed with the Anoka County Recorder as document number 2176959.005, in compliance with the requirements of the City, Section 9.2.a directs that the Association shall be responsible for the Park Maintenance.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Association Maintenance. The Association shall provide fall and spring clean-up, including leaf pick-up, of the Park in accordance with standards established by the City (the "Park Maintenance"). In the event that the Association fails to adequately provide such Park Maintenance, the City shall have the right, but not the obligation, after providing ten (10) days prior written notice to the Association, to perform such maintenance and charge the cost thereof to the Association. Payment of such cost shall be made within thirty (30) days after the Association has been notified by the City of the amount of such cost. If full payment is not made within such 30 day period the City shall have all rights available at law and in equity to collect such cost, as well as the right to assess the cost against the Property pursuant to Minn. Stat. §429.101.

2. City Maintenance. Other than the Park Maintenance to be provided by the Association, as described in Section 1, above, the City shall be solely responsible to maintain, repair and when necessary replace all improvements within the Park in a condition deemed adequate and appropriate by the City. All such maintenance, repair and replacement shall be done in a manner and at such times as the City deems necessary and appropriate.

3. Binding Effect. The terms, conditions, covenants, indemnifications and easements contained herein shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

4. Duration, Amendment, Modification or Waiver. The obligations established hereby shall be effective upon the recording of this Agreement in the appropriate recording office of Anoka County, and shall be perpetual unless terminated or modified by an amendment. No amendment, modification, waiver or termination of any condition, provision or term of this Agreement shall be valid or of any effect unless made in writing, signed by the parties hereto, their successors or assigns, and specifying with particularity the extent and nature of such amendment, modification, termination or waiver, and recorded in the same county recording office in which this Agreement is recorded. Any waiver by any party of any default of another party hereunder shall not affect or impair any right arising from any subsequent default.

5. Severability. If any provision of this Agreement is held to be unenforceable or void, such provision shall be deemed to be severable, and the balance of the Agreement shall remain in full force and effect if enforcement of the remainder of the Agreement is reasonably practicable.

6. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Minnesota.

IN WITNESS WHEREOF, the foregoing Agreement has been executed on the day and year first above written.

(Signature page to follow)

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this____day of_____, 2021, by_____, and_____, the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of said corporation.

_____
Notary Public

RIVERSTONE HOMEOWNERS' ASSOCIATION,

By:_____
Stephen Bona
Its: President

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 19th day of November, 2021, by Stephen Bona, as President of Riverstone Homeowners' Association, on a Minnesota non-profit corporation, on behalf of the Association.

MATTHEW GLENN BARKER
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2025

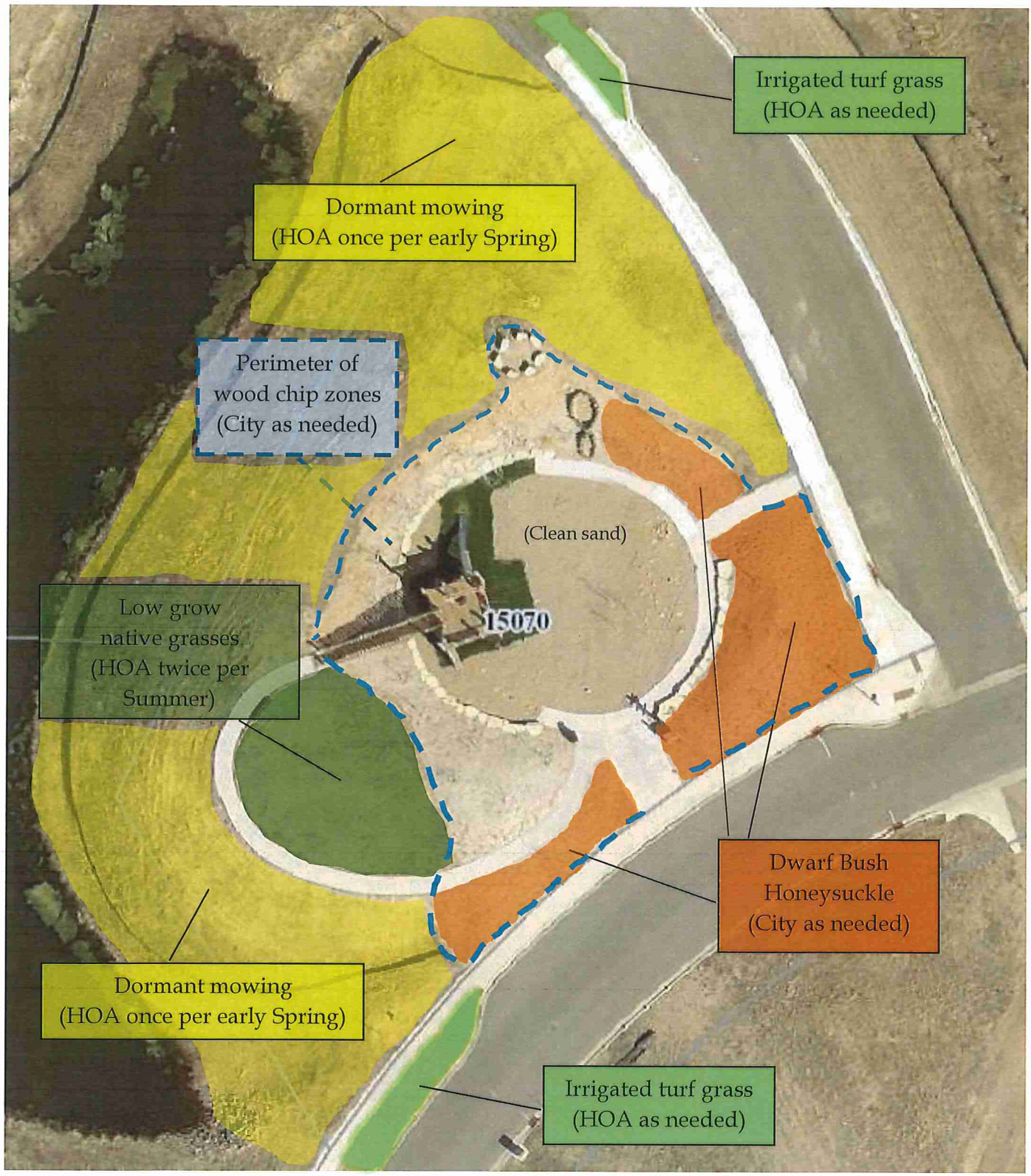
_____
Notary Public

THIS INSTRUMENT DRAFTED BY:
Gries Lenhardt Allen, P.L.L.P.
Jill M. Presseller
12725 43rd Street NE, Suite 201
St. Michael, MN 55376
(763) 497-3099

EXHIBIT A

Pearson Park Annualized Maintainence Agreement

a collaborative of the Riverstone HOA + City of Ramsey



Maintenance Specifications and Detail

Irrigated boulevard turf grass at park (HOA as needed)

All boulevard mowing, fertilization, and irrigation services shall be performed by the by the HOA at the time adjoining like common areas are addressed to include:

- Grass clippings shall not be discharged into the street, gutter, wood chipped areas, nor left on the sidewalk.
- No broadleaf herbicides shall be used in these park boulevard areas unless there is demonstrable, visual evidence for the need for the application. Pesticides, fungicides, and insecticides are not permitted.

Low grow native grasses (HOA twice per Summer)

Area of plateau planted with low grow native grasses, shall be mowed twice per summer by the HOA as needed, generally at the end of June and first week in September, at greater than 3 ½" to 4" inches in cutting height, unless droughty conditions exist prior to this time—HOA contractor to consult with the City on need/timing of twice per year maintenance mowing.

Dwarf Bush Honeysuckle (City as needed)

Dwarf Bush Honeysuckle 'beds' to only receive hedge-type trimming at a height of approximately 24" every third year by the City. Shrubs *overhanging the sidewalk edge* may be trimmed vertically as needed by the City or the HOA (if desired). Wood chips may be applied in any areas of bare soil as needed by the City—but with care to not cover honeysuckles spreading by rhizomatous roots.

Perimeter of wood chip zones (City as needed)

All other areas within the wood chip zones may need periodic application of wood chips by the City. Any perennial plants (that are not shrubs or trees) within these wood chip zones---**but not** honeysuckle beds shall be included for Spring deheading with hand tools (E.g. hedge trimmers or pruners).

Fall Leaf Pick-up Maintenance (HOA once per Fall)

The HOA shall perform Fall 'clean-up' of entire park site, consisting of collecting and removing significant accumulation of woody plant leaves (trees and shrubs)—with care not to disturb or damage any perennial plants. So as to not damage perennials, this leaf pick up is best performed after periods of killing frosts. If the HOA chooses to remove leaves before killing frosts, considerable care shall be exercised, such as using leaf blowers to 'move' tree leaves to the sidewalk or streets for mechanical pick up, so as not to damage perennial plants by rakes or equipment.

Dormant mowing
(HOA once per early Spring)

The HOA shall perform Spring 'clean-up' consisting of deheading by appropriate mowers or weed whips, all native plants (not trees and shrubs) within the park boundaries and beyond to the storm ponds' waters edge, primarily outside of the perimeter wood chip zones and to each park edge—cutting them back to approximately 2" to 3" inches in height.

This cut vegetative material may be removed, or loosely scattered by mowing (not piled in clumps or smothering any native plants or vegetation).

The deheading/mowing may performed from February until early April, and before the native plants begin to break bud. **The deheading shall not occur with the Fall maintenance.**

Note: This area of native grasses and wildflowers will benefit greatly by prescribed burns, approximately every third year. Burning would occur in lieu of mowing, and by permit by trained professionals.

GENERAL Maintenance
(City and HOA)

Each time the City *or* HOA has maintenance staff at the park, any loose litter in the park shall be picked up when in vicinity of the maintenance being performed, and placed within the trash receptacle.

The HOA shall provide the City with the name and contact person for all contract maintenance services affecting Pearson Park—and provide this illustrative agreement to him/her. The City contact is:

Mark Riverblood, Parks Superintendent

mriverblood@cityoframsey.com 763.433.9853

HOA Contractor(s):

_____

_____

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

RESOLUTION #21-343

RESOLUTION APPROVING A PARK MAINTENANCE AGREEMENT *RIVERSTONE*

WHERAS the Riverstone Homeowners' Association, hereinafter referred to as the "Applicant" has received approval for Pearson Park (the "Park") on the property legally described as follows:

Outlot C, Riverstone, Anoka County, Minnesota

("Subject Property"); and

WHERAS the Applicant has completed public park improvements as outlined in the preliminary plat resolution for Riverstone, and is deeding the Park to the City.

WHEREAS the City Council reviewed and approved the agreement on December 14, 2021.

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

That the City Council hereby grants approval of the Park Maintenance Agreement *Riverstone*, contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney; and
2. Approval of the maintenance agreement prior to accepting the deed of Outlot C (Pearson Park) for park improvements; and
3. The Applicant shall be responsible for all City costs incurred in administering and enforcing this Agreement; and
4. The Applicant shall deed the property to the City prior to recording of this document; and
5. The Agreement shall be recorded against the Subject Property at the cost of the Applicant.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #21-346

RESOLUTION ACCEPTING OUTLOT C OF RIVERSTONE DEVELOPMENT

WHEREAS the Riverstone development has preliminary and final plat approvals for all of Riverstone, including Additions 1 – 5 (inclusive); and

WHEREAS they have requested the City accept the deed, and take ownership of the following parcel:

Outlot C, Riverstone, Anoka County, Minnesota

WHEREAS Outlot C, Riverstone is Pearson Park; and

WHEREAS acceptance of the deed of the outlot means the City will own said property, Outlot C, which has maintenance spelled out in a separate maintenance agreement ("Park Maintenance Agreement *Riverstone*").

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

That the City Council hereby accepts Outlot C of the Riverstone development, contingent upon the following conditions:

CONDITIONS

1. The City Council gives the City the ability to execute said deed.
2. The Applicant shall record said deed with Anoka County.

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 December, 2021.

_____
Mayor

ATTEST:

_____

City Clerk

CC Regular Session **5. 23.**

Meeting Date: 12/14/2021

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #21-344 Approving Plans and Specifications and Authorizing Advertisements for Bids for Fire Station No.1 Parking Lot Improvements, Improvement Project #21-10

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-344 approving plans and specifications and authorizing advertisements for bids for Fire Station No.1 Parking Lot Improvements, Improvement Project #21-10.

Background:

City Improvement Project #21-10 proposes to make improvements to the parking lot at Ramsey Fire Station No.1, located at 15050 Armstrong Boulevard.

Existing Parking Lot:

The existing parking lot was built in 2001 with concrete curb and gutter adjacent to the entrances off Armstrong Boulevard and surrounding the building, and no curb on the southern parking lot area.

No storm sewer inlets exist in the concrete curb and gutter sections. Instead, storm water runoff flows to low points with curb cut openings, and storm water directly runs off the pavement where curb and gutter does not exist. Drainage issues are apparent near the northern entrance off Armstrong Boulevard.

Four pavement cores were taken in various areas of the parking lot. Three cores had a bituminous pavement thickness of 2.25”, and one had a pavement thickness of 2.75”.

Proposed Improvements:

Staff is proposing to mill 1.0” off the top of the existing bituminous pavement, and to overlay the milled areas with 1.5” of new bituminous pavement. The pavement and concrete curb and gutter in the area of the northern entrance from Armstrong Boulevard will be removed west of Armstrong Boulevard to approximately 100 linear feet. New pavement and curb and gutter will be constructed to allow for proper drainage to the existing drainage swale along Armstrong Boulevard. In addition, damaged sections of concrete curb and gutter throughout the parking lot will be removed and replaced, and several areas of damaged bituminous pavement will be reconstructed. Pedestrian ramp improvements are required where the existing bituminous trail crosses the entrances. After paving, the parking lot is proposed to be striped to generally match the existing pavement marking layout, however, during design Staff found a third handicap stall is required to meet current Minnesota Accessibility Code.

On July 27, 2021 the Ramsey City Council adopted resolution #21-195, ordering Staff to prepare plans and specifications for improvement project #21-10, Fire Station No.1 Parking Lot Improvements. Staff has since prepared plans and specifications in-house as part of their normal duties.

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of improvements. Final plans are available upon request from the City Engineer.

Staff proposes to open bids on January 18, 2022, and to present the bid results to City Council on January 25, 2022 for award of a construction contract to the lowest responsible bidder.

The proposed improvements are designated as City Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements.

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday December 17, and again on Friday December 24, both in the City's official newspaper, the Anoka Union Herald, and in Finance & Commerce.

Observations/Alternatives:

Motion to adopt Resolution #21-344 approving plans and specifications and authorizing advertisements for bids for Fire Station No.1 Parking Lot Improvements, Improvement Project #21-10.

Funding Source:

Funding for this improvement is proposed to come from the Facility Fund, which is intended to fund improvements to City-owned facilities such as fire stations. Estimated project costs total $110,000. This includes 14% indirect costs for administrative, engineering, legal and financing.

Recommendation:

Staff recommends adopting Resolution #21-344 approving plans and specifications and authorizing advertisements for bids for Fire Station No.1 Parking Lot Improvements, Improvement Project #21-10.

Action:

Adopt Resolution #21-344 approving plans and specifications and authorizing advertisements for bids for Fire Station No.1 Parking Lot Improvements, Improvement Project #21-10.

Attachments

Res 21-344

21-10 Title Sheet

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/08/2021 11:02 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 10:56 AM
Form Started By: Joe Feriancek		Started On: 12/02/2021 08:28 AM
Final Approval Date: 12/09/2021		

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

RESOLUTION #21-344

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR FIRE STATION No.1 PARKING LOT IMPROVEMENTS, IMPROVEMENT PROJECT #21-10

WHEREAS, the City proposes to overlay the pavement and improve drainage of the Fire Station No. 1 Parking Lot; and

WHEREAS, the City staff has the capacity to prepare plans and specifications for improvement project #21-10, Fire Station No.1 Parking Lot Improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #21-195, adopted July 27, 2021, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for the same improvements.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer for the making of such improvements and authorizes the advertisement of bids for the same improvements as City Improvement Project #21-10, Fire Station No.1 Parking Lot Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

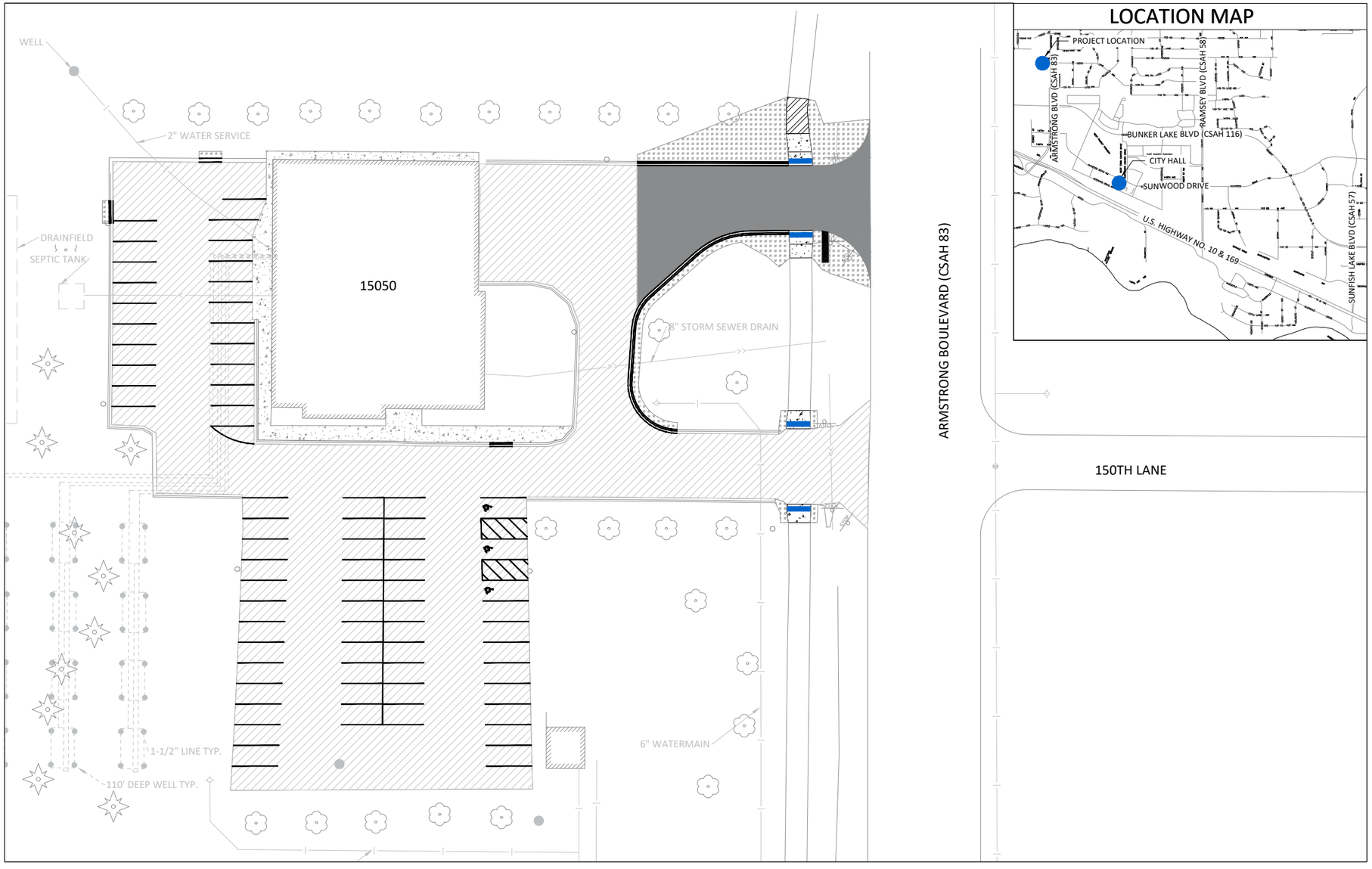
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of December, 2021.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
FIRE STATION No.1 PARKING LOT IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 21-10



LOCATION MAP

0 25 50 75
SCALE (FEET)

N

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

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

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

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

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

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

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

SHEET INDEX

THIS PLAN CONTAINS 12 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	REMOVALS
04	SITE PLAN
05	GRADING PLAN
06	CITY DETAILS
07 - 12	MNDOT PEDESTRIAN DETAILS

LEGEND

	LIGHT POLE		EASEMENT
	TREE		RIGHT OF WAY
	TREE	—P— OH—	OVERHEAD ELECTRIC
	SHRUB	—P BUR—	BURIED ELECTRIC
	SIGN	—G—	GAS
	VALVE	—C—	TELECOMMUNICATIONS
PED	UTILITY PEDESTAL	—T OH—	OVERHEAD TELECOMMUNICATIONS
HH	HAND HOLE	—FO—	FIBER OPTIC LINE
	REMOVE TREE	—>>—	STORM SEWER
	3'X2' CATCH BASIN	—>—	SANITARY SEWER
	MANHOLE	— | —	WATERMAIN
	INLET PROTECTION		SAWCUT PAVEMENT
	HYDRANT		TREE LINE
	VALVE	— 0 —	FENCE
	BITUMINOUS PAVEMENT		LANDSCAPING
	GRAVEL SURFACE		RETAINING WALL
	MILL BIT. PAVEMENT		5' CONTOUR LINE
	REMOVE BIT. PAVEMENT		1' CONTOUR LINE
	SEEDING AREA		SILT FENCE
	CONCRETE PAVEMENT		

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

JOE FERIANCEK, P.E.
CIVIL ENGINEER II

57095 LIC. NO.

DATE 11/23/21

DATE	REVISION

SHEET 01 OF 12 SHEETS

Nov 23, 2021 - 2:35pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Fire Station No.1 Parking Lot Improvements 21-10\Plan Drawings\21-10 Title Sheet.dwg

CC Regular Session **5. 24.**

Meeting Date: 12/14/2021

Submitted For: Joe Feriancek, Engineering/Public Works

By: Joe Feriancek, Engineering/Public Works

Information

Title

Adopt Resolution #21-345 Authorizing Reconstruction of Waco Street to Existing Pavement Width as part of Improvement Project #22-01

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #21-344 authorizing the reconstruction of Waco Street to existing pavement width as part of Improvement Project #22-01.

Background:

City Improvement Project 22-01 proposes to reconstruct Sunwood Drive between Trunk Highway 47 and Waco Street, and Waco Street between Sunwood Drive and 150th Avenue. The streets total approximately 2,500 linear feet (0.48 miles) in length, and are 46 feet wide from back of curb to back of curb.

Sunwood Drive and Waco Street are Municipal State Aid (MSA) streets, and must be designed to MSA standards. Waco Street between Sunwood Drive and 150th Avenue varies from the existing segment widths both north and south, which are a 32-foot urban section to the south and a 24-foot rural section to the north.

The Ramsey Public Works Committee reviewed this project on October 19, 2021. The committee recommended City Council ordering Staff to prepare plans and specifications. Additionally, the committee recommended Staff bring a case to the City Council to decide between the alternatives of reducing the width of Waco Street or leaving the width as is. Staff has since completed a detailed comparison of the alternatives, including estimates of the anticipated construction impacts and costs, as well as life-cycle costs, and the alternatives are summarized below.

<u>Option 1: Maintain Existing Waco Street Width</u>

- Maintain street width at 46’ as measured between the backs of curb
  - Maintain two 12+’ drive lanes and two 10’ parking lanes
  - No significant changes in elevations
  - Include pavement markings meeting MSA Standards
    - Maintains parking on both sides of the street
- Spot curb and gutter replacements
  - Spot driveway apron repairs, as needed
  - Minor impacts to boulevards, landscaping, irrigation systems, etc.
- Low impact to residents
  - Access to driveways can generally be maintained throughout construction
  - Property use remains unchanged post construction

<u>Option 2: Reduce Waco Street Width</u>

- Reduce street width from 46' to 34’ as measured between the backs of curb
  - New construction must meet MSA Standards
  - Two 12’ drive lanes and one 8’ parking lane (proposed on west side) with one 1’ curb reaction (proposed on east side)
    - No Parking on one side of street (proposed on east side)

- Adjustment made on the east side of street
  - Current layout offsets to the east, which would line up better
  - Maintain existing curb and gutter on one side (proposed on west side) to reduce project costs
- Extend driveways and boulevard approximately 12' on one side of street (proposed on east side)
  - Must move existing storm sewer to align with new curb line
  - Significant cost increase
- Extensive impact to residents on one side of the street (proposed on east side)
  - Access to driveways on one side of street cannot maintained throughout much of construction
  - Extensive impacts to landscaping, irrigation systems, etc. on one side of street (irrigation repairs are typically the property owners responsibility)
  - Properties on one side of street will be impact6ed differently than properties on other side of street post construction
- Increase in Staff design time (estimated at 40 hours)
  - Need to design new vertical profile for street and curb line, and match into existing driveways on one side of Waco Street (proposed on east side)
  - Need to re-design storm sewer system.
  - Additional plan sheets; street profiles, cross sections, storm sewer, etc.
  - Additional field time for staking new curb line, storm sewer, etc.
- Future pavement maintenance reduced
  - One less pass for plows during snow plow events (2 passes versus 3)
  - Less square yards of pavement during pavement treatments (approx. 900 SY)
    - Pavement rejuvenator, crack sealing, overlaying, patching, etc.
- Continuity of neighborhood appearance
  - Reduced street width would be more consistent with Waco Street to the South
  - Current width does match Sunwood Drive to the West.
- Off street pedestrian facilities
  - Extended boulevard creates opportunity for off-street pedestrian trail on one side (east proposed) between Sunwood Drive and 150th Avenue

Estimated Cost Summary

Estimated costs are based off detailed AutoCAD drawings and line item estimates. Item unit prices are based off of anticipated 2022 pay items, which Staff are estimating to be 5-percent higher than average 2021 rates.

It should be noted that Staff proposed to reduce the width of Waco Street on the east side, saving the curb and gutter on the west side. If it was desired to center Waco Street within the right of way, it would add approximately $35,000 - $40,000 to project costs.

Exhibits showing the options are attached to this case. A table summarizing the estimated costs is below.

Summary of Estimated Costs					
	Sunwood Drive	**Waco Street Option 1 (Maintain Existing 46' Width)**		**Waco Street Option 2 (Reduce Width from 46’ to 34’)**	
		Waco Street	*Total Project*	Waco Street	*Total Project*
Total Construction Cost	$ 299,173.23	$ 160,366.23	*$ 459,539.46*	$ 230,400.23	*$ 529,573.46*
23% Indirect Cost	$ 68,809.84	$ 36,884.23	*$ 105,694.08*	$ 52,992.05	*$ 121,801.90*
Total Project Cost	**$ 367,983.07**	**$ 197,250.46**	***$ 565,233.54***	**$ 283,392.28**	***$ 651,375.36***
Option 2 Additional Upfront Project Cost					$ 86,141.82
Option 2 Life Cycle Saving (2022 pricing)					($ 39,986.88)
Option 2 Additional Project Cost Including Life Cycle Savings (2022 pricing)					***$ 46,154.94***
Option 2 Life Cycle Savings (assumes 1.5% inflation over 60 year life)					*($ 62,575.20)*
Option 2 Additional Project Cost Including Life Cycle Savings (assumes 1.5% inflation)					***$ 23,566.62***

The life cycle cost where estimated based off reducing 1 lane of pavement for the length of Waco Street (0.134 miles; 911 square yards). The table below summarizes life cycle cost factors used to determine the overall life cycle cost savings.

Summary of Life Cycle Treatment Costs				
Treatment	**Units**	**Cost / Unit**	**Treatment Cost**	**Treatment Years**
Rejuvenator	911 SY	$ 1.11 / SY	$ 1,007.38	1, 21, 41
Crack Seal	911 SY	$ 0.57 / SY	$ 519.27	3, 7, 14, 23, 27, 34, 43, 47, 54
2” Mill & Overlay	911 SY	$11.11 / SY	$ 10,124.73	20, 40
Snow Events (8 Annual)	0.1335 Ln Mi	$ 684.41 / Ln Mi	$ 91.38	Annual
Salt Events (8 Annual)	0.1335 Ln Mi	$ 740.10 / Ln Mi	$ 98.82	Annual

Per the estimated costs, the additional up-front costs minus the life cycle cost savings to reduce the width of Waco Street is an additional $23,500 - $46,000 than option 1, which is reconstructing Waco Street to its existing width. The additional up-front cost of $86,141.82 is a 15-percent increase to the overall project costs.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Motion to adopt Resolution #21-345 authorizing reconstruction of Waco Street to the existing pavement width as part of Improvement Project #22-01.

Recommendation:

Staff recommends adopting Resolution #21-345 authorizing reconstruction of Waco Street to its existing pavement width as part of Improvement Project #22-01. The additional cost of reducing the width of Waco Street from 46’ to 34’ will have an estimated up-front cost of $86,141.82, which is a 15-percent increase to the estimated project costs. Estimated life cycle costs will not result in a net overall savings over the estimated life of the improvements, falling $23,500 to $46,000 short of the up-front cost. Reducing the width of Waco Street also adds significant complexity to the project design and construction, and results in extensive impacts to residents along one side of Waco Street, both during and post construction.

Action:

Adopt Resolution #21-345 authorizing reconstruction of Waco Street to existing pavement width as part of Improvement Project #22-01.

Attachments

Res 21-345

Waco Street Option 1 Layout

Waco Street Option 2 Layout

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/08/2021 12:02 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 10:59 AM
Form Started By: Joe Feriancek		Started On: 12/02/2021 08:31 AM
Final Approval Date: 12/09/2021		

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

RESOLUTION #21-345

RESOLUTION AUTHORIZING RECONSTRUCTION OF WACO STREET TO EXISTING PAVEMENT WIDTH AS PART OF IMPROVEMENT PROJECT #22-01

WHEREAS, the City of Ramsey proposes to reconstruct Sunwood Drive between Trunk Highway 47 and Waco Street, and Waco Street between Sunwood Drive and 150th Avenue; and

WHEREAS, pursuant to Ramsey City Council resolution #21-194, adopted July 13, 2021, the City Council ordered the City Engineer to request proposals for Topographic Survey, Geotechnical Evaluations and Utility Testing for proposed 2022 Pavement Management Program projects, including IP 22-01; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-224, adopted August 8th, 2021, the City Council awarded a proposal to Hakanson Anderson for Topographic Survey, and Haugo Geotechnical Services for a geotechnical report of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-240, adopted August 24, 2021, the City Council awarded a proposal to Hydro-Klean, LLC for cleaning and televising the sanitary and storm sewer, and Water Conservation Services, Inc. for watermain leak testing of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-299, adopted October 26, 2021, the City Council ordered the City Engineer to prepare plans and specifications for improvement project #22-01, Sunwood Drive and Waco Street Reconstruction; and

WHEREAS, per direction given by committee at the October 19, 2021 Public Works Committee meeting, Staff has reviewed the option of reducing the width of Waco Street within the project area from 46 feet to 34 feet as measured from the back of curb; and

WHEREAS, Staff review estimates an additional project cost of $86,000 to reduce the width of Waco Street with said improvement project; and

WHEREAS, Staff review estimates 60-year life cycle cost saving shortfall of $23,500 to $46,000 to reduce the width of Waco Street with said improvement project.

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

1) The Ramsey City Council hereby authorizes the City Engineer to reconstruct Waco Street to the existing pavement width as part of improvement project #22-01, Sunwood Drive and Waco Street Reconstruction.

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:

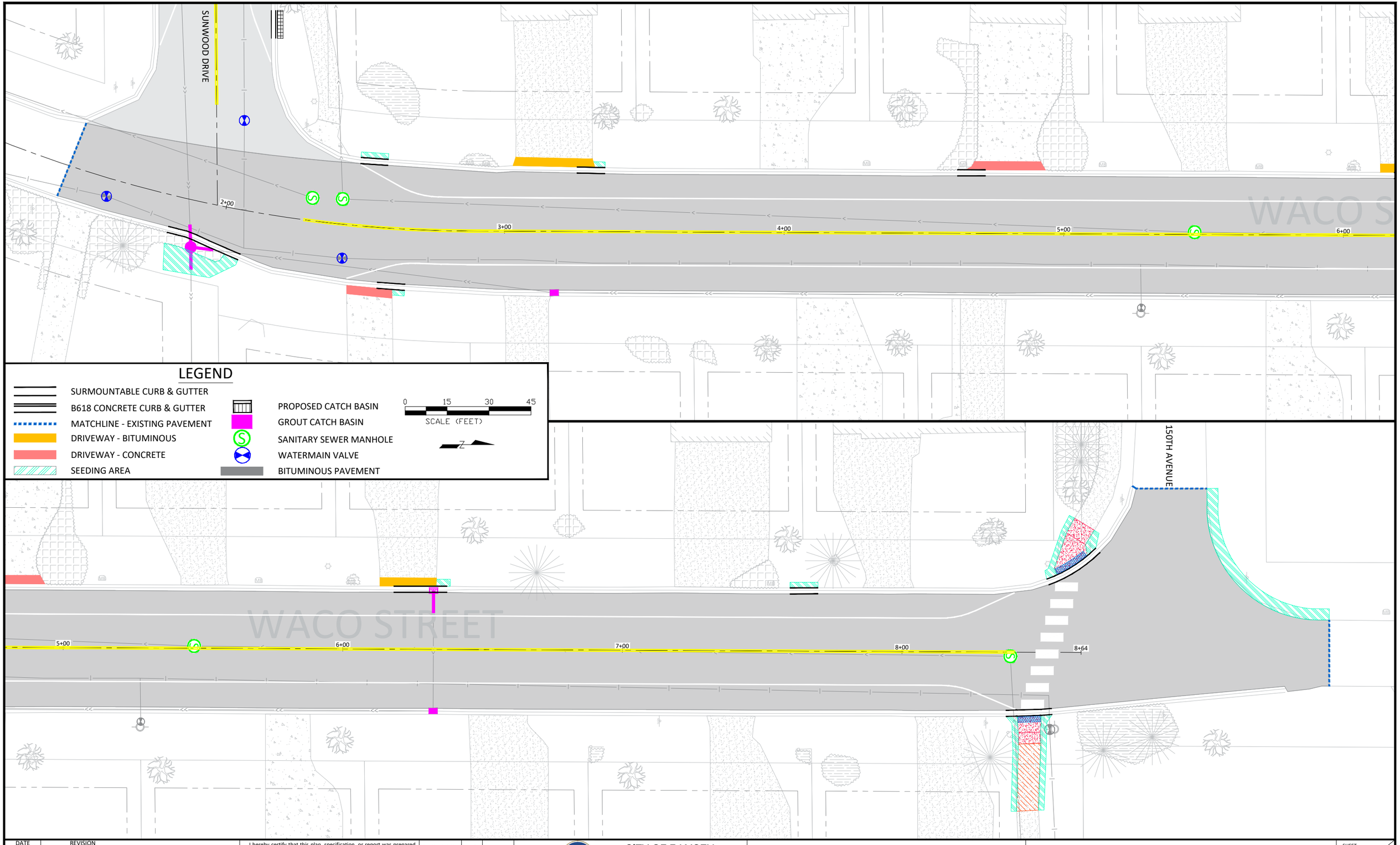
and the following were absent:

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

Mayor

ATTEST:

City Clerk



DATE	REVISION

Nov 17, 2021 - 3:20pm
X:\Engineering\AutoCad Dwgs\Projects N-Z\Sunwood Drive & Waco Street 22-01\Plan Drawings\22-01 Street Construction.dwg

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

JOE FERIANCEK
Date --/--/-- Lic. No. -----

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 11/17/21
CHECKED BY:	---	FILE: 22-01

City of RAMSEY

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

WACO STREET - OPTION 1
(KEEP WIDTH 46 FEET)

SUNWOOD DRIVE & WACO STREET RECONSTRUCTION
CITY PROJECT NO. 22-01
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 2 SHEETS

SUNWOOD DRIVE

WACO S

WACO STREET

150TH AVENUE

2+00 3+00 4+00 5+00 6+00 7+00 8+00 8+64

LEGEND

- SURMOUNTABLE CURB & GUTTER
- B618 CONCRETE CURB & GUTTER
- MATCHLINE - EXISTING PAVEMENT
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - CONCRETE
- SEEDING AREA
- PROPOSED CATCH BASIN
- GROUT CATCH BASIN
- SANITARY SEWER MANHOLE
- WATERMAIN VALVE
- BITUMINOUS PAVEMENT

0 15 30 45
SCALE (FEET)

N

DATE	REVISION

Rev 17, 2021 - 3:47pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Sunwood Drive & Waco Street 22-01\Plan Drawings\22-01 Street Construction.dwg

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

JOE FERIANCEK
Date --/--/-- Lic. No. -----

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 11/17/21
CHECKED BY:	---	FILE: 22-01

City of RAMSEY

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

WACO STREET - OPTION 1
(REDUCE WIDTH TO 34 FEET)

SUNWOOD DRIVE & WACO STREET RECONSTRUCTION
CITY PROJECT NO. 22-01
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 2 SHEETS

CC Regular Session **5. 25.**

Meeting Date: 12/14/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #21-347 Approving Record of Decision (ROD) and Negative Declaration for Trott Brook Crossing EAW

Purpose/Background:

The purpose of this case is to approve the Environmental Assessment Worksheet (EAW) for Trott Brook Crossing, previously referred to as Trott Brook North, for the properties generally between Variolite Street and Nowthen Blvd north of Trott Brook. The approximately 200 acre site was subject to an EAW under State Statute based on the number of units in the project.

Notification:

Notification was provided in the EQB Monitor and a 30 day comment period was provided from September 28, 2021 to October 28, 2021. Copies of the EAW were provided to all people and parties on the official Environmental Quality Board (EQB) distribution list and hard copies were made available to the public at City Hall. It was also available online.

Additional notification was provided for other items related to this project, including the preliminary plat. Adoption of the item does not impact the decision related to the rezoning or preliminary plat. This is a standalone item related to environmental impacts.

Time Frame/Observations/Alternatives:

The City Council previously directed the Applicant, TEG Land Holdings, LLC (dba Twin Cities Land Development/Sotarra) to prepare an EAW for the property. The City Council also directed the City to distribute the EAW consistent with State Statute. This is the last step in the EAW process, in which the City adopts a negative declaration, and states that an EIS is not required on the Subject Property.

The attached Response to Comments, Findings of Fact and Record of Decision shows that the project will not create "significant environmental effects." The criteria are presented on Page 11 of the attached, and the document was reviewed by the City's Planning and Engineering Consultant, WSB, and reviewed by City Staff, the Applicant, and the Applicant's two engineering firms, Carlson McCain and Kjoljaug Environmental Services.

There is one item from the EAW, related to low density housing specifically, from the Metropolitan Council, that requires follow up. Staff is handling that item in another case. Since the item would not create significant environmental effects, the EAW should still be accepted as proposed.

Alternative 1: Adopt Resolution #21-347 as proposed.
Alternative 2: Something else.

Funding Source:

The Applicant is responsible for all costs associated with project review. The City utilizes WSB to help review, distribute, and follow proper procedure for the EAW as required under State Statute. All consulting time is charged to the Applicant as part of the project.

Recommendation:

Staff recommends adoption of Resolution #21-347 which includes making a negative declaration regarding the EAW, and adopting the formal findings of fact, and determining an EIS is not required.

Outcome/Action:

Motion to adopt Resolution #21-347.

Attachments

Trott Brook Crossing EAW
Past Resolution 21-173
Past Resolution #21-264
Record of Decision
ACTION Resolution #21-347

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	12/08/2021 02:52 PM
Bruce Westby	Bruce Westby	12/09/2021 10:05 AM
Brian Hagen	Brian Hagen	12/09/2021 10:20 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:16 AM
Form Started By: Chloe McGuire Brigl		Started On: 12/07/2021 08:39 AM
Final Approval Date: 12/09/2021		

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.*

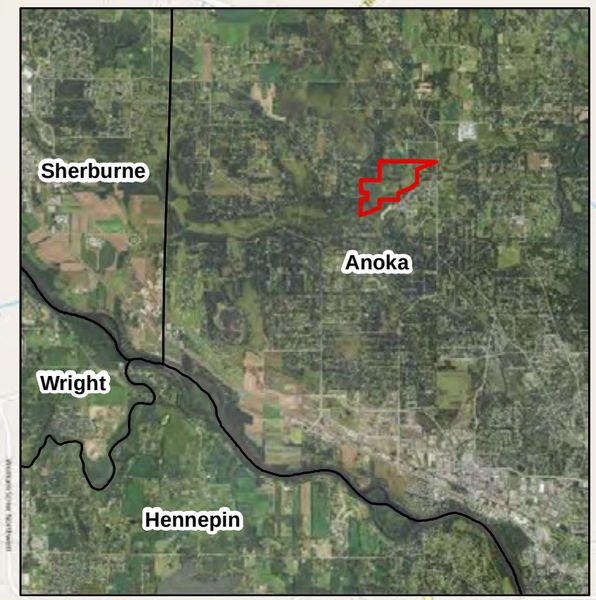
Signature _____ Date _____

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.

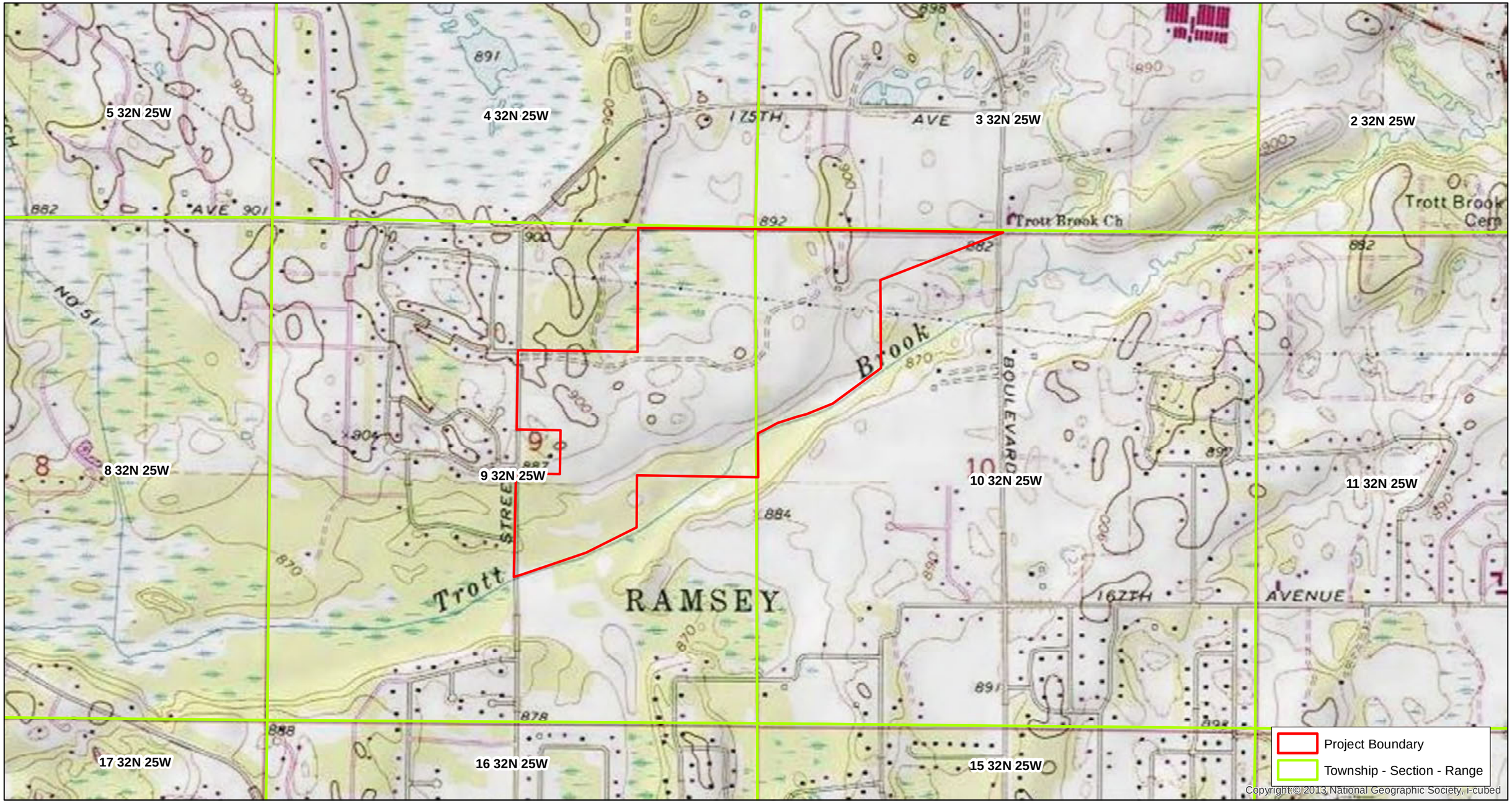


Figure 2 - USGS Topography

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.

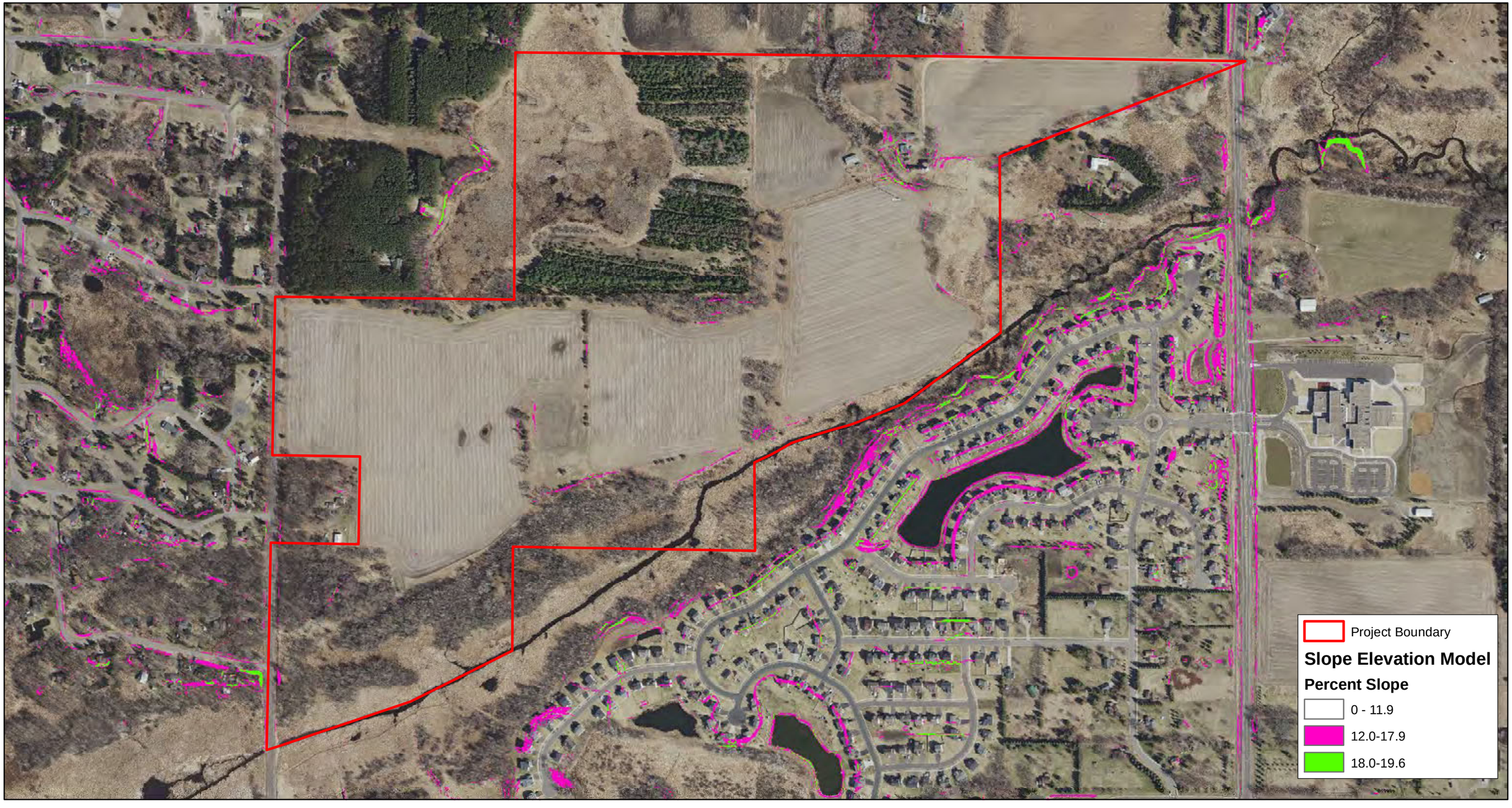


Figure 3 - Slopes

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.

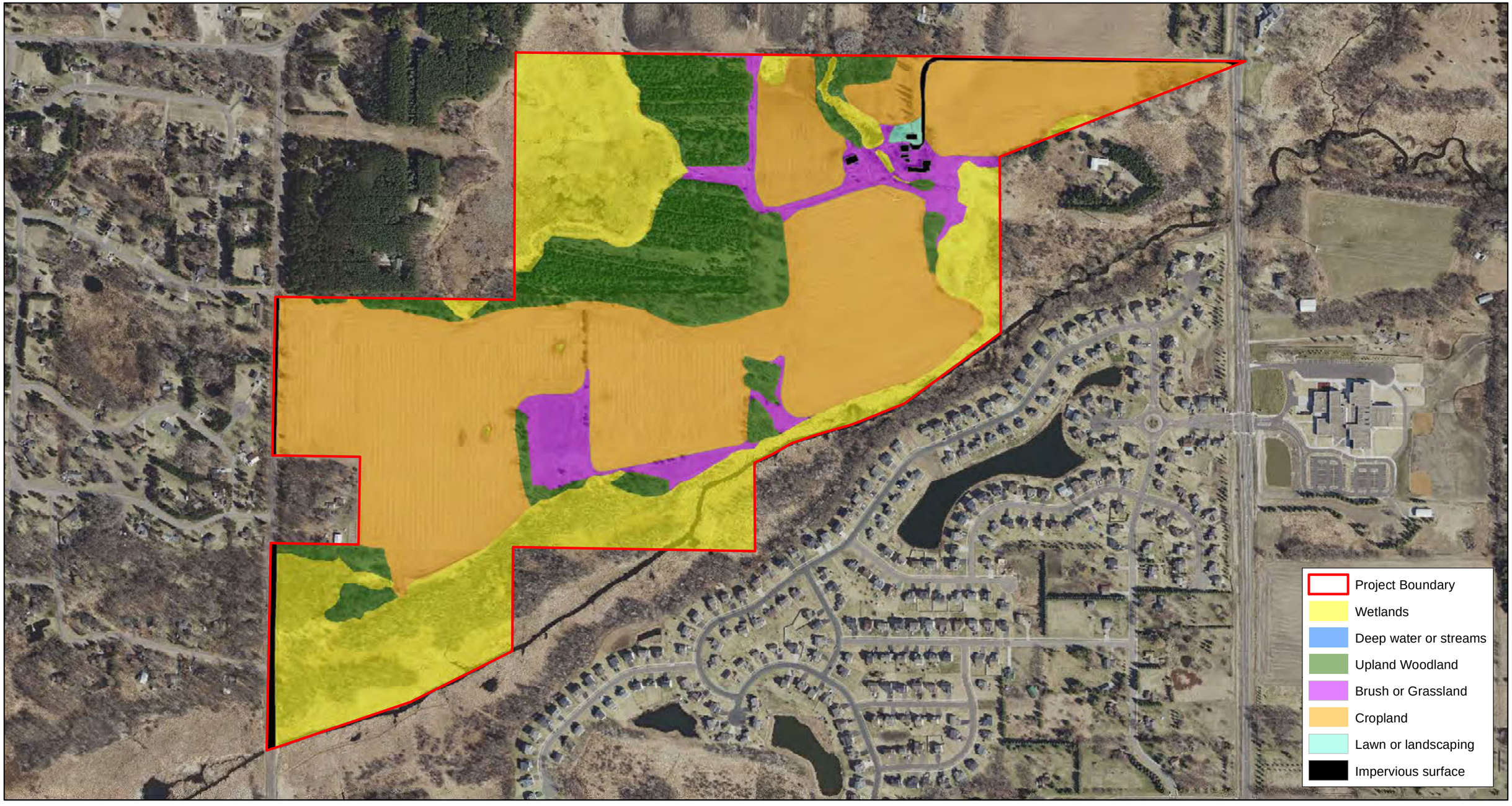


Figure 4 - Existing Cover Types

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.

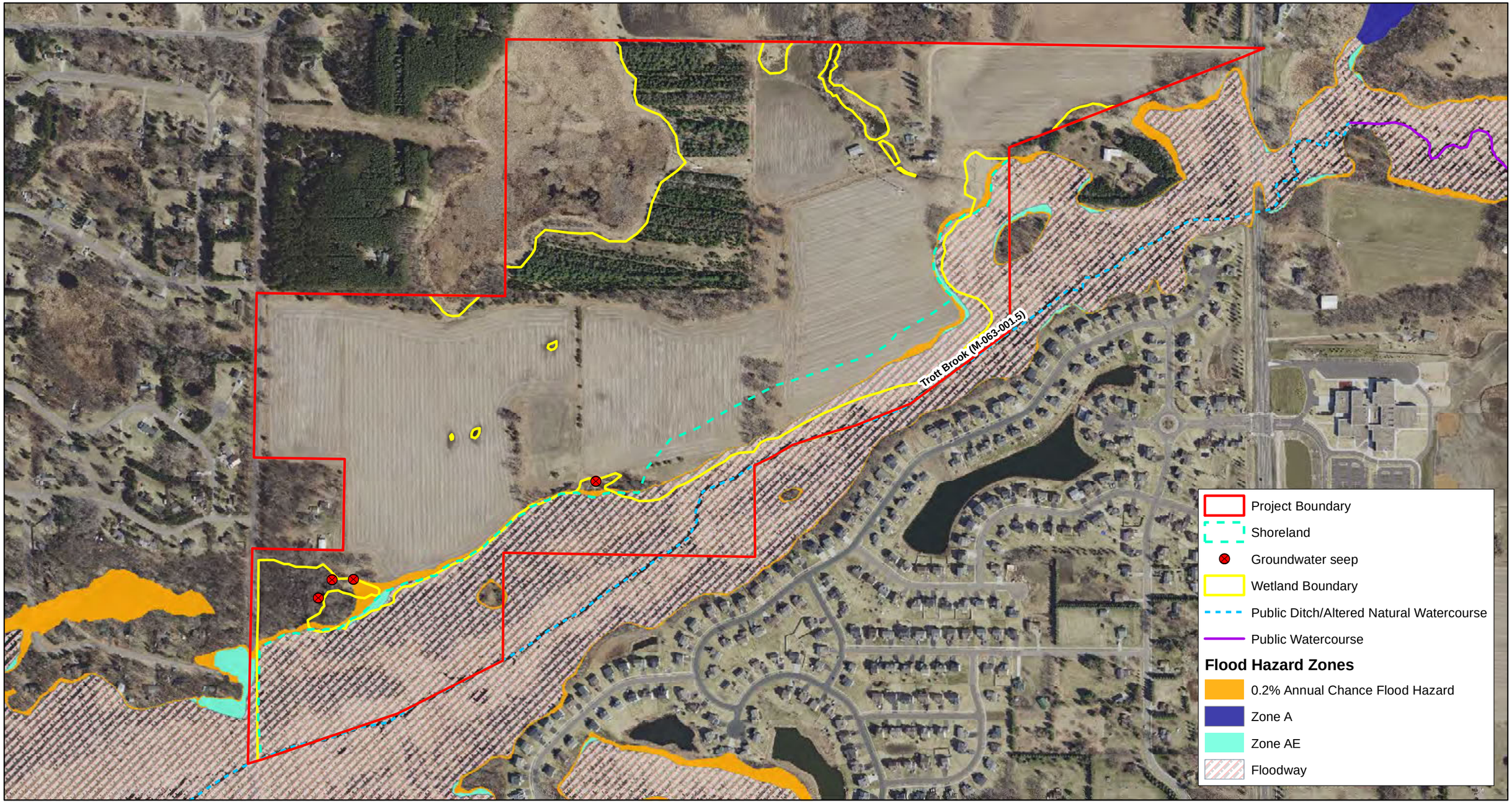


Figure 6 - Floodplain, Wetlands, Shoreland, DNR Public Waterways

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.

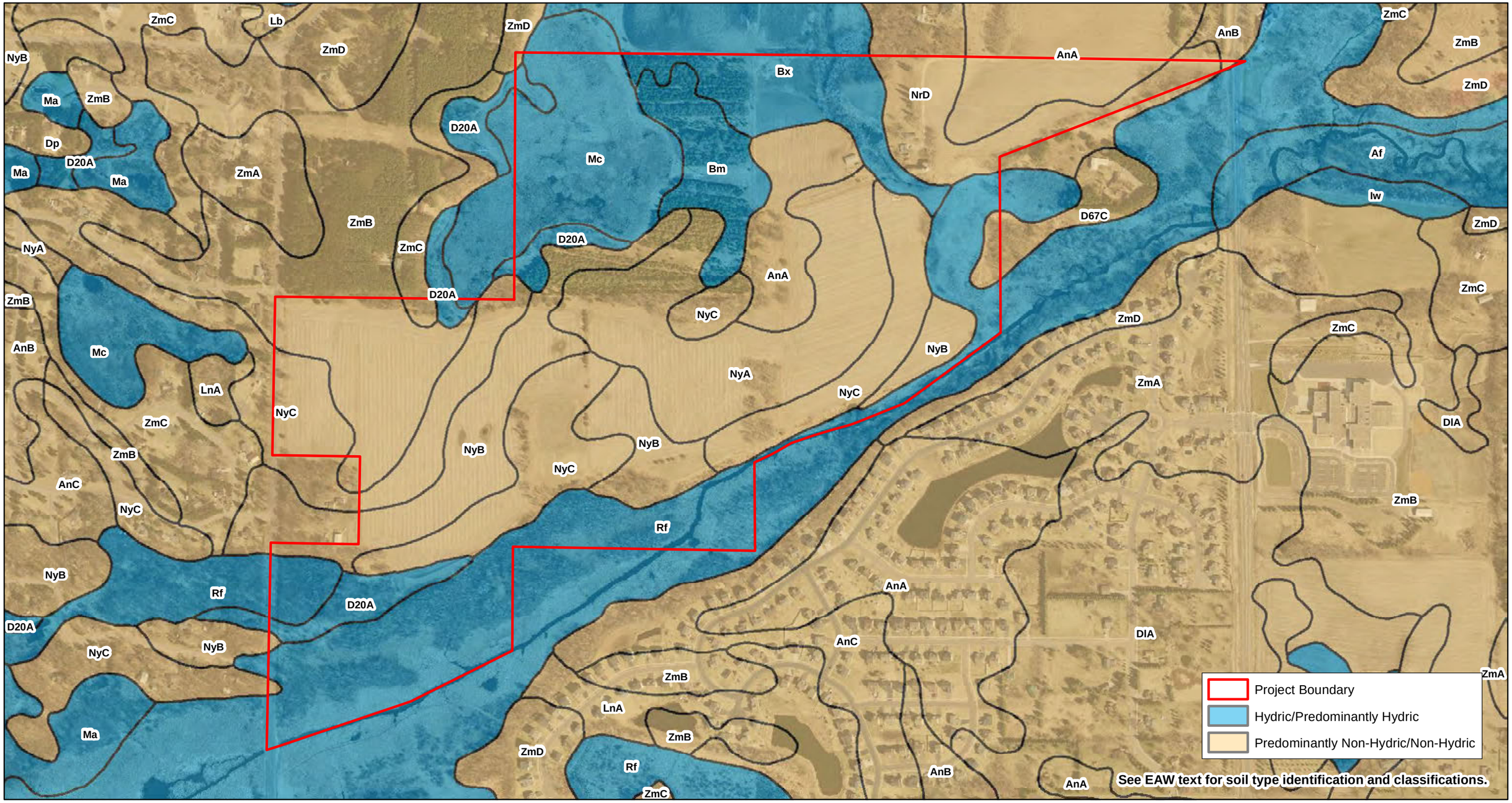


Figure 7 - Soil Types

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO, Web Soil Survey

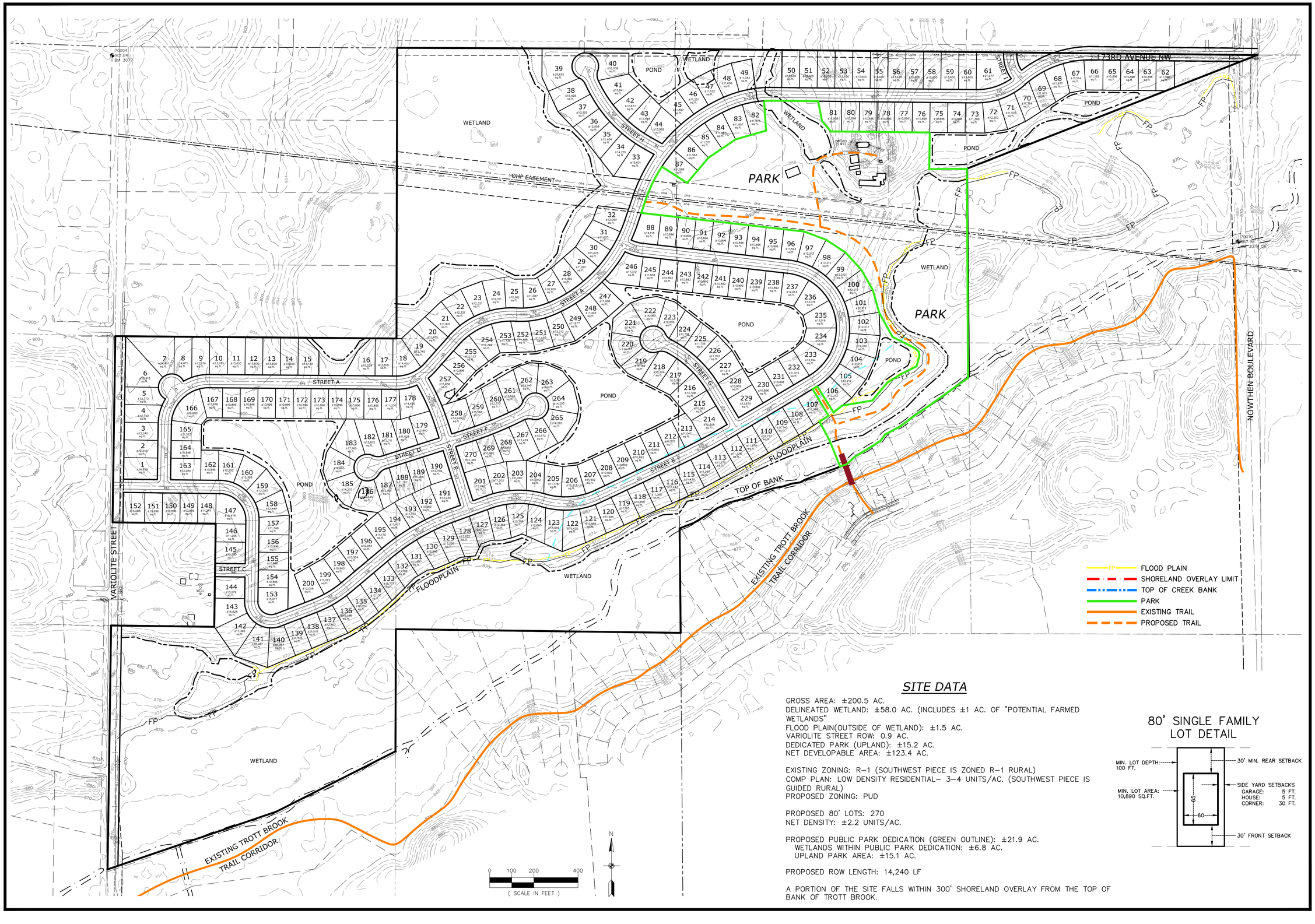
Trott Brook EAW (KES 2021-109)
Ramsey, Minnesota

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

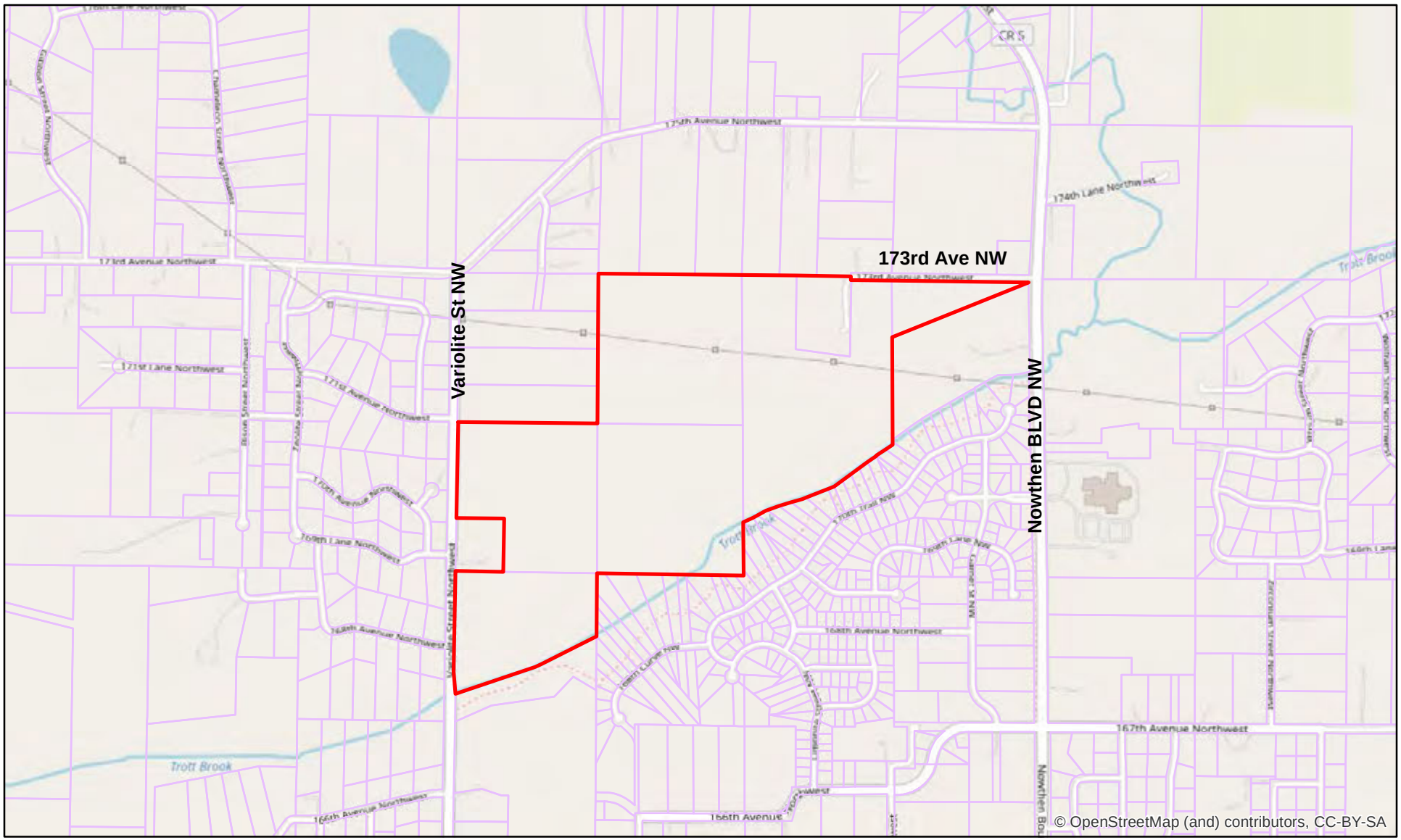


Figure 1 - Site Location

N

0 2,000 Feet

Site Boundary

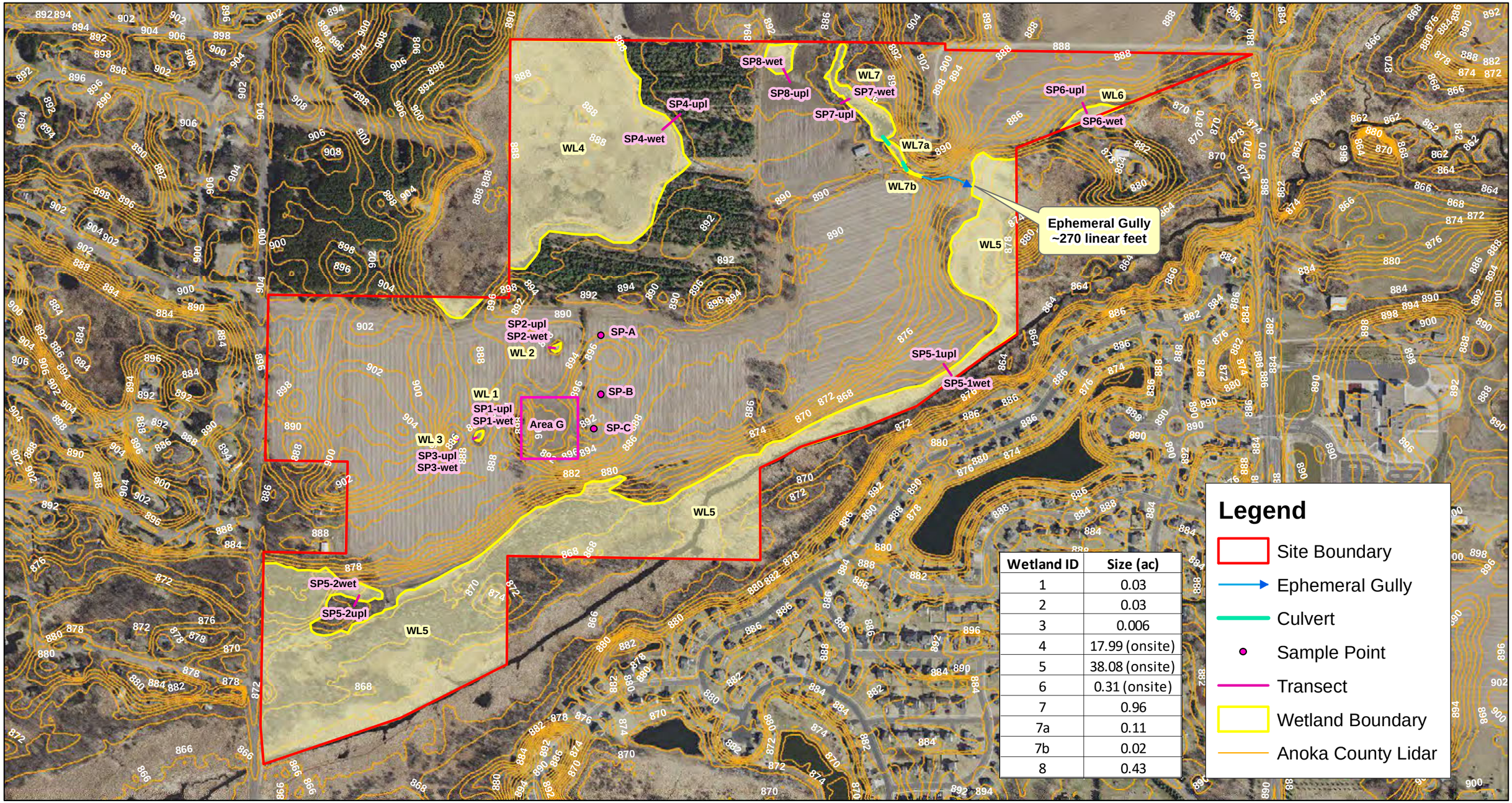
Parcels

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.

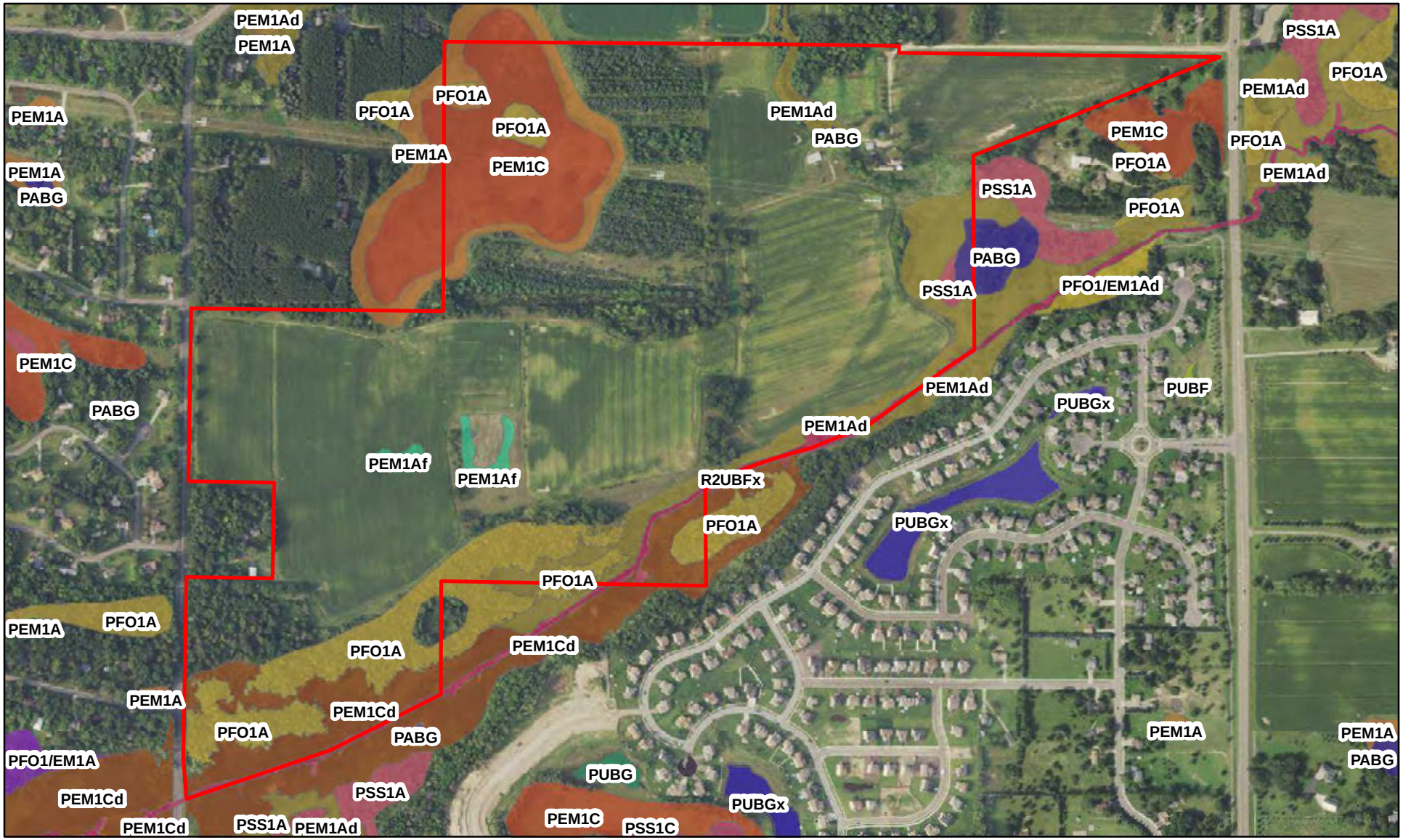


Figure 3 - National Wetlands Inventory

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.

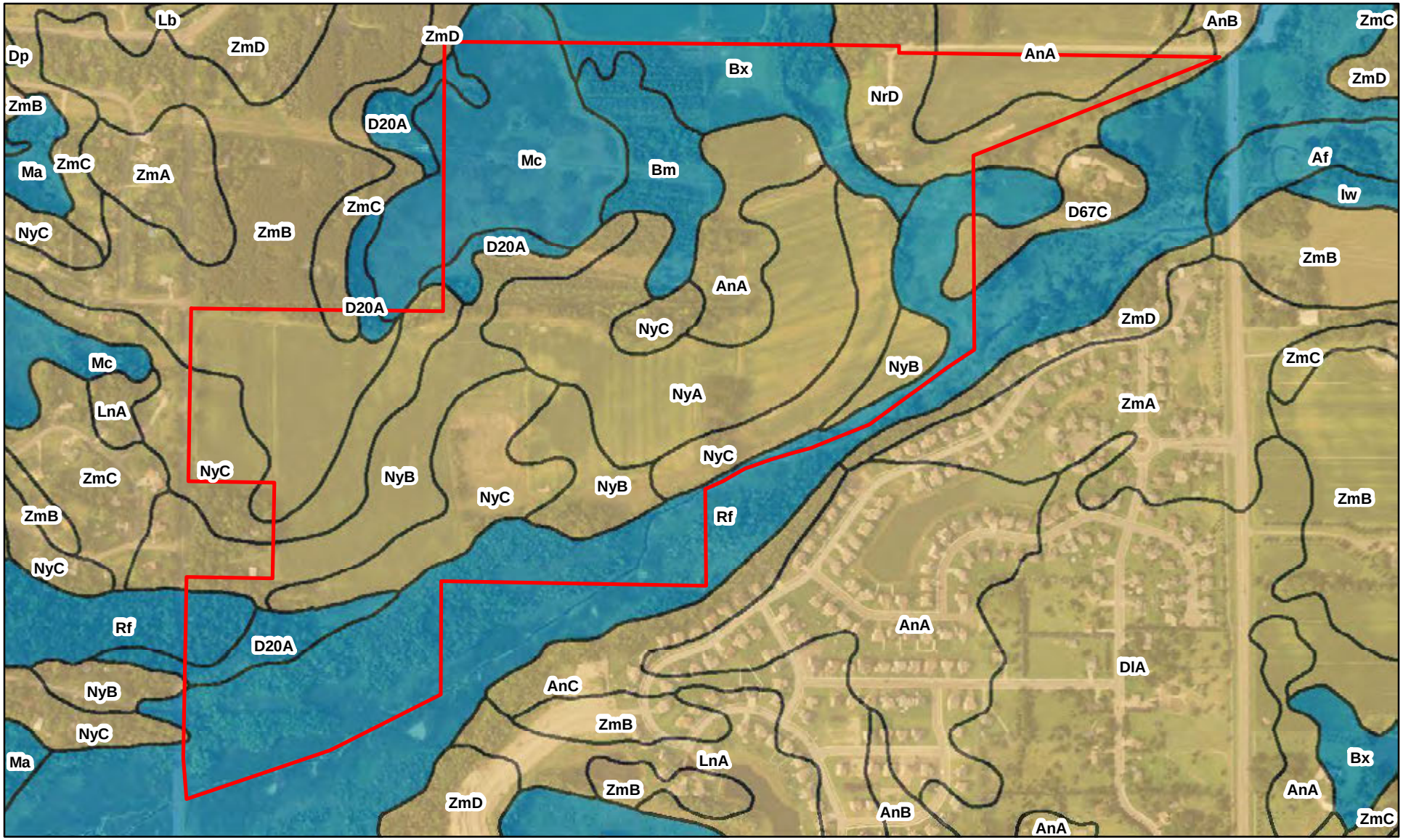


Figure 4 - Soil Survey

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.

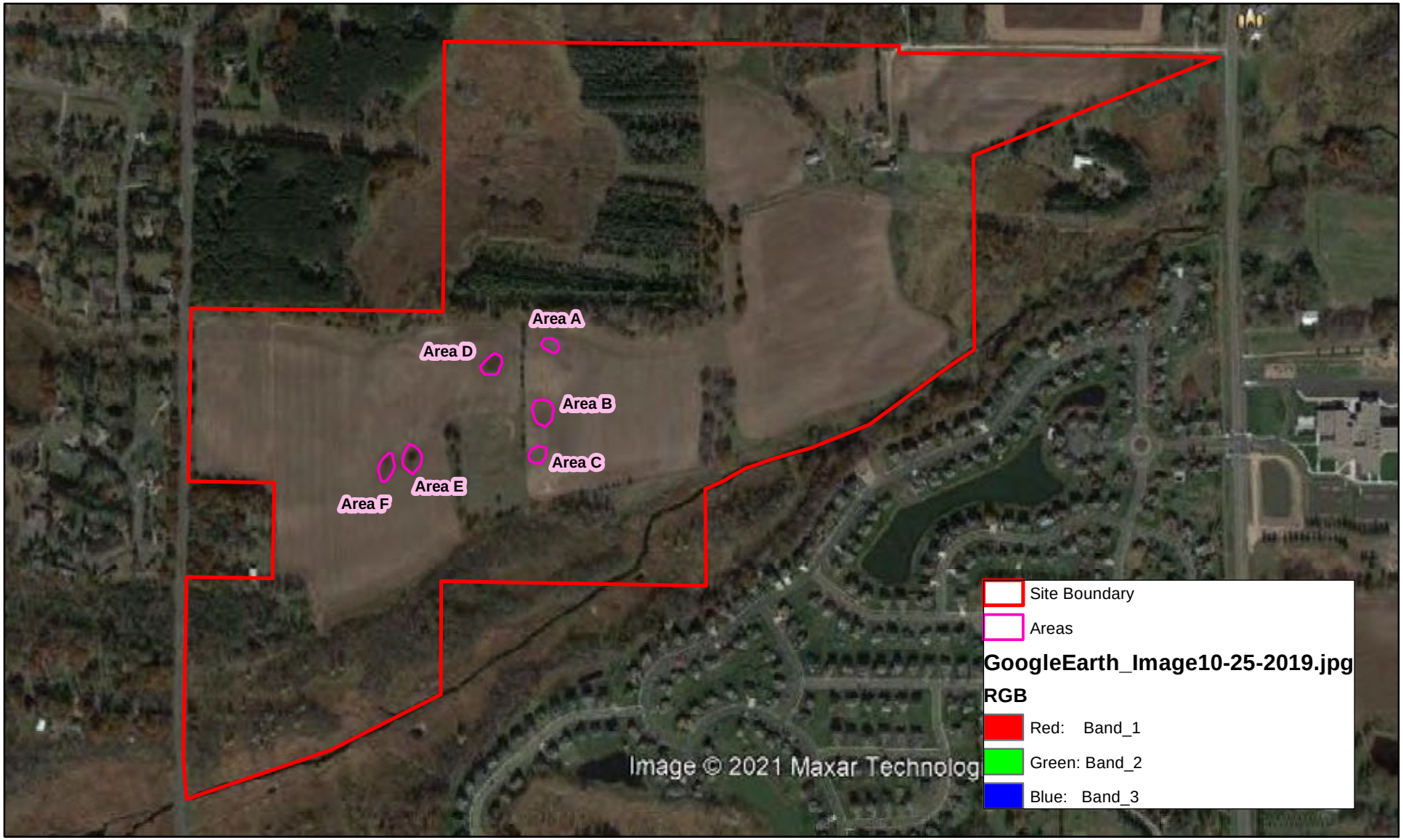


Figure 7 - Offsite Hydrology Assessment Areas (10-25-2019 GoogleMaxar Tech Photo - Most recent Wet Photo)

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**

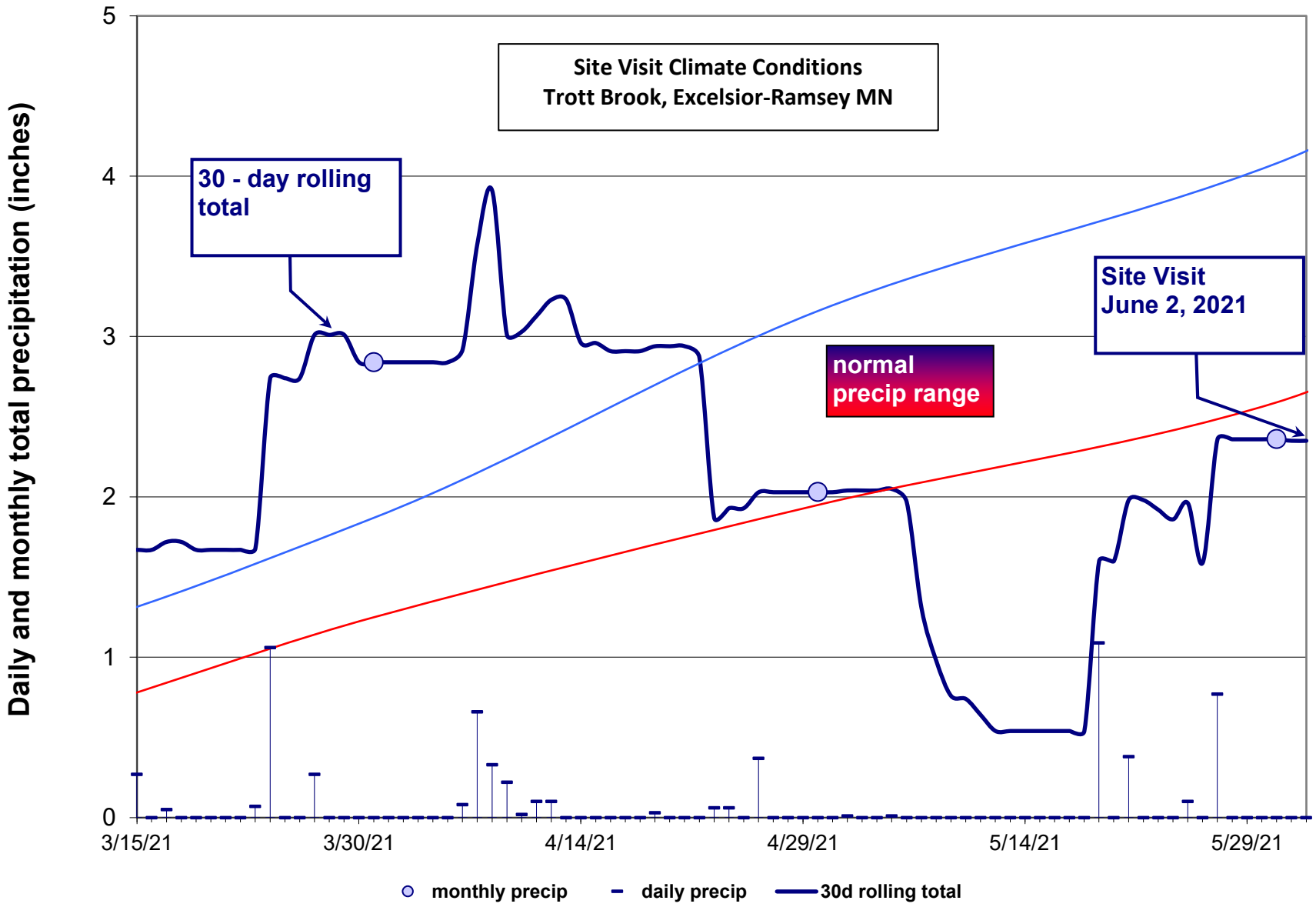
Aerial photograph or site visit date:
Wednesday, June 2, 2021

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).

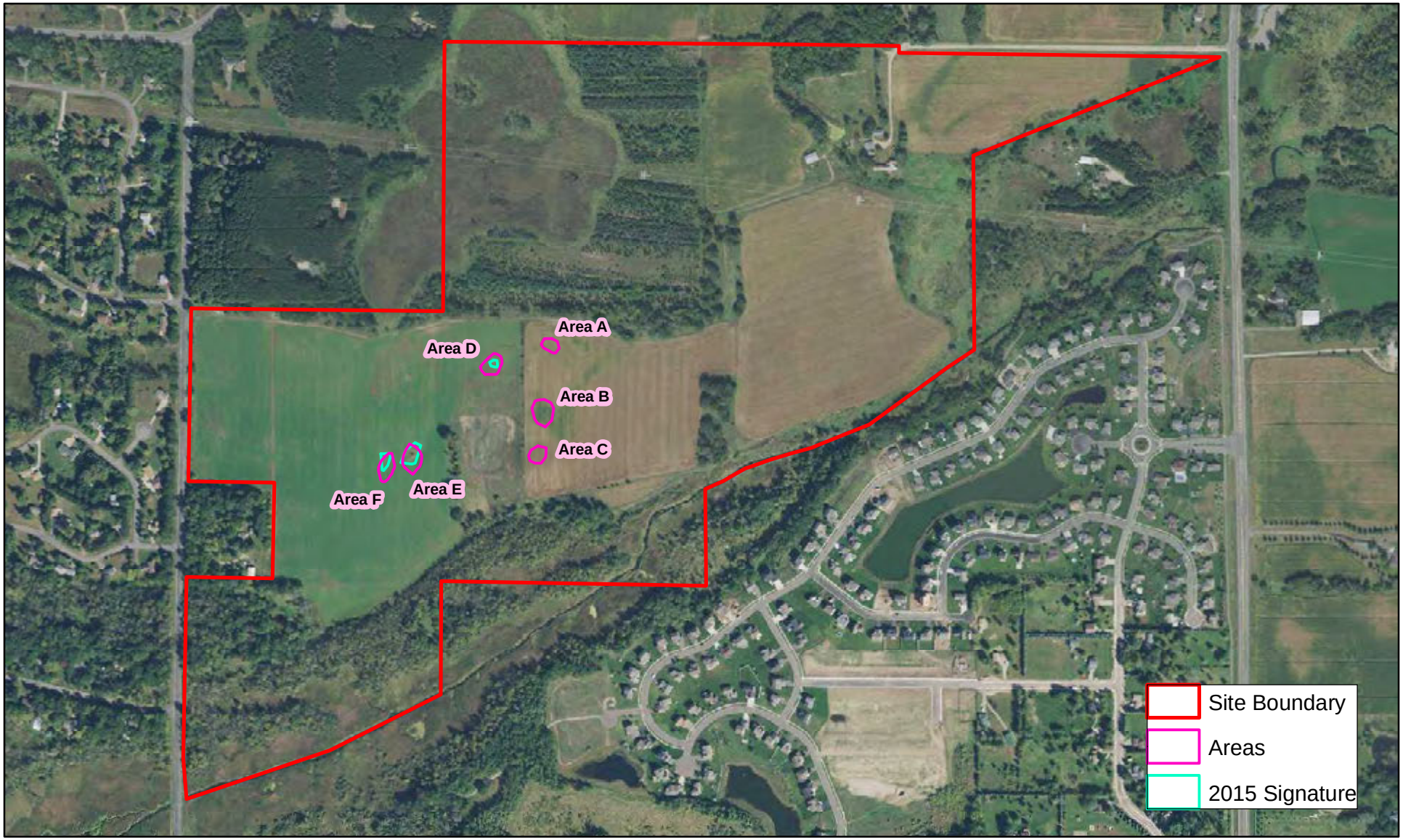
Table 1.

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

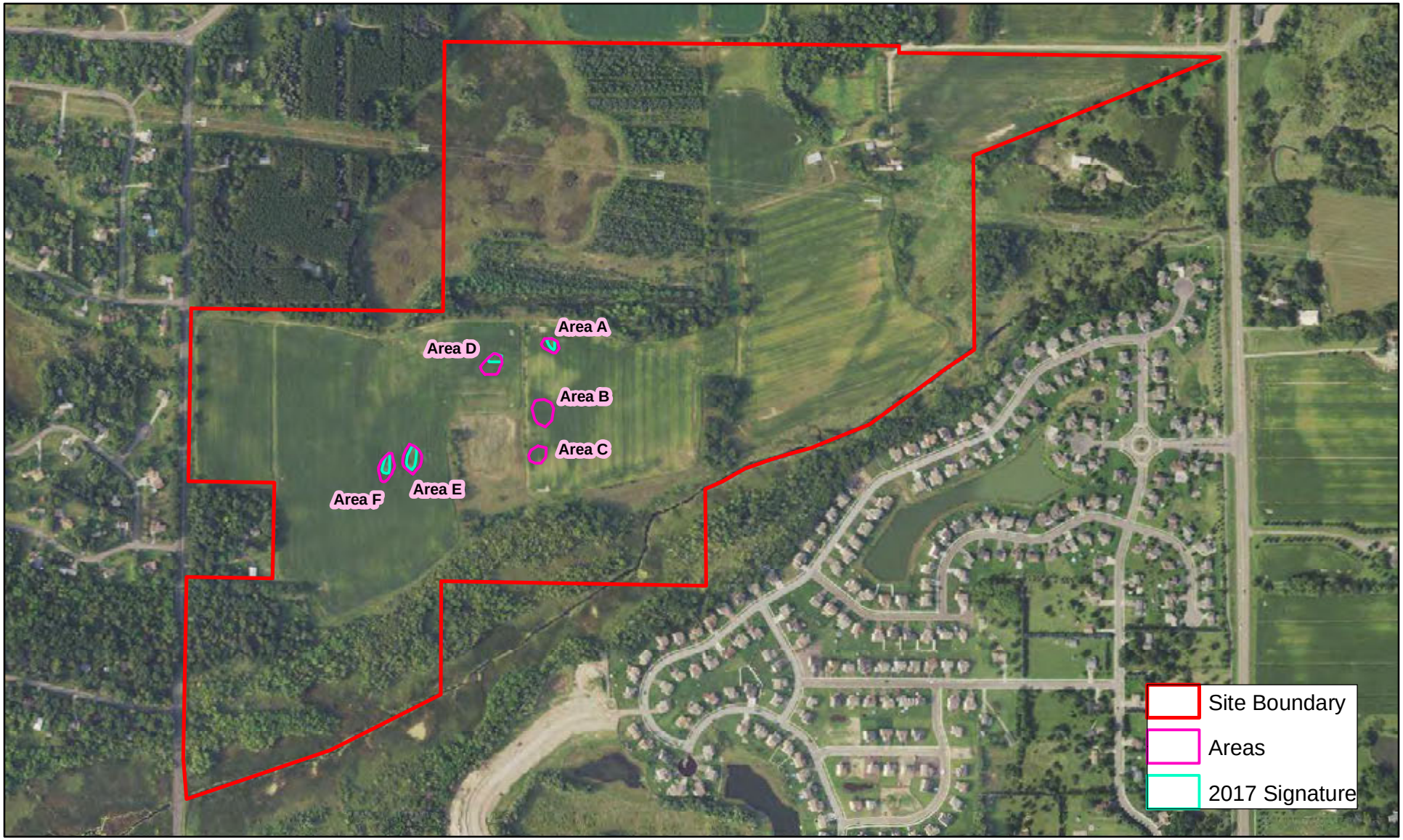
0 2,000 Feet

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

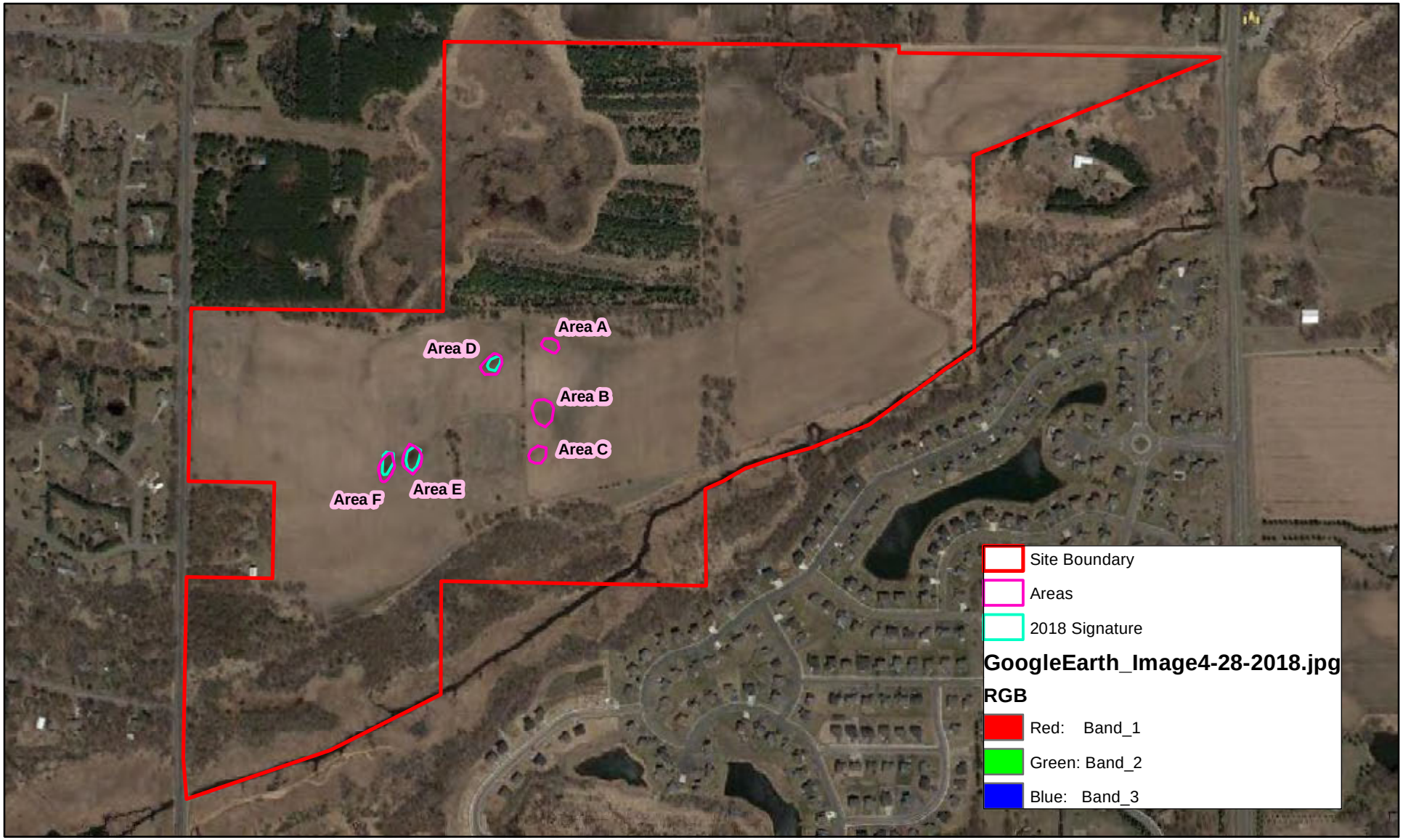
0 2,000 Feet

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

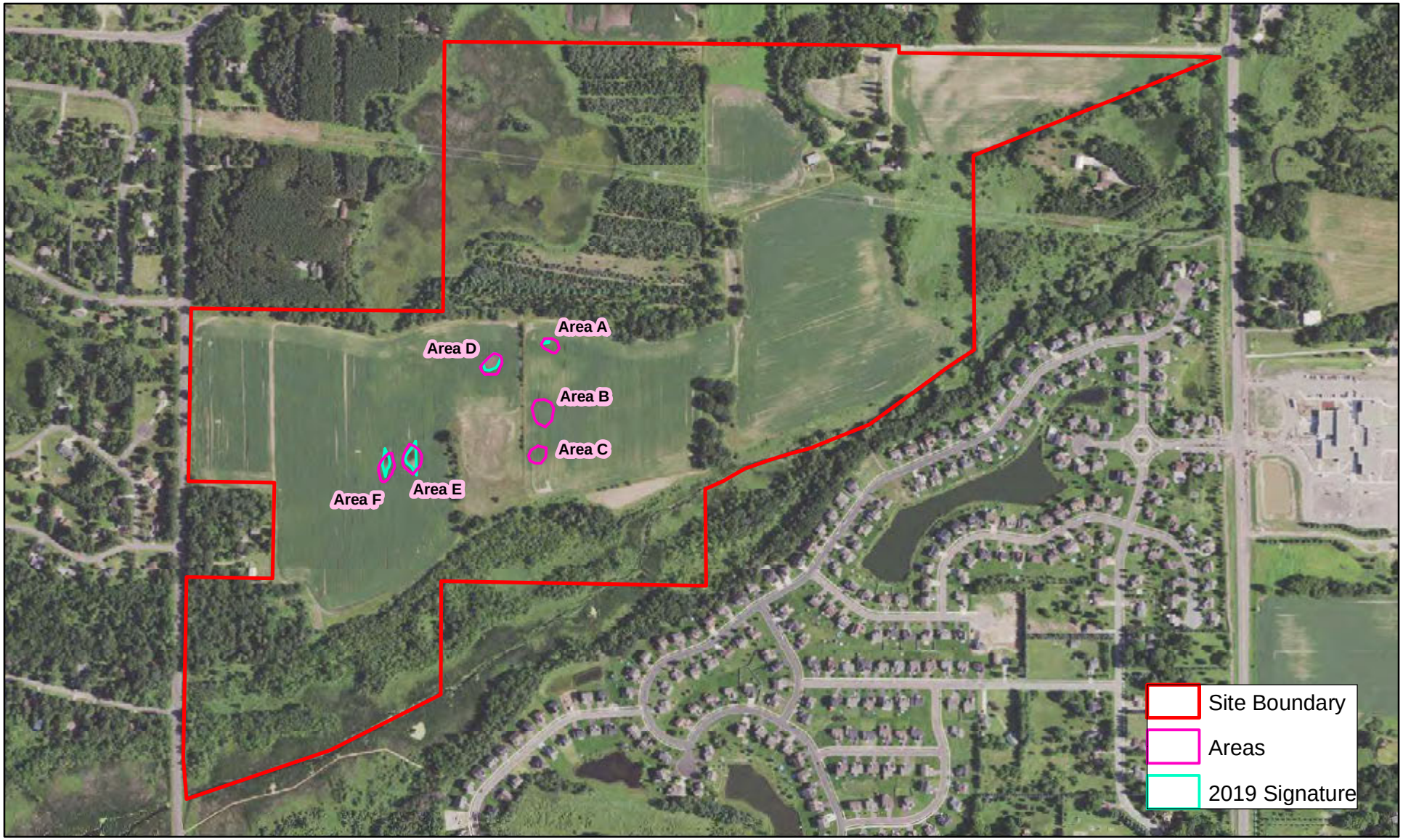
0 2,000 Feet

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

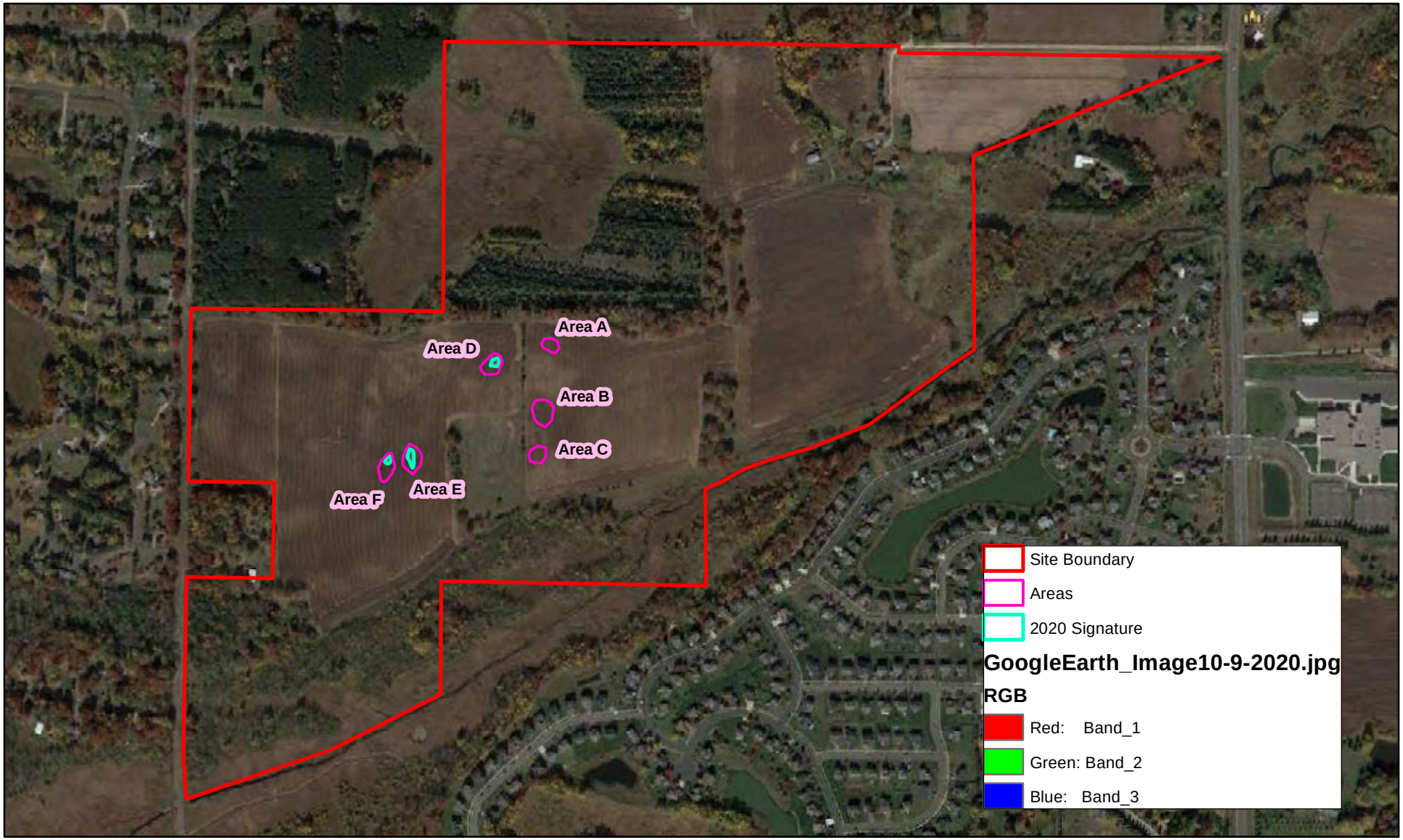
0 2,000 Feet

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

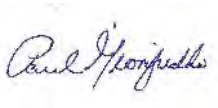
PREPARED BY:

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.

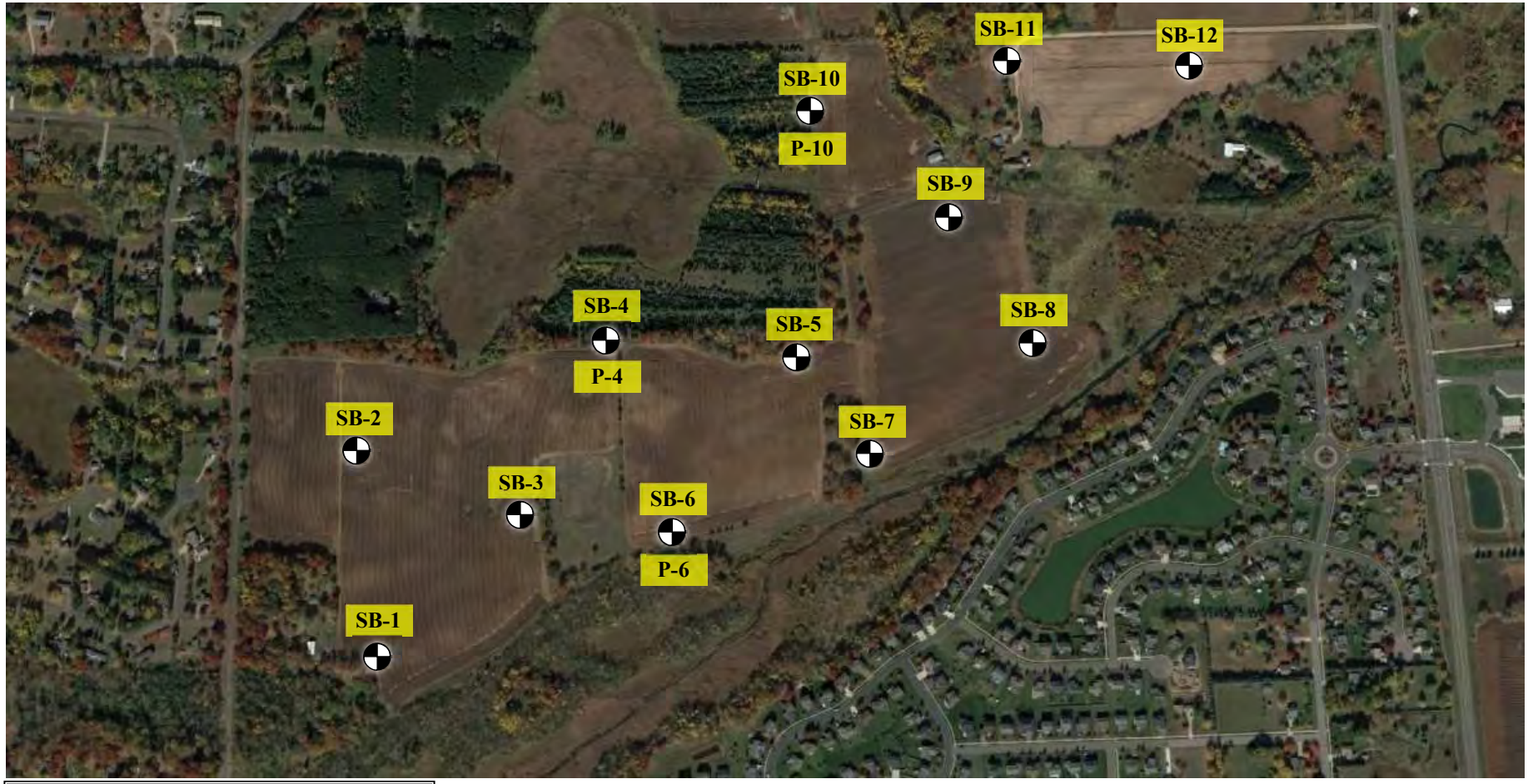
7.4 Use of Report

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

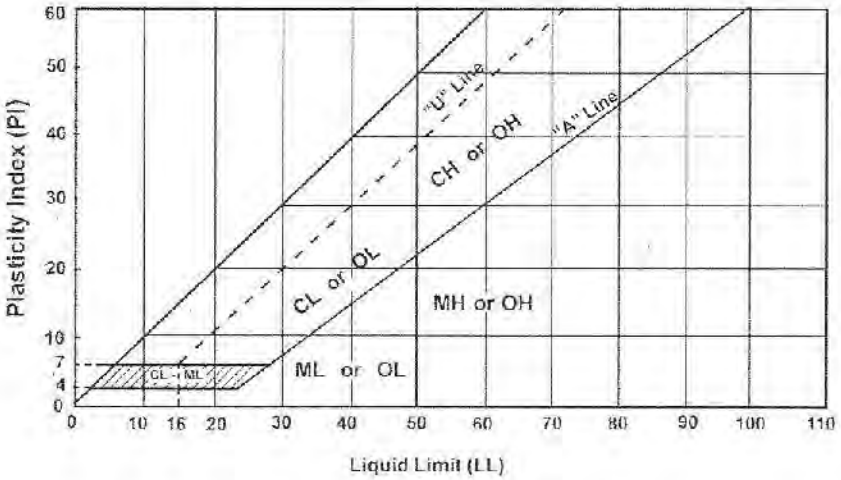
HAUGO GEOTECHNICAL SERVICES

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

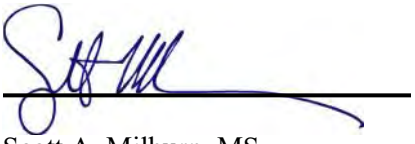
Conclusion

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.

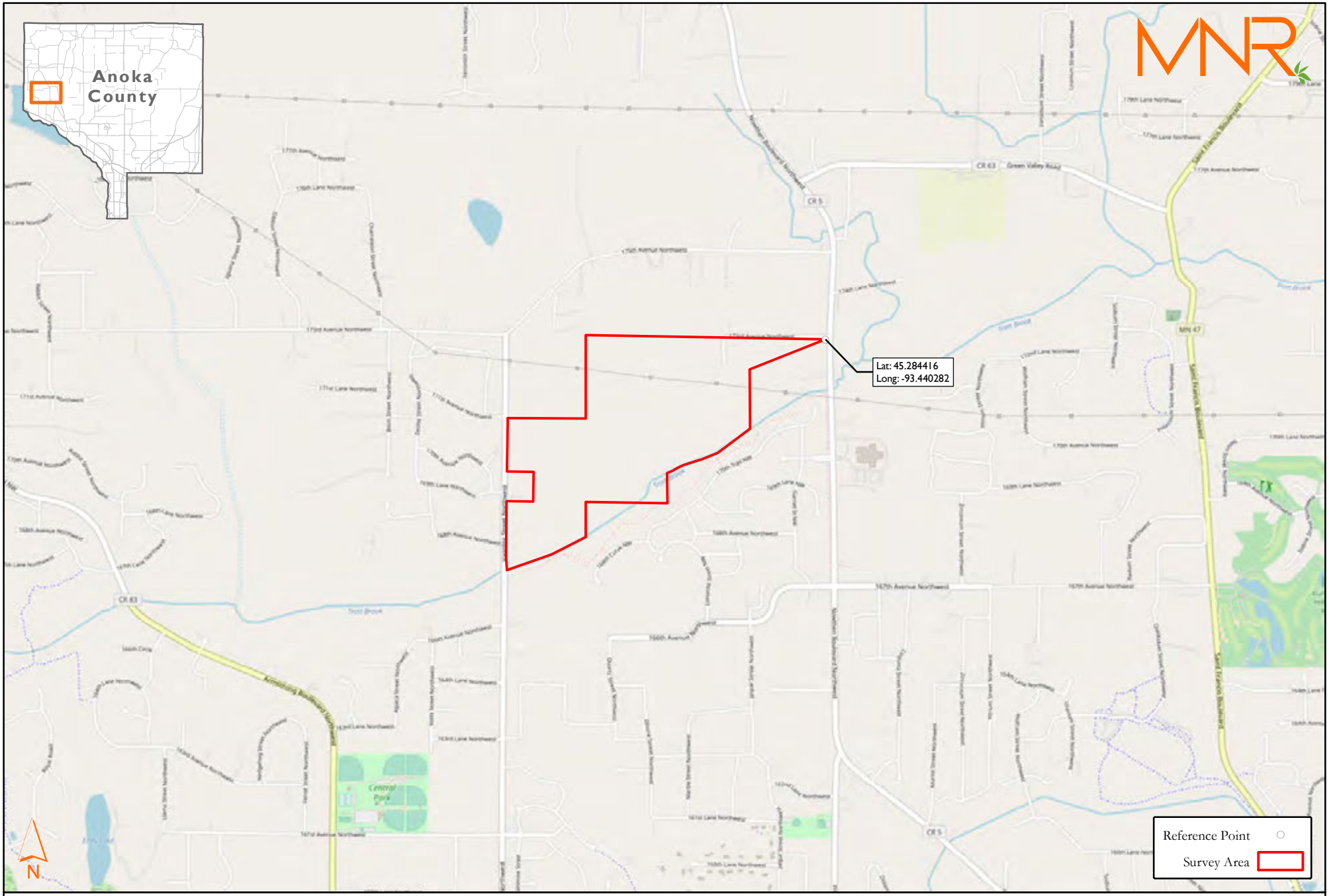
Respectfully submitted,



Scott A. Milburn, MS
Principal Botanist/President
Midwest Natural Resources, Inc.

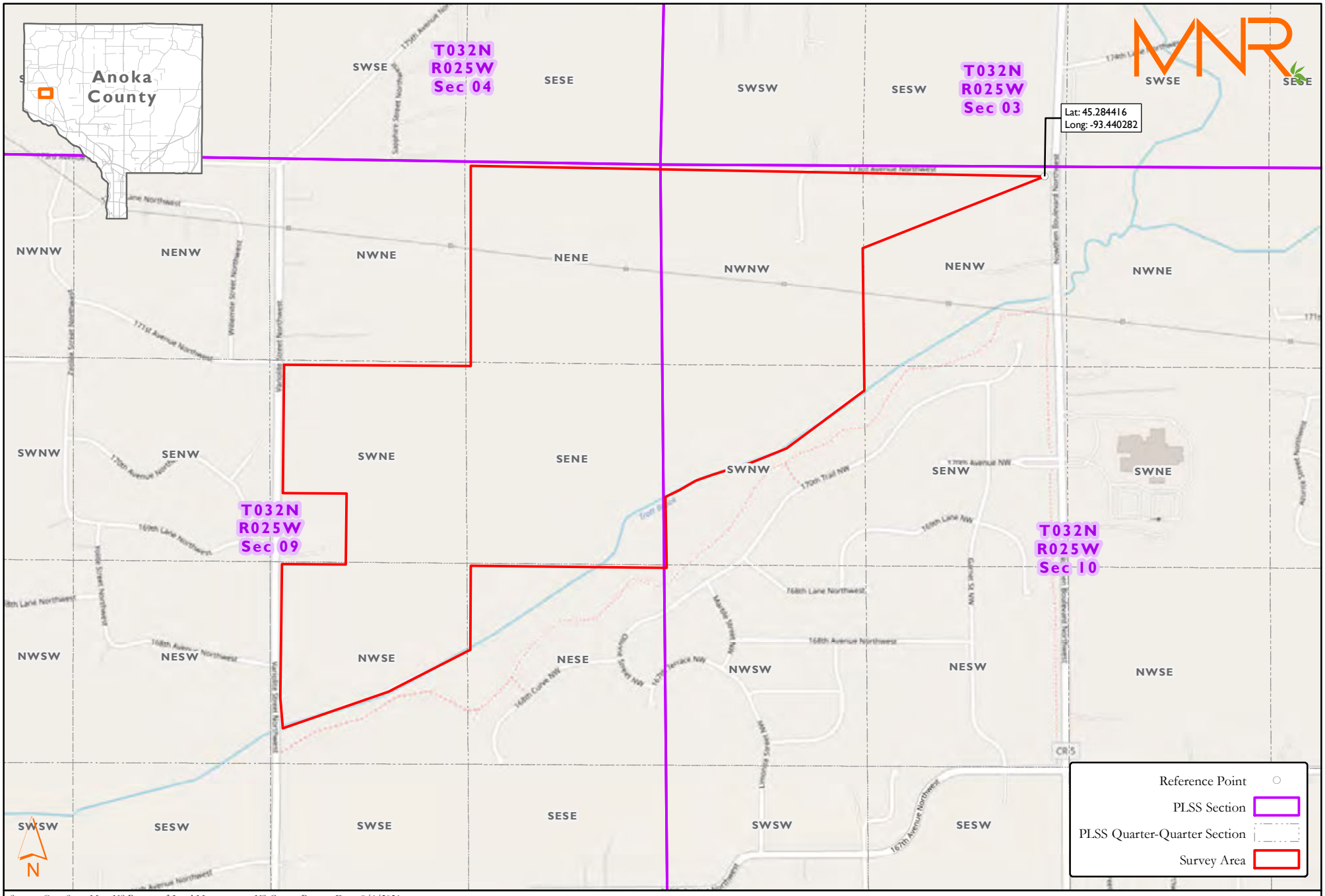
References

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

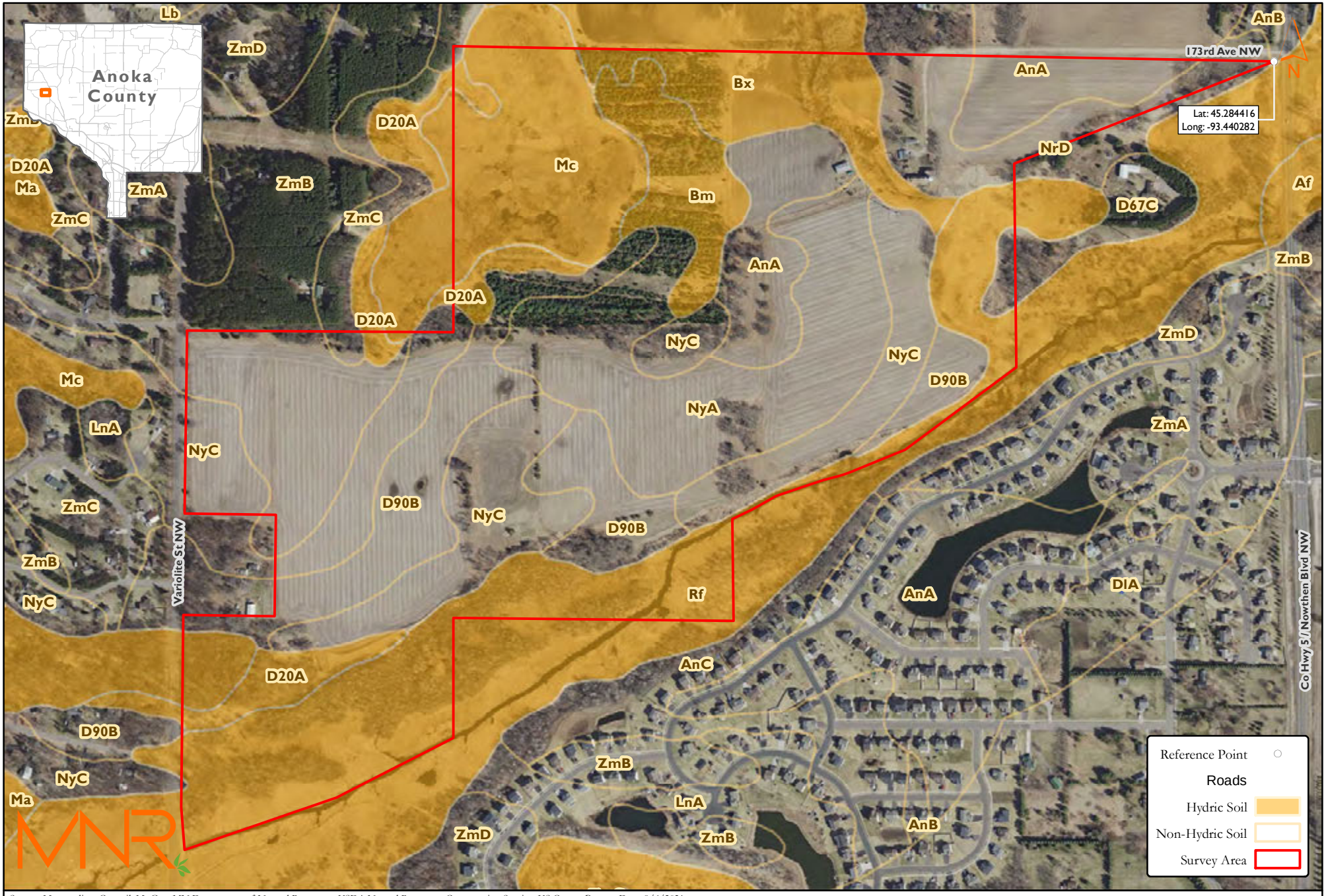
Figure 1



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

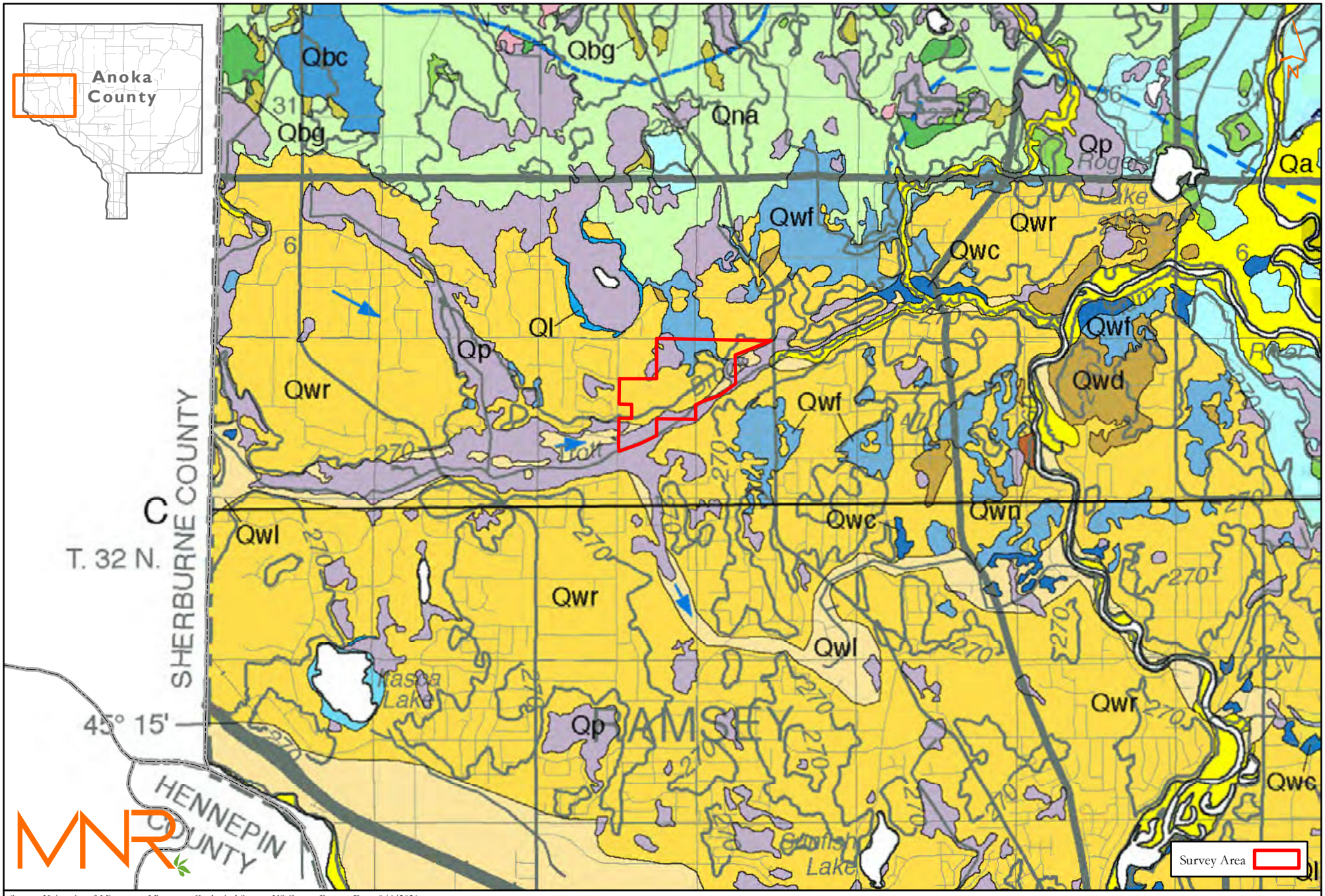


Source: Metropolitan Council, MnGeo, MN Department of Natural Resources, USDA Natural Resources Conservation Service, US Census Bureau, Date: 8/6/2021

0 400 800 Feet

Anoka County Soil Survey Units
Rare Plant Survey
Trott Brook Project - The Excelsior Group
Ramsey, Anoka County, Minnesota

Figure 3

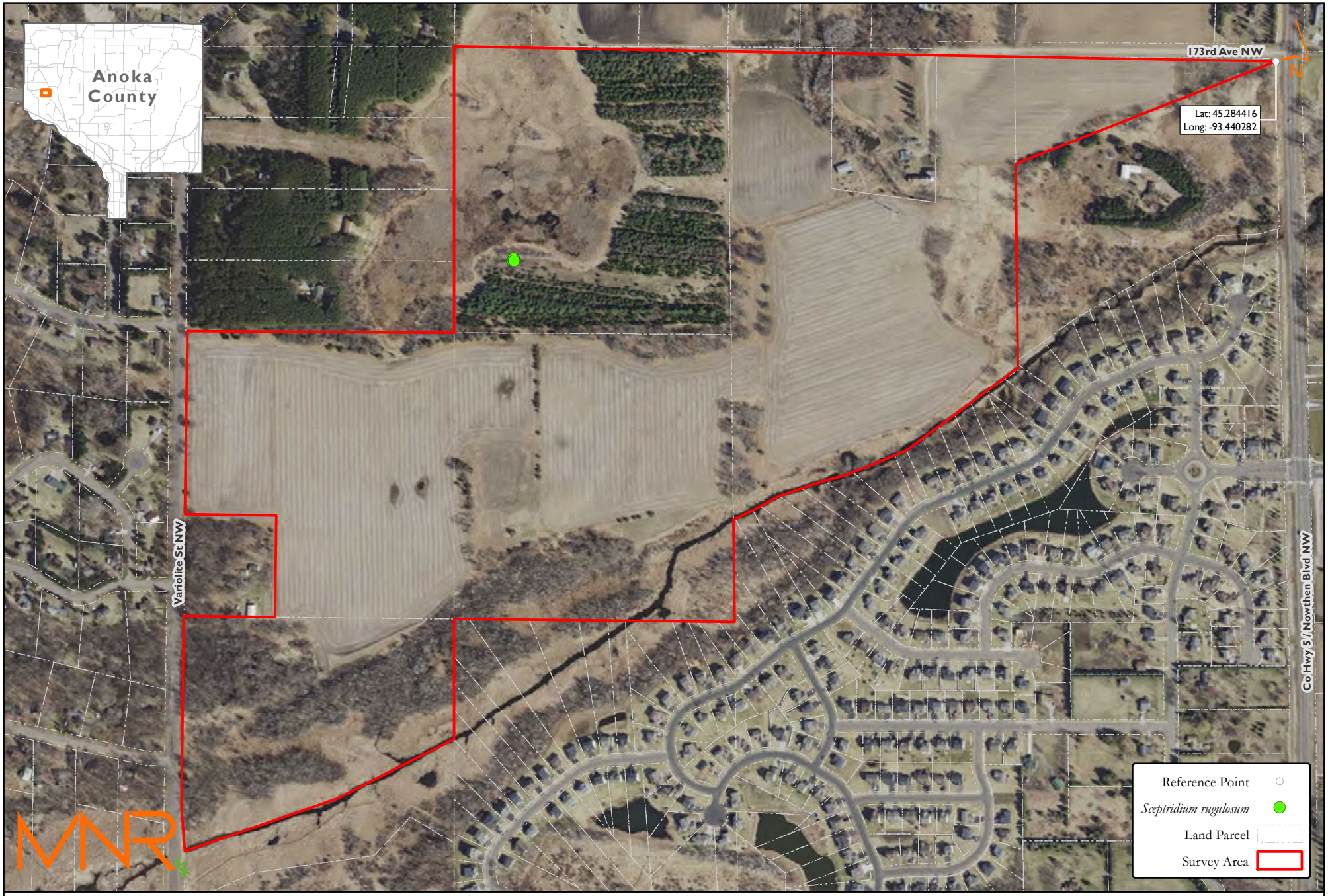


Source: University of Minnesota, Minnesota Geological Survey, US Census Bureau, Date: 8/6/2021

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.

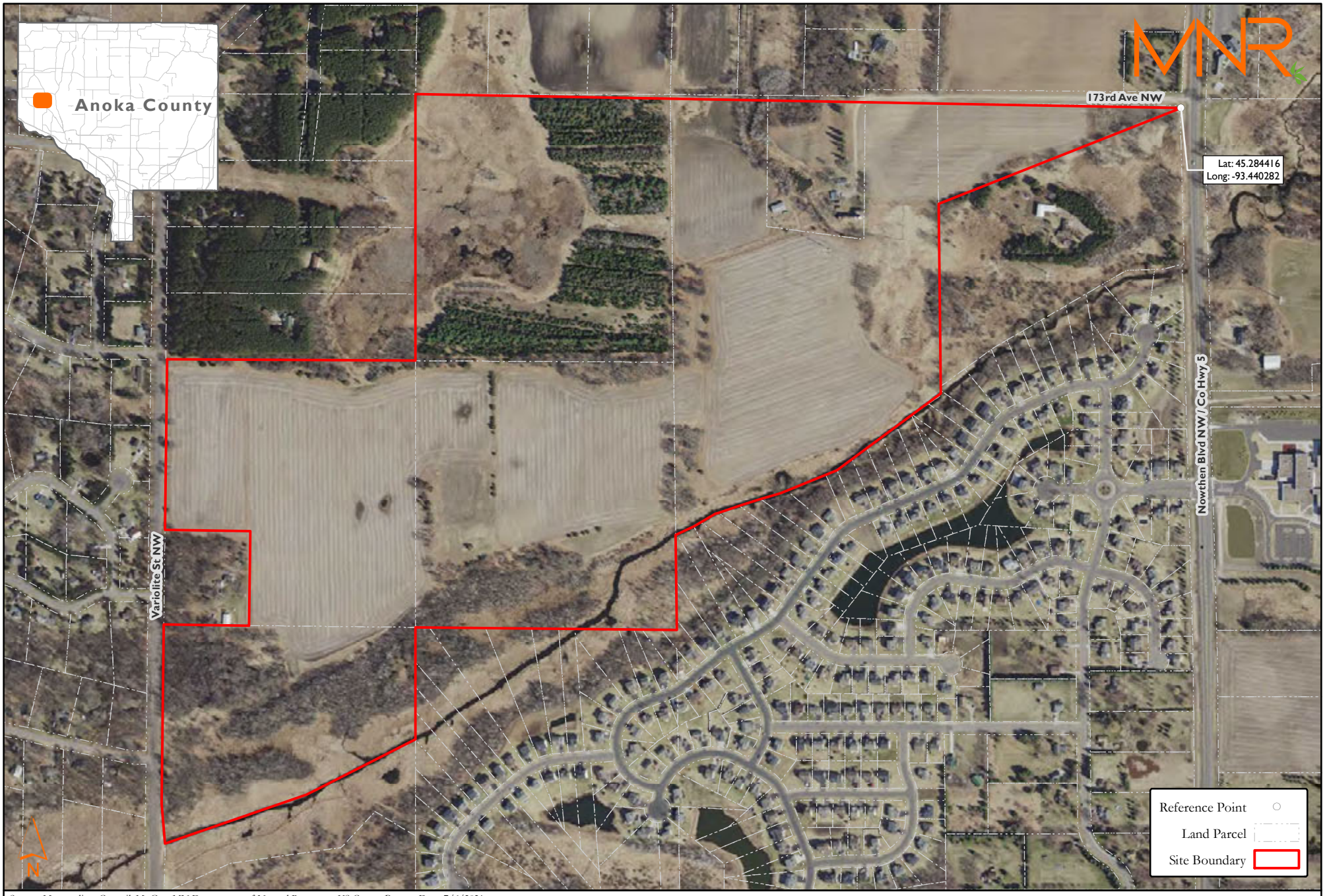
Survey efforts will involve documenting all vascular plant species observed during this visit. Rare plant species, if encountered, will be documented spatially using sub-meter GPS units (Trimble GeoXT 6000). Rare plant species documentation will include notes on habitat, associate species, number of 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.

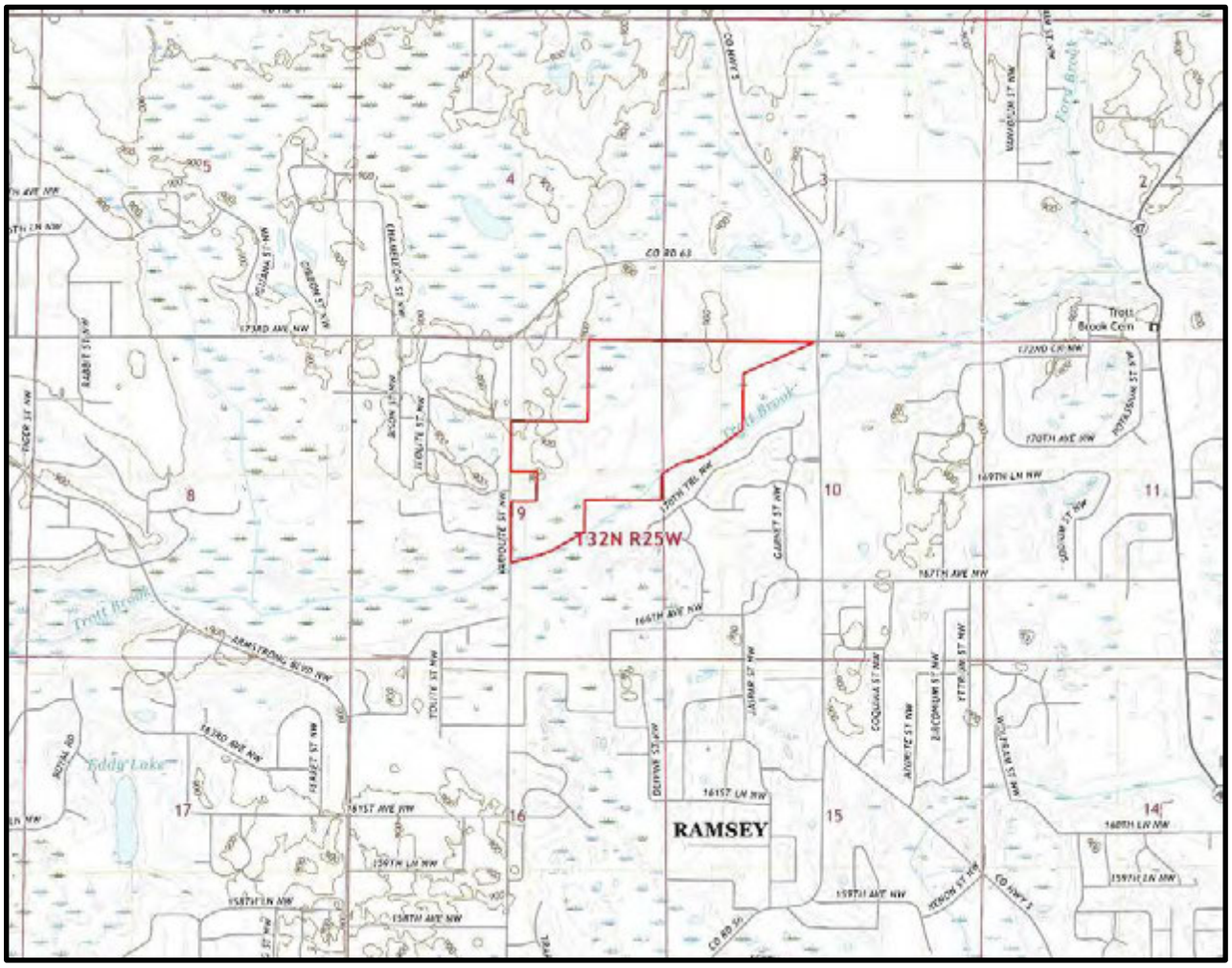


Figure 1: USGS Topographic Map Illustrating Project Area (outlined in red).
(USGS 7.5' Topographic Map, Anoka Quadrangle, 2019, 1:24,000)

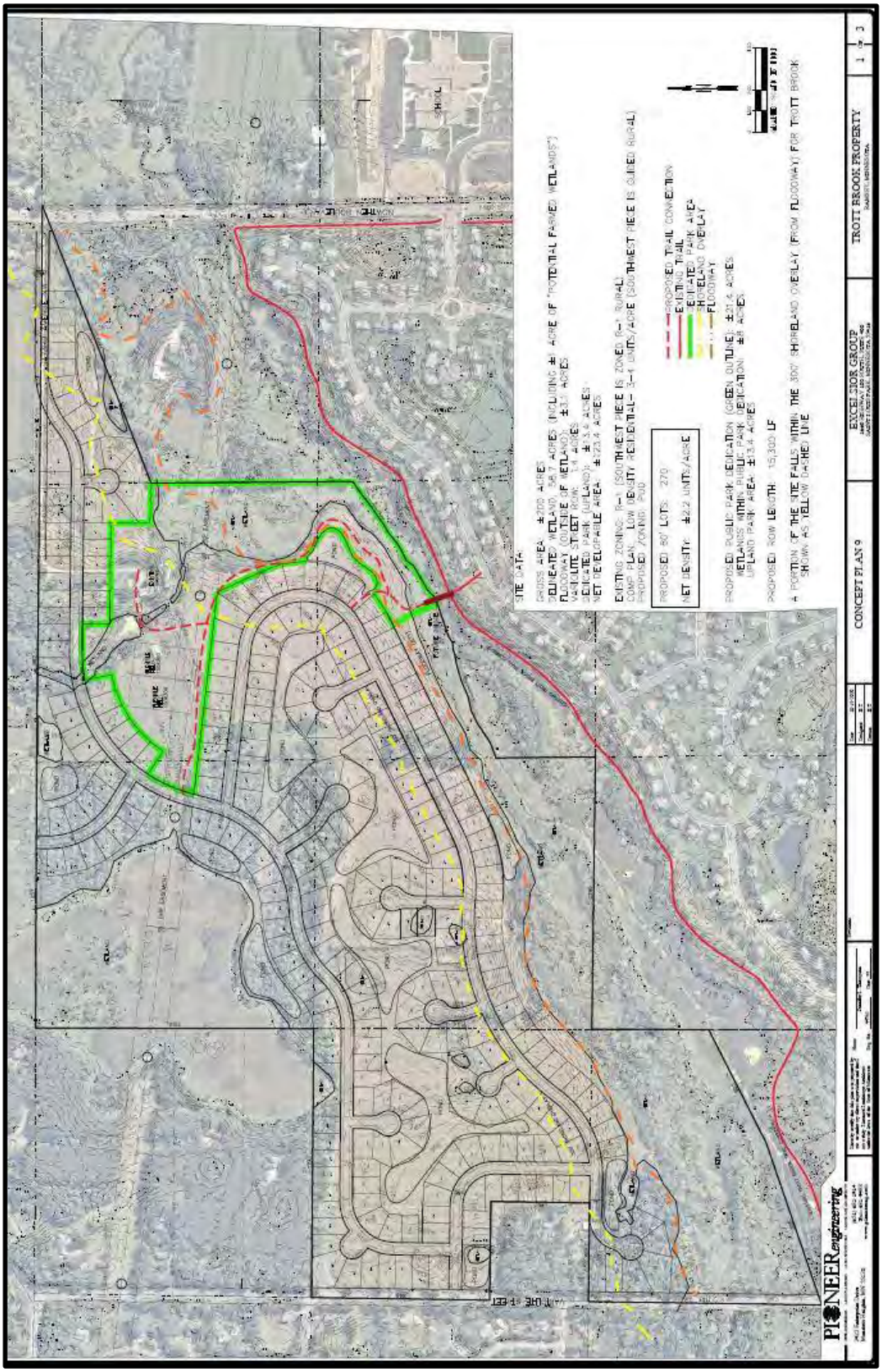


Figure 2: Engineering Sketch Plan of Project Area.
(Provided by Kjolhaug Environmental Services.)

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.

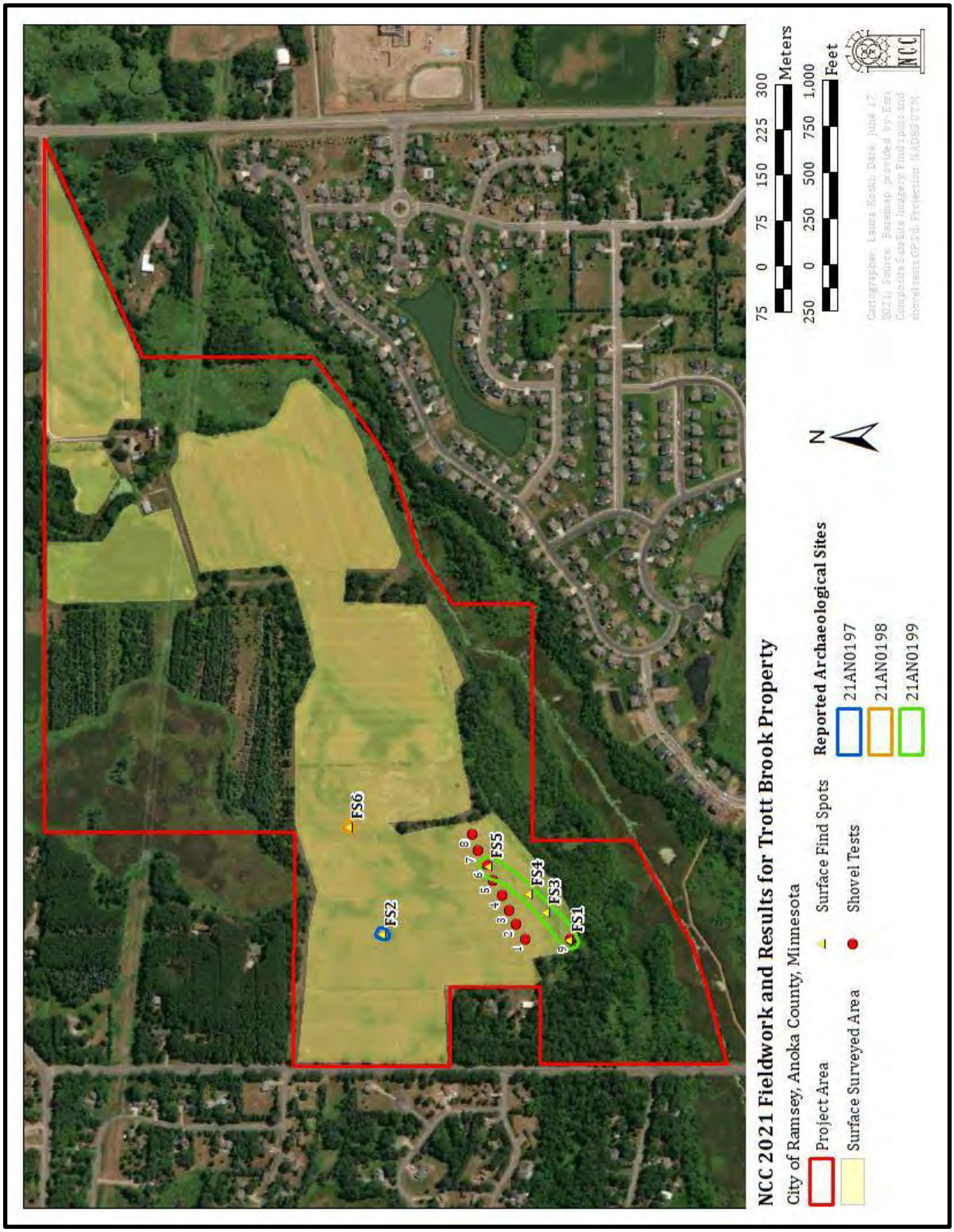


Figure 7: Map of NCC fieldwork and results.



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 silty sandy loam slight gravel	300cm--
~~290~~cm--	310cm--
~~300~~cm-- 25 ~ plow line	320cm--
~~310~~cm-- 10yr 5/3 wet coarse sand	330cm--
~~320~~cm-- slight gravel 45 ~	340cm--
~~330~~cm--	350cm--
~~340~~cm-- 10yr 6/2 Wet coarse sand	360cm-- N/A
~~350~~cm-- slight gravel wetness increase	370cm--
~~360~~cm-- w/ depth	380cm--
~~370~~cm--	390cm--
~~380~~cm--	400cm--
Max Depth: 100 cmbs 0-100	Max Depth:

☒ 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.

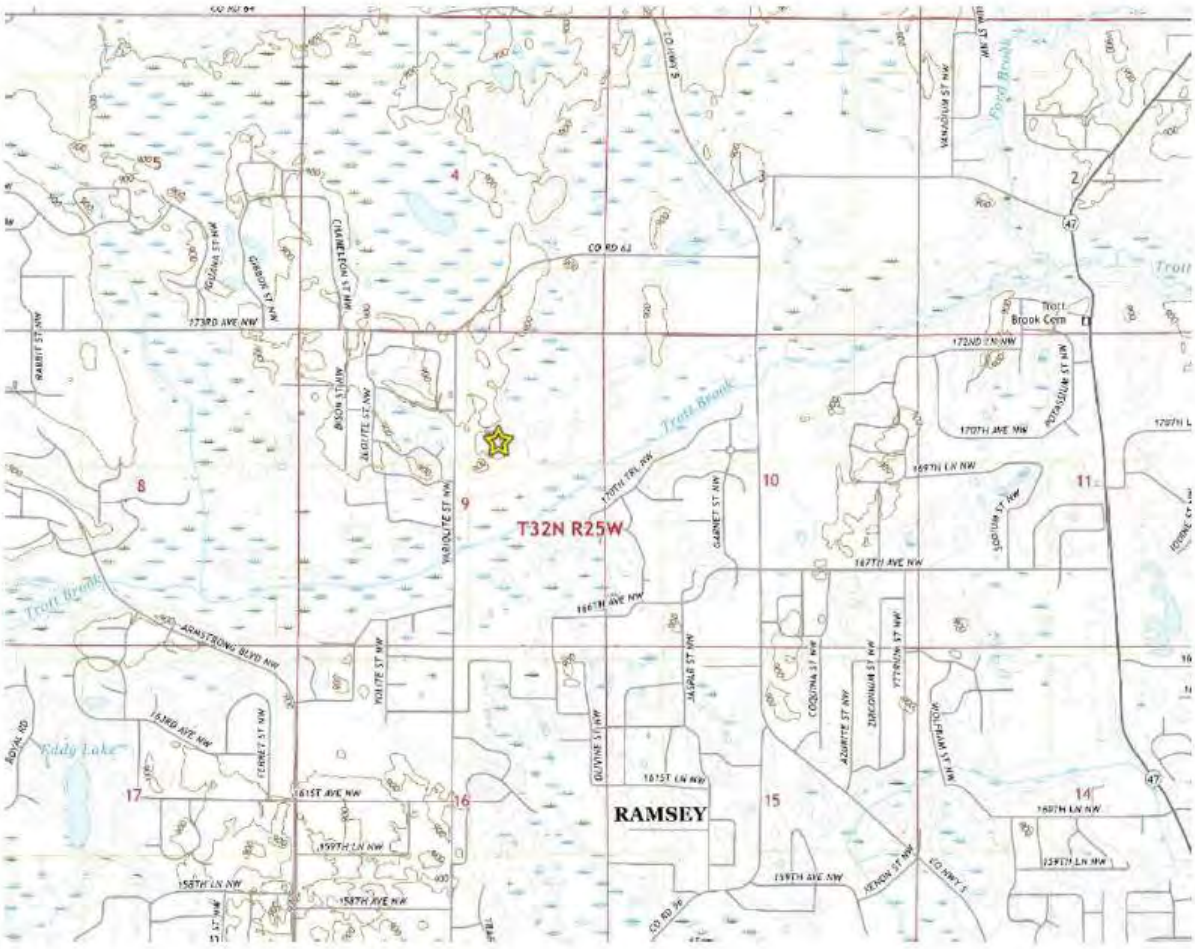
Principal Investigator *(name and affiliation):* **Dr. Jeremy Nienow, RPA of Nienow Cultural Consultants, LLC**

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.

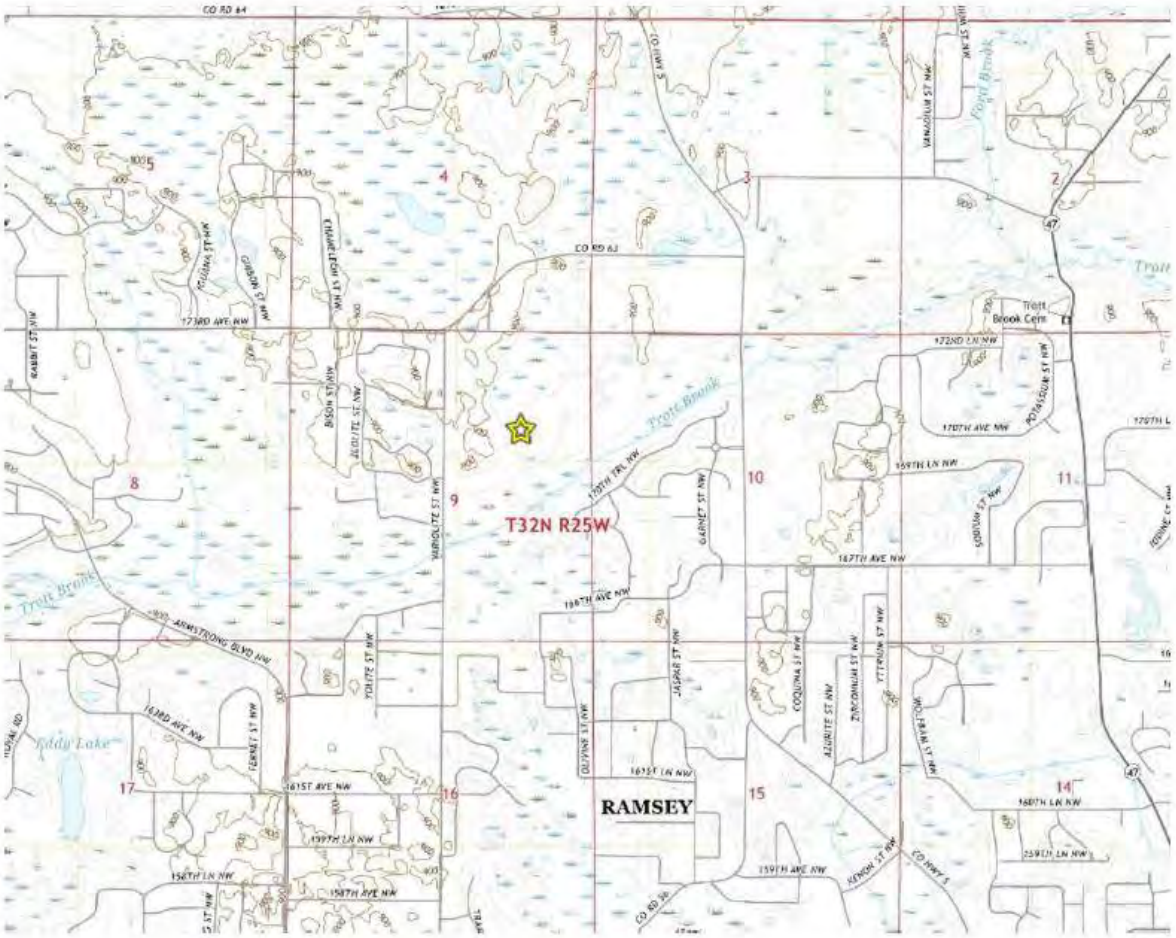
Principal Investigator *(name and affiliation):* **Dr. Jeremy Nienow, RPA of Nienow Cultural Consultants, LLC**

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.**

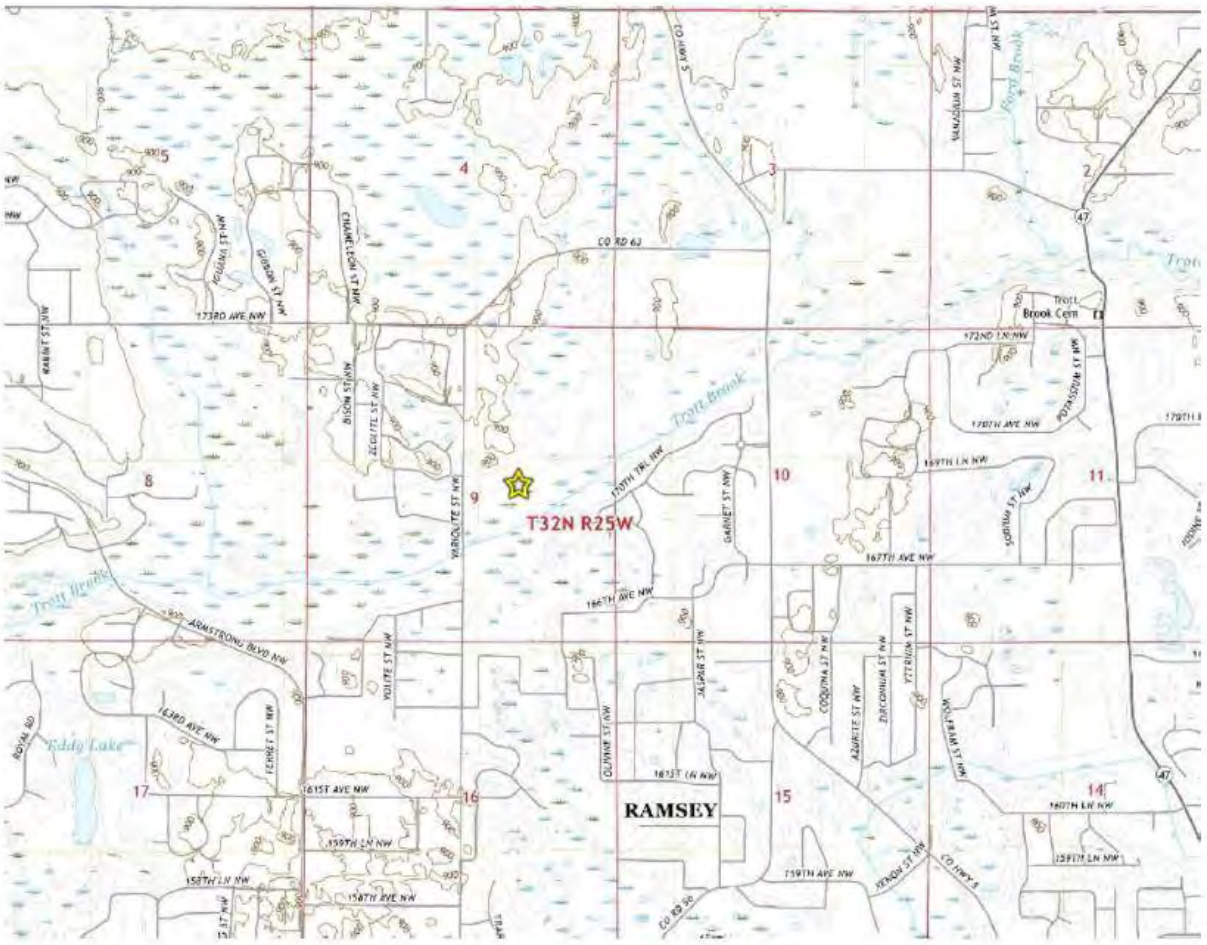
Principal Investigator *(name and affiliation):* **Dr. Jeremy Nienow, RPA of Nienow Cultural Consultants, LLC**

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.

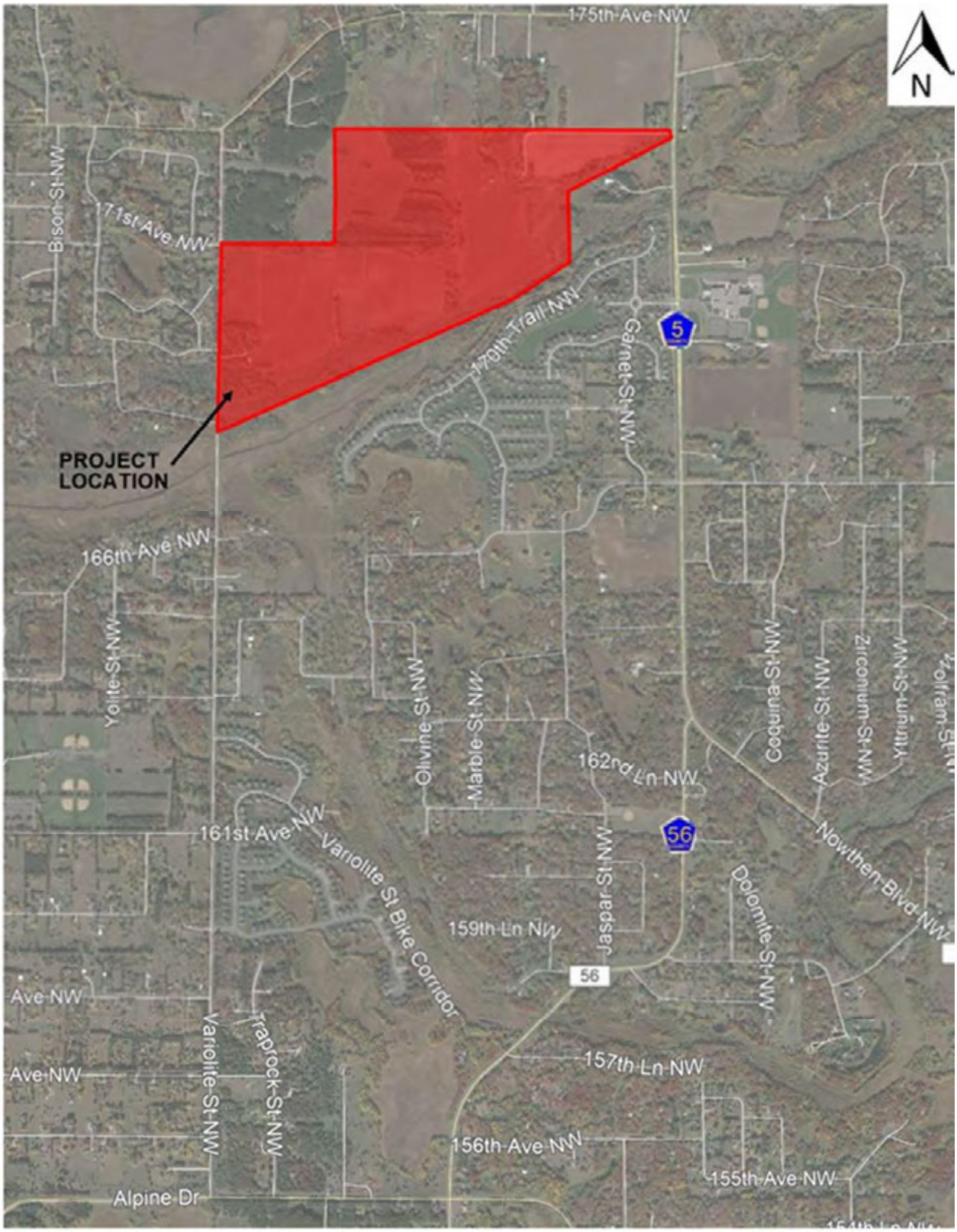


Figure 1 - Project Location

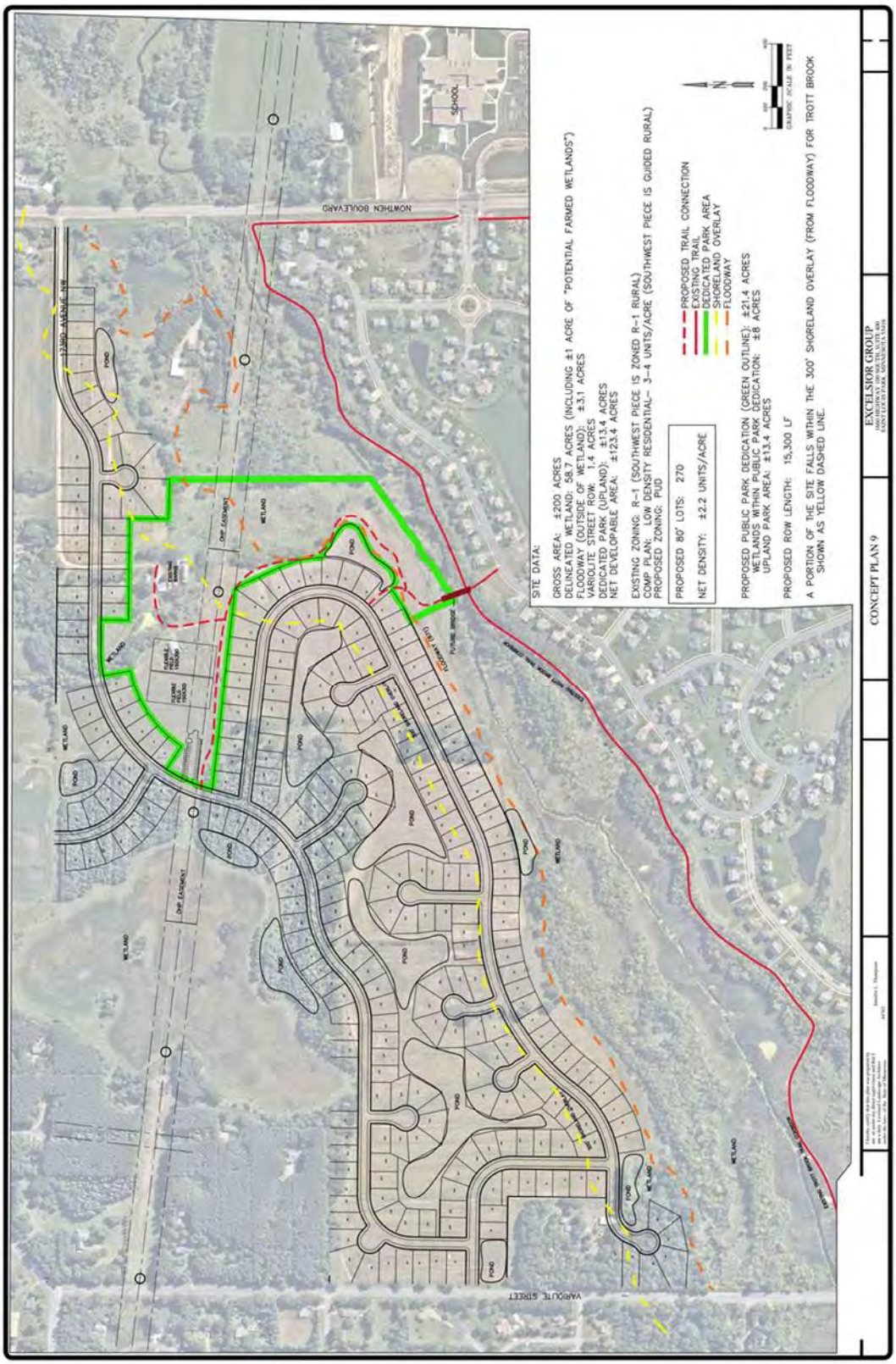


Figure 2 - Site Plan

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.

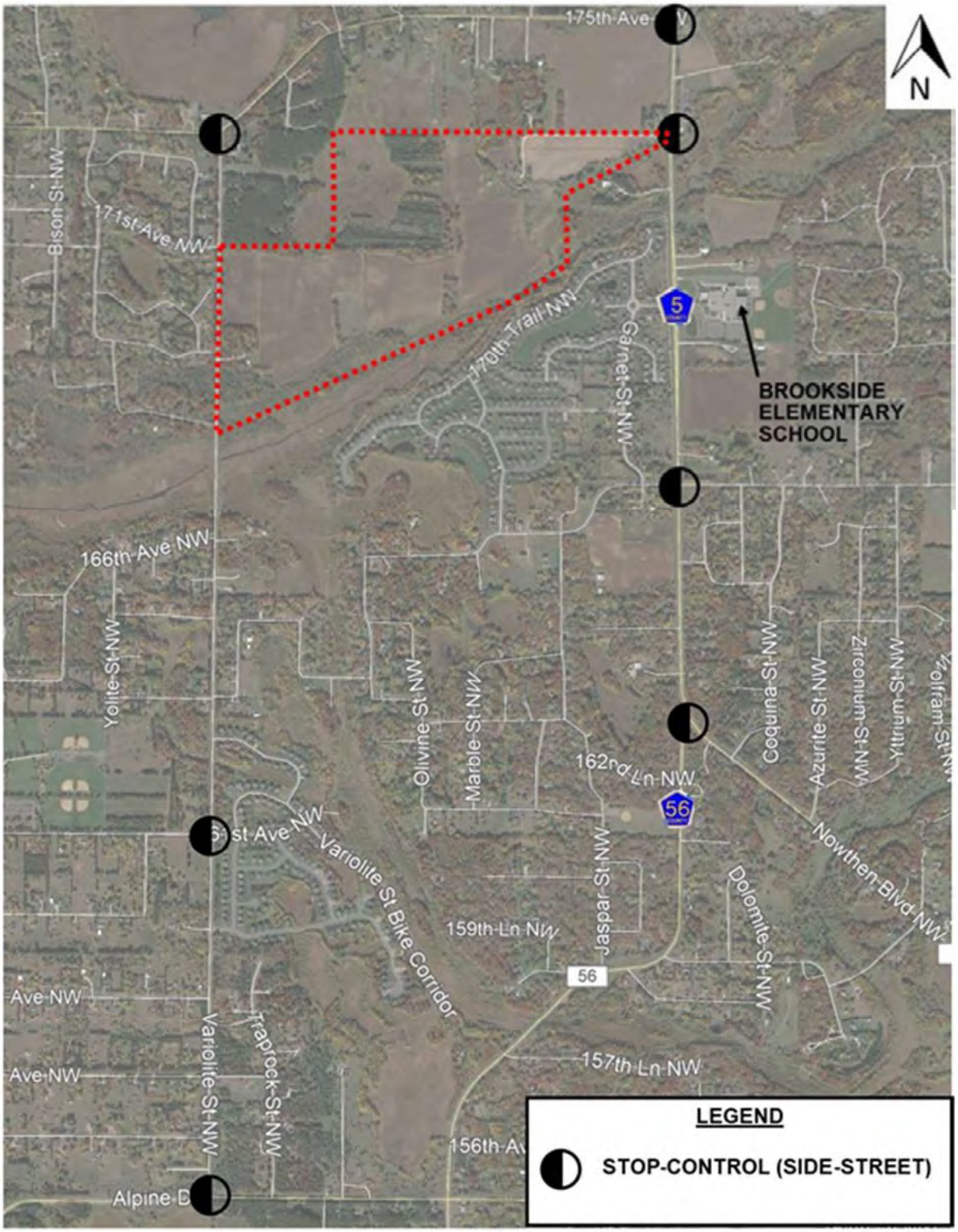


Figure 3 - Study Area

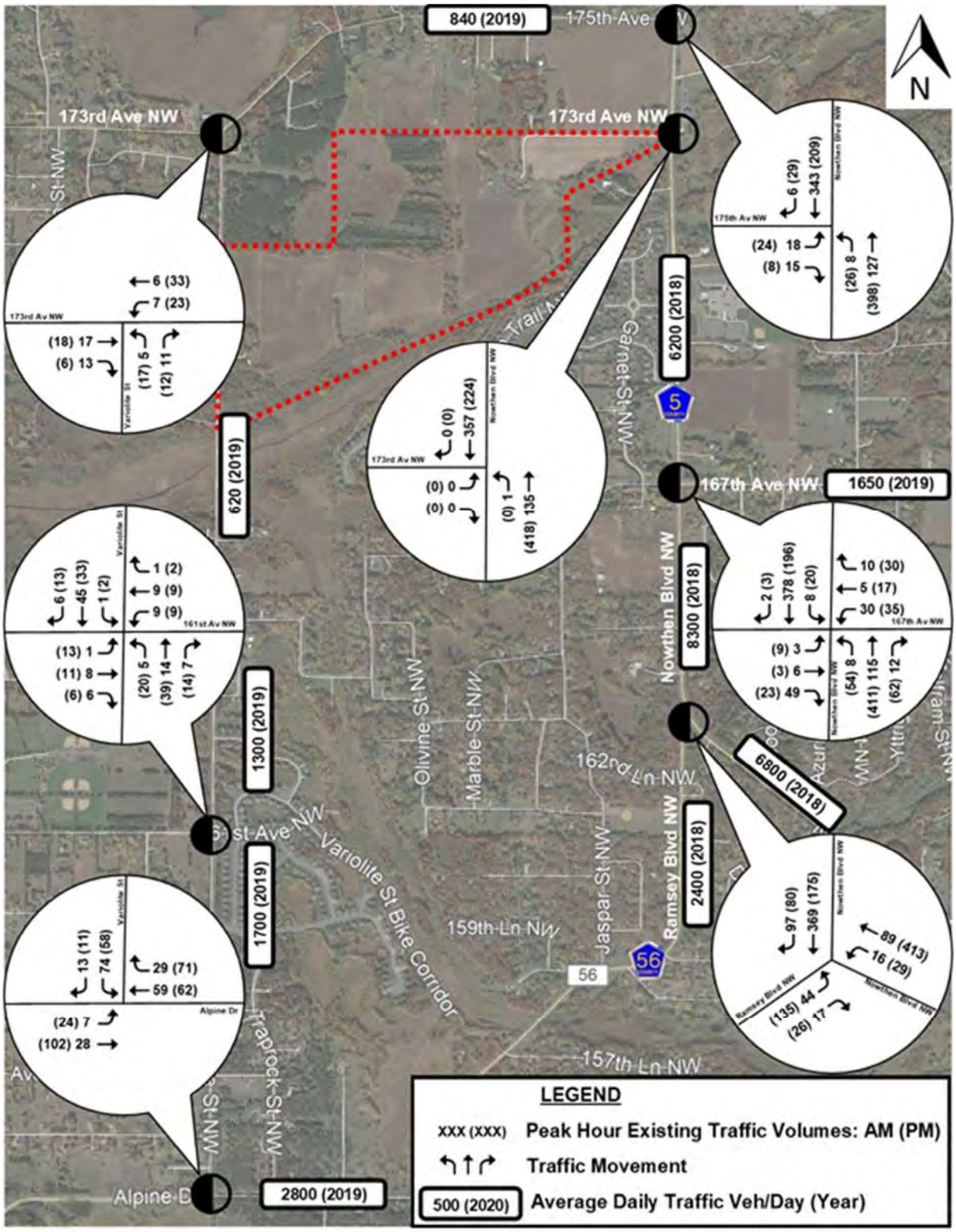


Figure 4 - Existing Traffic Volumes

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.

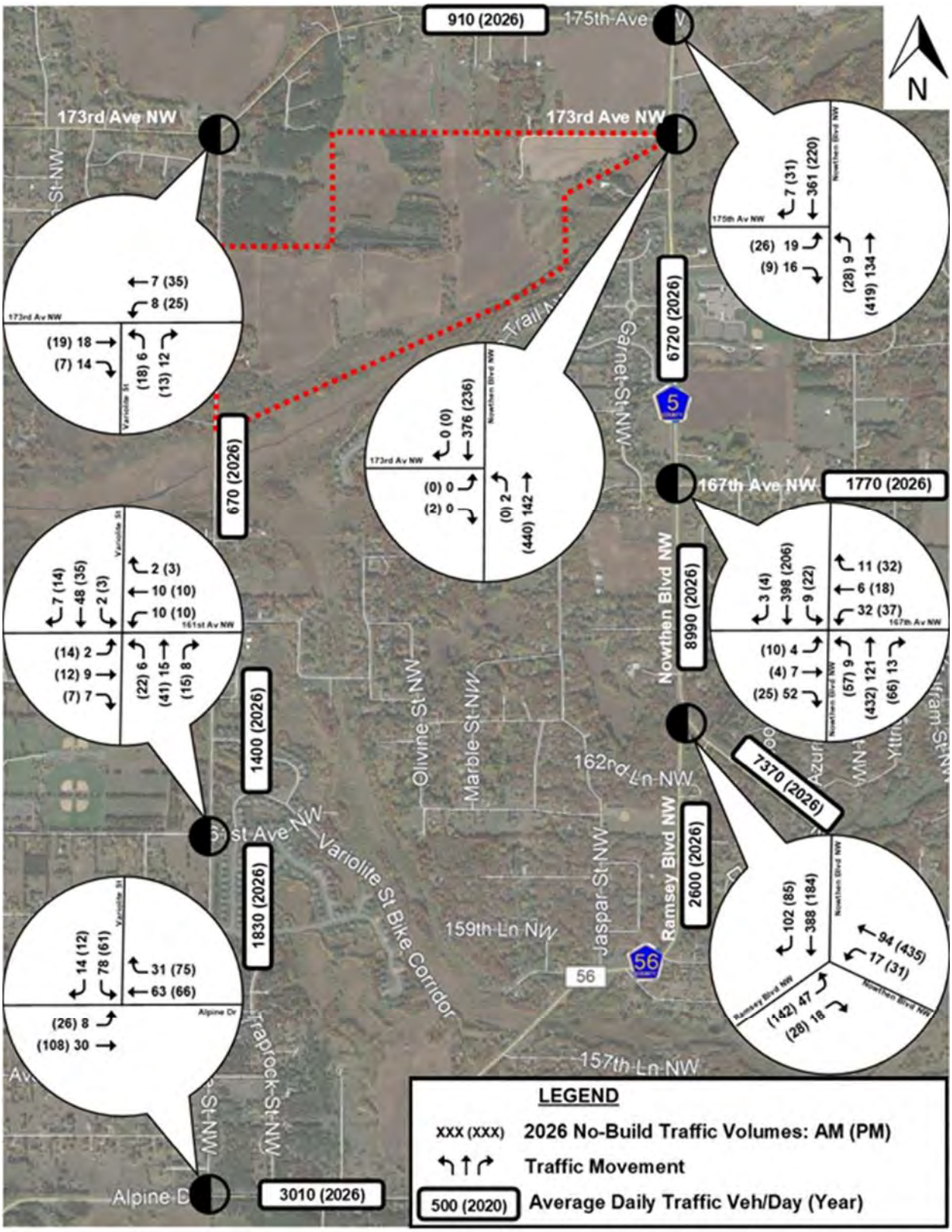


Figure 5 - 2026 No-Build Traffic Volumes

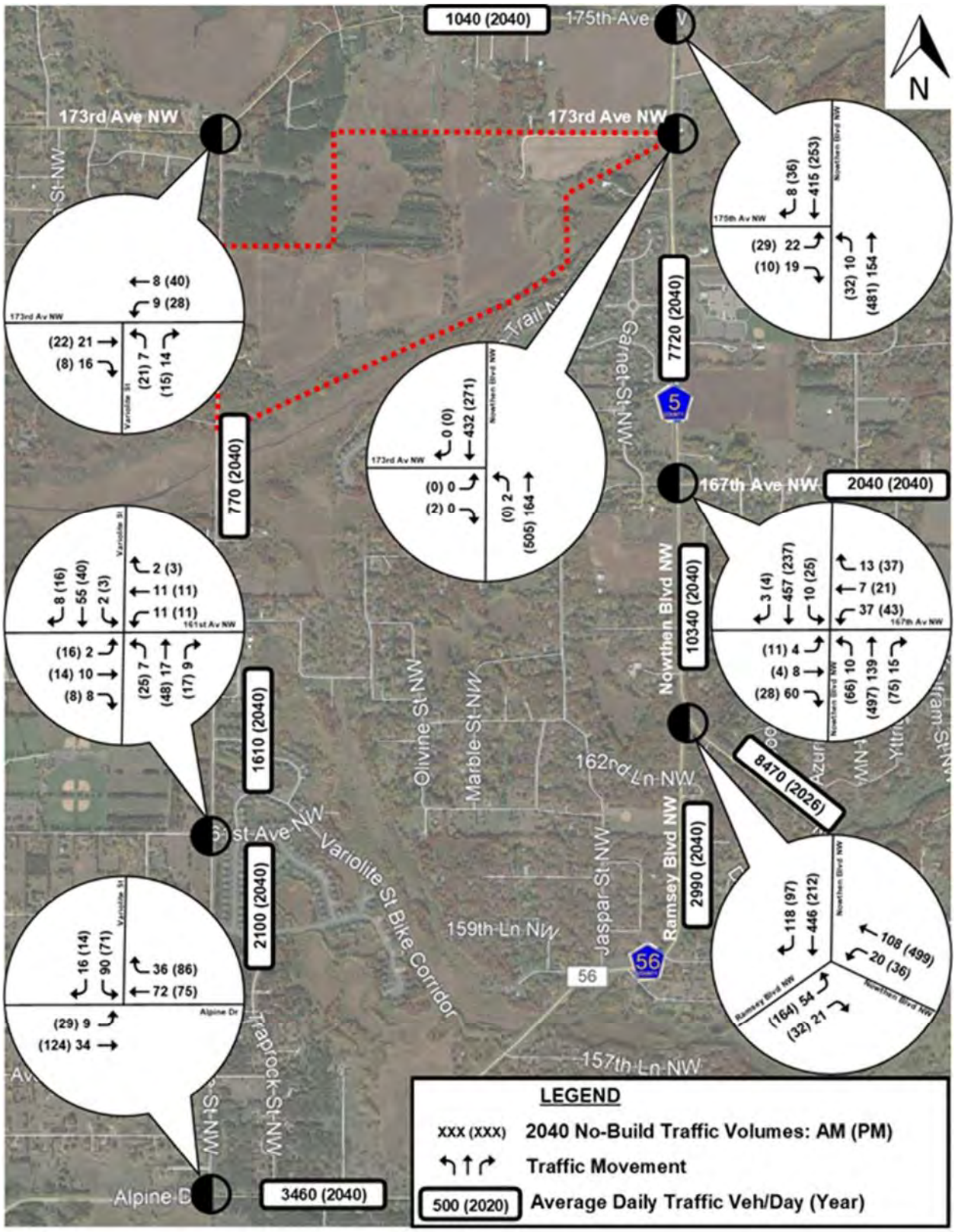


Figure 6 - 2040 No-Build Traffic Volumes

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.

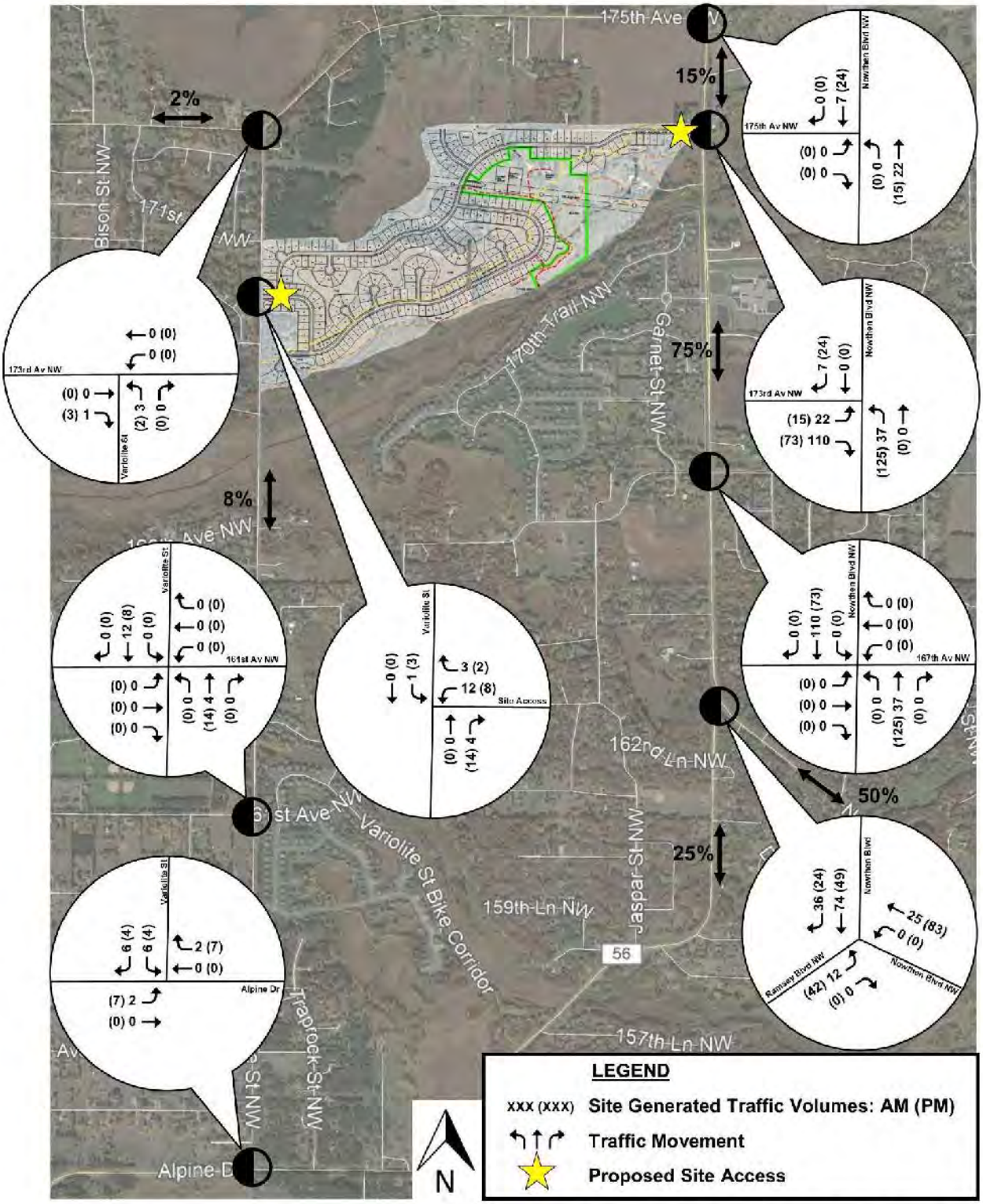


Figure 7 - Trip Assignment & Distribution

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.

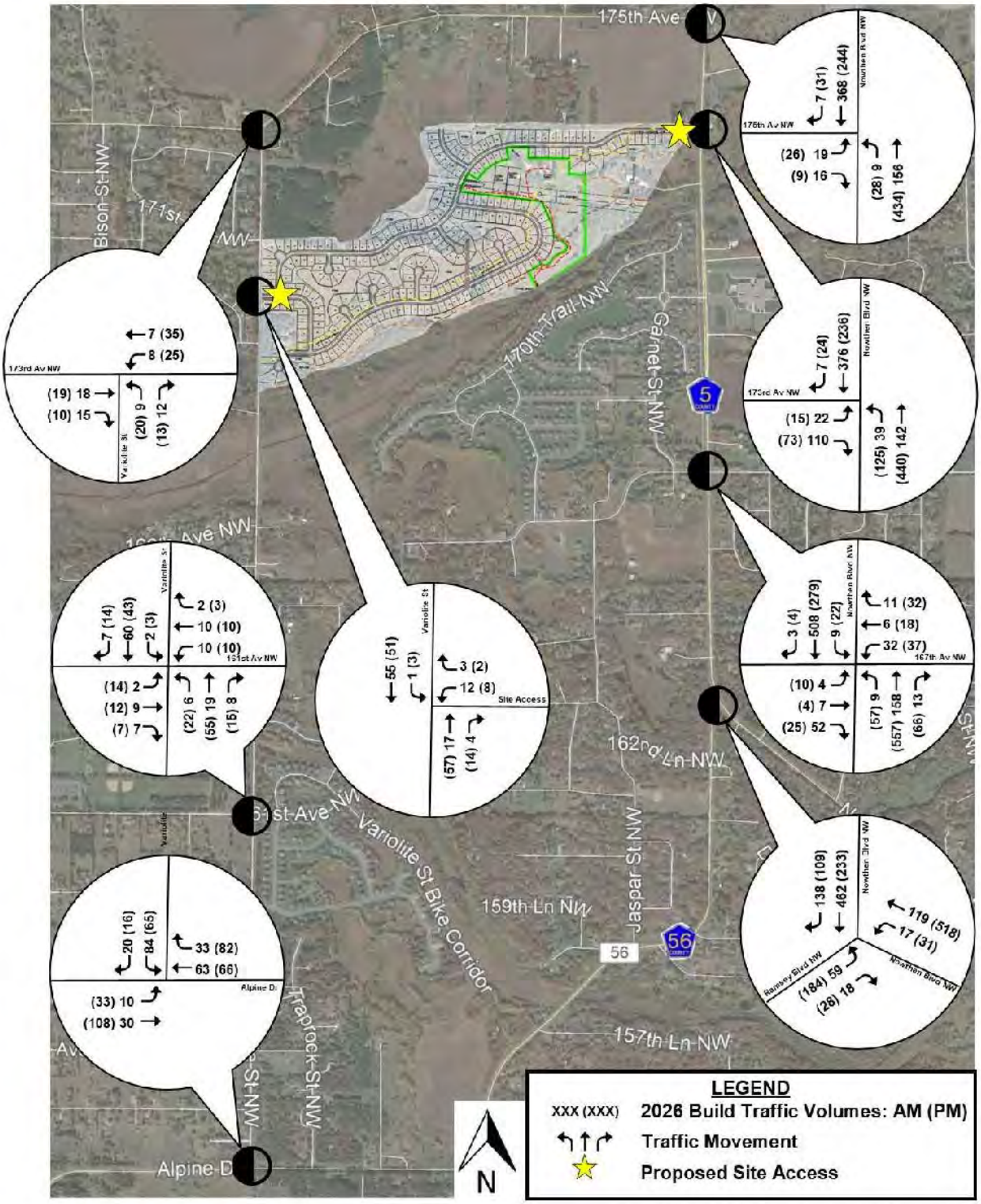


Figure 8– 2026 Build Traffic Volumes

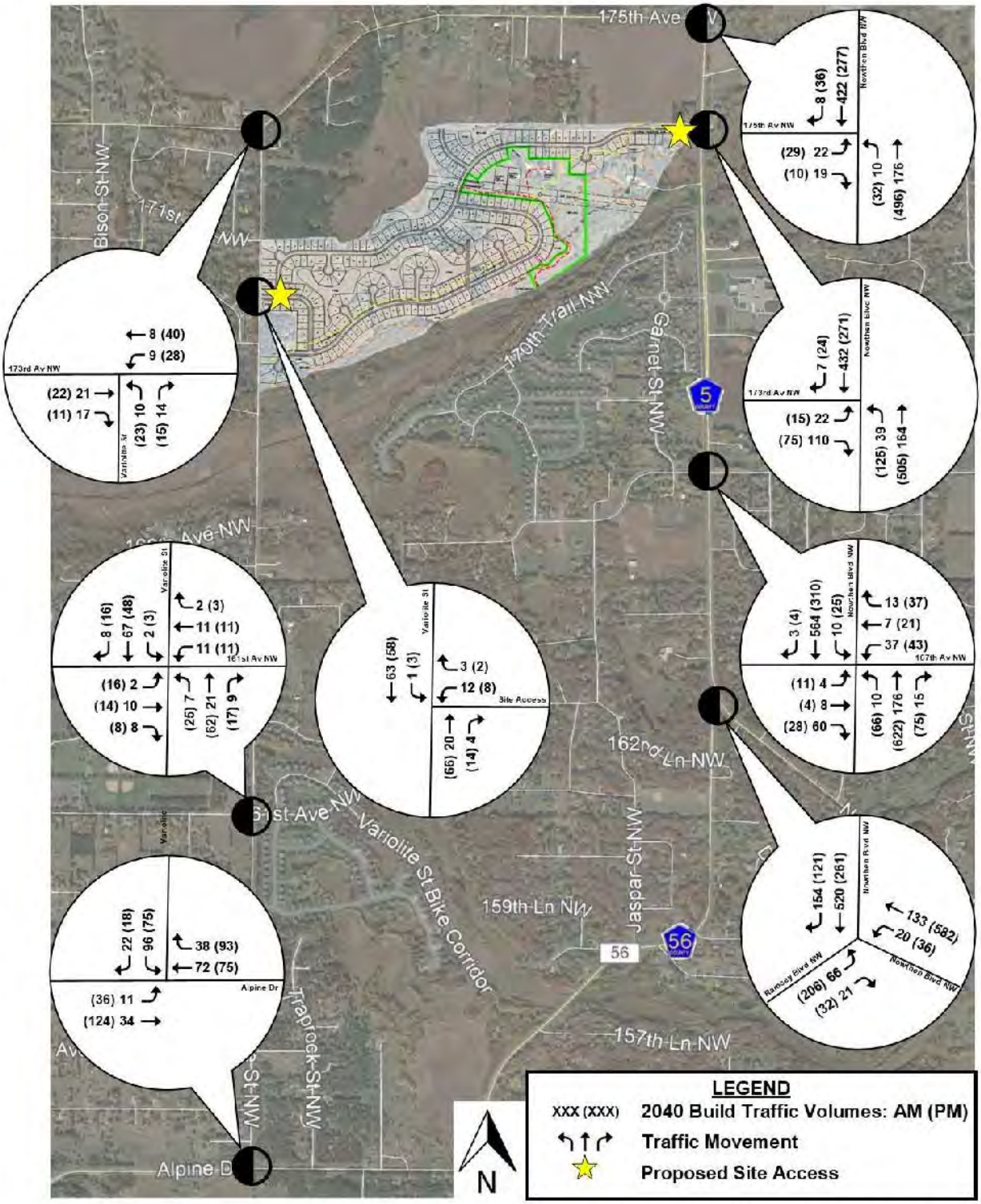


Figure 9– 2040 Build Traffic Volumes

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.

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

RESOLUTION #21-173

RESOLUTION AUTHORIZING AN ENVIRONMENTAL ASSESSMENTWORKSHEET 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 Woestehoff and upon vote being taken thereon, the following voted in favor thereof:

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of June, 2021.

Mayor

ATTEST:

City Clerk

Councilmember Woestehoff introduced the following resolution and moved for itsadoption:

RESOLUTION #21-264

RESOLUTION AUTHORIZING THE DISTRIBUTION OF THE TROTT BROOK CROSSING 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 completea 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 EAWas 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 CITYOF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby authorizes the Trott Brook Crossing EAW for distribution and public comment.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

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

Mayor

ATTEST:

City Clerk

Response to Comments, Findings of Fact, and Record of Decision

Trott Brook North
Environmental Assessment Worksheet

December 2021

RGU

City of Ramsey
Bruce Westby
City Engineer
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
Phone: (763) 433-9826
bwestby@ci.ramsey.mn.us

PROPOSER

Sotarra
Tracey Rust
Senior Development Manager
1660 Hwy 100 S, Ste 400
St. Louis Park, MN 55416
Phone: (952) 221-2566
tracey.rust@sotarra.com

CITY OF RAMSEY

Response to Comments, Findings of Fact, and Record of Decision

Trott Brook North Environmental Assessment Worksheet

December 2021

CONTENTS

Title **Page**

INTRODUCTION **1**
EAW Notification, Distribution, and Comment Period 1
COMMENTS RECEIVED **1**
RESPONSE TO COMMENTS **1**
FINDINGS OF FACT **7**
Project Description 7
Proposed Project 7
Site Description and Existing Conditions 7
Decision Regarding the Potential for Significant Environmental Effects 7
A. Type, Extent, and Reversibility of Environmental Effects 7
B. Cumulative Potential Effects 8
C. Extent to Which the Environmental Effects are Subject to Mitigation 9
D. Extent to Which Environmental Effects can be Anticipated and Controlled 10
RECORD OF DECISION **11**

TABLES

Table 1. Permits and Approvals 9

APPENDICES

A. Written Comments Submitted to the City of Ramsey

INTRODUCTION

Trott Brook North is proposed on approximately 200.5 acres of land in the northern part of the City of Ramsey, Anoka County, Minnesota. The project will include up to 275 detached single-family homes and parkland with tree preservation. Site development will include installation of municipal sewer and water, mass grading, and stormwater management practices. The project will convert 93.57 acres of cropland and 25.29 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will preserve about 7 acres of trees 56 acres of wetland and about 10 acres of grassland. The project will also include dedication of a 21.9-acre public park.

An Environmental Assessment Worksheet (EAW) was prepared pursuant to Minnesota Rules 4410.4300, Subp. 19.C. (Residential Development). The EAW and the respective comments have been reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has potential for significant environmental effects. This document includes responses to comments received by the City of Ramsey (City), the Findings of Fact supporting the decision, and the Record of Decision indicating an Environmental Impact Statement (EIS) is not necessary for this project.

EAW Notification, Distribution, and Comment Period

In accordance with Minnesota Rules 4410.1500, the EAW was completed and distributed to persons and agencies on the official Environmental Quality Board (EQB) distribution list. The notification was published in the EQB Monitor on September 28, 2021, initiating the 30-day public comment period. A public notice was published in the Anoka County Union Herald on October 1, 2021. The comment period ended on October 28, 2021.

COMMENTS RECEIVED

The City received written comment letters from eight agencies:

1. Minnesota Department of Natural Resources (MnDNR, October 28, 2021)
2. Metropolitan Council (MetC, October 28, 2021)
3. Minnesota Pollution Control Agency (MPCA, October 26, 2021)
4. Anoka County Highway Division (ACHD, October 28, 2021)
5. Minnesota Office of the State Archeologist (MnOSA, September 30, 2021)
6. Minnesota Department of Agriculture (MDA, October 26, 2021)
7. Minnesota Department of Transportation (MnDOT, October 7, 2021)
8. Minnesota State Historic Preservation Office (MnSHPO, October 27, 2021)

None of the comments recommended preparation of an EIS. The City of Ramsey did not receive comments from residents or individual members of the public.

RESPONSE TO COMMENTS

This document responds to comments on a letter-by-letter basis. It includes summaries of comments followed by responses. Comment letters are included in **Appendix A**. Responses to comments are generally confined to substantive issues that "address the accuracy and completeness of the material contained in the EAW, potential impacts that may warrant further investigation before the project is commenced, and the need for an EIS on the proposed project." (MN Rules 4410.1600). Some comments included general remarks, recommendations, or permit requirements. Such comments are noted for the record.

Table 1. Comments Received from Agencies

Comment Number	EAW Content/ Section Number	Comment	Response
Minnesota Department of Natural Resources – Melissa Collins, Regional Assessment Ecologist			
1	6. Project Description	Page 3, Project Description. A projected start date of April 2022 would not allow sufficient time to address rare species concerns due to the necessity of surveying for rare plants at the appropriate time during the growing season.	A thorough botanical survey has been completed by Midwest Natural Resources and no rare plants or rare natural communities are located within the area directly affected by the proposed project. The project proponent acknowledges that additional rare species survey work will be completed in the spring of 2022 to supplement the DNR NHIS database.
2	9. Land Use	Page 7, Shorelands. Trott Brook is an impaired stream, therefore the DNR does not recommend increasing the amount of impervious surfaces currently allowed under the shoreland ordinance beyond the 25% impervious surfaces threshold. These residential lots are also directly adjacent to sensitive wetlands that could be impacted by additional stormwater pollutants, especially as the topography of the site slopes from north to south.	The project proponent and city are aware of the 25% impervious surfaces threshold within the shoreland limits. Upland buffer will be present between the back of the lots and the edge of Wetland 5.
3	11. Water Resources	Page 11, Table 5. Wetland 4 is DNR Public Water Wetland 02-0319-00W. Because the DNR has jurisdiction over activities that occur below the Ordinary High Water Level of DNR Public Water Wetland 02-0319-00W, the document should clearly state that DNR Public Water Wetland exists on the site and show its location on Figure 6.	Figure 6 has been revised (attached) to indicate Wetland 4 as a Public Water Wetland. Upland buffer will be present between the back of the lots and the edge of Wetland 4. No activities will occur below the OHWL.
4	11. Water Resources	Page 12, Groundwater. The presence of seeps indicates that there is a groundwater connection to the surface at various points throughout the project area. Observed water levels may not reflect normal conditions due to the drought experienced during 2021. Are the piezometers still in place in case further monitoring is necessary?	For seeps such as these, it is generally understood that the discharge is not immediately affected by seasonal climatic conditions. Any affect that 2021 drought conditions may have had on the source of seep hydrology is not expected to be observable until future years if at all. Three Piezometers installed onsite in July 2021 are still in place.
5	11. Water Resources	Page 15, Wastewater. The proposed plan to add up to 275 residential units would presumably add a comparable number of residential water softeners due to the water hardness levels of the City of Ramsey municipal water supply. Many Minnesota municipalities are wrestling with high chloride levels in their wastewater (See this recent study on sources of chloride in Minnesota). Chloride is one of the components of salt, which is used in forms such as sodium chloride (table salt), calcium chloride and magnesium chloride (road salts). Sodium chloride is commonly used in home water softeners and by water treatment plants to treat “hard” water. Minnesota generally has groundwater with high levels of calcium and magnesium that must be removed through softening in order to improve taste and prevent lime scale buildup in appliances, pipes and water fixtures. The majority of home water softeners use sodium chloride (NaCl) in a softening process that replaces calcium and magnesium ions with sodium, while the chloride ions are discharged in the wastewater and eventually end up in the environment. Each community needs to determine which tool is appropriate for their situation. This factsheet suggests ways for homeowners to optimize their water softener salt use, while this link provides resources for cities and examples of how other communities in Minnesota are addressing their high chloride levels. We suggest that as this development moves forward, the City of Ramsey consider what strategies can be used to minimize chloride use.	The City is aware of the Twin Cities Metropolitan Area Chloride Management Plan outlining salt reduction practices. (https://www.pca.state.mn.us/sites/default/files/wq-iw11-06ff.pdf). Chloride reduction strategies will be considered to the extent practicable.
6	11. Water Resources	Page 16, Pre-Construction Site Runoff. It is unclear if any of the project area is currently tile drained, and how that may alter site hydrology if removed.	The site is not tile drained.
7	11. Water Resources	Page 16, Post Construction Runoff. Due to the potential groundwater connection near the surface, the installation of large infiltration basins has the potential to impact wetland hydrology. Further review of hydrologic site conditions is recommended in order to avoid impacting seepage wetlands within the project area.	The potential effect of development, including infiltration basins, on the hydrology of the seepage wetlands is being evaluated and will be discussed during the WCA Wetland Replacement Plan review process.
8	11. Water Resources	Page 16, Post Construction Runoff. The DNR recommends that water from stormwater features be used as to irrigate landscaping if feasible.	Comment noted. The project proponent is assessing the potential to reuse stormwater for irrigation.
9	11. Water Resources	Page 16, Post Construction Runoff. The DNR recommends using native seed mixes in stormwater features and native plants in landscaping to the greatest degree possible in order to provide pollinator habitat.	Comment noted.
10	11. Water Resources	Page 16, Post Construction Runoff. The planned increase in impervious surfaces will also increase the amount of road salt used in the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations. We also encourage cities and counties to provide public outreach to reduce the overuse of chloride. Here are some educational resources for residents as well as a sample ordinance regarding chloride use.	The City is aware of the Twin Cities Metropolitan Area Chloride Management Plan outlining salt reduction practices (https://www.pca.state.mn.us/sites/default/files/wq-iw11-06ff.pdf). Chloride reduction strategies will be considered to the extent practicable.

Table 1. Comments Received from Agencies

Comment Number	EAW Content/ Section Number	Comment	Response
11	11. Water Resources	Page 20, Surface Waters. The EAW states that buffers will protect wetlands, but it is unclear what type and width of wetland buffers will be used throughout the development. The DNR recommends that native upland vegetation be used for wetland buffers as opposed to lawn or turf that might be managed with fertilizer and pesticides. It is unclear from design plans where the wetland buffers will be located.	Wetland buffers will be a minimum of 16.5-ft in width adjacent to all wetland boundaries. Wetland buffers will be outside of home lot boundaries. A native seed mix will be used to re-vegetate disturbed buffer areas.
12	11. Water Resources	Page 20, Other Surface Waters. Please note that it is possible that a DNR Water Appropriation Permit could be necessary for the re-routing or pumping of water during the construction of the pedestrian bridge over Trott Brook.	Comment acknowledged.
13	11. Water Resources	Page 20, Other Surface Waters. There should be a 100 foot setback from the Ordinary High Water (OHW) level of Trott Brook. No clear cutting is allowed in that area, but it is difficult to see in the proposed site plan where the setback is located. Additionally, on Concept Plan (Appendix A) of the EAW under Site Data, it notes, "a portion of the site falls within 300' shoreland overlay from the top of bank of Trott Brook." This should be clearly shown on the map. Shoreland Overlay Limit is identified as a symbol in the legend however the boundary should also be shown on the Concept Plan.	No clear cutting of trees within 100-ft of the OHWL of Trott Brook will occur. The concept plan has been revised (attached) to clearly show the top of the creek bank (OHWL) and the shoreland overlay limit.
14	13. Fish, Wildlife, Plant Communities and Sensitive Ecological Resources	Page 23, Rare Species, State. The DNR concurs that there is habitat for the state-threatened Blanding's turtle within the project area. Please coordinate with Regional Nongame Wildlife Specialist, Erica Hoaglund (Erica.Hoaglund@state.mn.us) on the need for an avoidance plan to limit impacts to this protected species. We appreciate that the development will use surmountable curbs. In addition to the BMP's mentioned in the EAW, the following mitigation measures are required: • Type 3 wetlands occur in the project area and could provide habitat for the threatened Blanding's turtle. In order to avoid potential impacts, these wetlands should not be dredged, deepened, filled, or converted. Avoid working in these wetlands during the winter because of their potential as overwintering habitat for the Blanding's turtle. • New roads should not be installed where they bisect wetlands or between closely spaced wetland features if possible. MN DNR and partner Data has shown these are the areas with the greatest concentration of road mortality for wildlife species including turtles. If impossible to avoid, contact Erica Hoaglund (Nongame Wildlife Specialist) for BMPs. • Distribute the attached Blanding's flyer to contractors working in the area and report any sightings to Erica Hoaglund. • Due to entanglement issues with small animals, use of erosion control blankets shall be limited to 'bio-netting' or 'natural netting' types, and specifically not products containing plastic mesh netting or other plastic components. These are Category 3N or 4N in the 2016 & 2018 MnDOT Standards Specifications for Construction. Also be aware that hydro-mulch products may contain small synthetic (plastic) fibers to aid in its matrix strength. These loose fibers could potentially re-suspend and make their way into Public Waters. As such, please review mulch products and do not allow any materials with synthetic (plastic) fiber additives in areas that drain to Public Waters.	The project does not involve permanent dredging, deepening, filling or conversion of Type 3 wetlands. Wetland 7 will be bisected for a roadway crossing. This wetland impact is unavoidable per the sequencing argument included in the wetland replacement plan application. The area of bisected wetland is Type 1 & 2 wet meadow. The DNR will be contacted for appropriate BMPs. The project proponent will distribute the Blanding's turtle flyer to contractors working in the area and report sightings to the MN DNR. The project proponent will use Category 3N or 4N natural fibers where erosion control blankets are needed.
15	13. Fish, Wildlife, Plant Communities and Sensitive Ecological Resources	Page 23, Rare Species, State; Appendix E. The DNR has reviewed the Rare Plant Survey Report included in Appendix E and verified the identification of plant specimens for the St. Lawrence grapefern (*Sceptridium rugulosum*, state listed as a species of special concern). We agree with surveyor recommendations that a follow up survey in spring of 2022 should be conducted to further document the presence of protected state-listed species within the area highlighted in the survey report. Based on the survey and habitat assessment, it appears that there may be DNR Native Plant Communities (NPC) present that may qualify as Rare Natural Communities (RNC) under WCA. If Wetland Conservation Act (WCA) rules are applicable and a replacement plan is required, any potential concerns related to WCA Rules 8420.0515 subp. 3 must be addressed prior to the approval of a replacement plan; therefore, until any RNC concerns are resolved, approval of a replacement plan must not proceed. WCA TEP members have been notified of this decision. In addition to recommending additional surveys for rare species, we recommend that wetland plant communities should be classified to type, and if rare communities (S1 – S3) are present, the condition rank should be determined, to help in determine if rare natural communities are present. Please note that it is the responsibility of the proposer to obtain the data necessary for the DNR to make a determination on the presence of an RNC. We also appreciate the detailed information provided in the report regarding the potential for a calcareous fen onsite, however we cannot adequately determine that the area is not a calcareous fen at this time. An additional site visit(s) and further discussion is needed with DNR Wetlands Coordinator, Jennie Skancke, and DNR Hydrologist, Keylor Andrews.	A field meeting was held with the project proponent, proponent's consultant, TEP members, and DNR staff on November 10, 2021. The area identified by DNR staff for spring 2022 rare species survey was limited to within the southwest portion of Wetland 5, which is outside of the project grading limits. Midwest Natural Resources (MNR) has provided information regarding their assessment of potential RNCs within the boundary of Wetland 5 to DNR for review. MNR is working with the DNR to produce a map of the communities and their condition rank. After the spring 2022 plant survey, MNR will work with the DNR to assess the potential presence of a calcareous fen within delineated wetland adjacent to Trott Brook. The wetland is being avoided by project development activities. The project proponent acknowledges that WCA Rules 8420.0515 subp. 3 must be satisfied prior to the approval of a replacement plan.

Table 1. Comments Received from Agencies

Comment Number	EAW Content/ Section Number	Comment	Response
16	16. Air	Page 28, Dust Control. If water for dust control is taken from streams, wetlands, or lakes in volumes that exceed 10,000 gallons per day, or one million gallons per year, then a DNR Water Appropriation Permit will be required.	Comment noted.
17	16. Air	Page 28, Dust and Odors. Please do not use products that contain chloride in areas that drain to Public Waters.	Comment noted.
Metropolitan Council, Angela R Torres, Manager, Local Planning Assistance			
1	8. Permits and Approvals	Item 8 accurately details that a Comprehensive Plan Amendment which includes a Metropolitan Urban Service Area (MUSA) boundary adjustment is required for this development. However, Item 9 incorrectly states that the entire site is guided as Low Density Residential (LDR) (3-4 units per acre) in the City's 2040 Plan. Most of the site is within the MUSA and guided as LDR; however, the southwestern portion of the site (near 168th Avenue NW) is not within the MUSA and therefore not guided with the LDR land use, which reflects sewered development. Item 9 should be revised to clearly state this. Item 9 also states that the development is below the required minimum density of the LDR land use (3-4 units per acre). If the development is planned for a residential density of 2.2 units per acre, as the EAW states, this density is inconsistent with the LDR land use and therefore inconsistent with the City's 2040 Plan. This reduction in density, which will reduce the City's overall residential density to at or just below 3 units per acre, may constitute underutilization of the regional wastewater system. Underutilization of the wastewater system is a regional system conformance issue. For information, the Metropolitan Council calculates density based on net acreage. Net acreage does not include land covered by wetlands, water bodies, public parks and trails, public open space, arterial road rights-of-way, and other undevelopable acres identified in or protected by local ordinances such as steep slopes. More information can be found in the Local Planning Handbook on net residential density calculations (https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/Net-Residential-Density.aspx#:~:text=HOW%20DO%20WE%20CALCULATE%20NET,dividing%20by%20the%20net%20acreage).	With this response to comments, the correction that the very southwestern portion of the site is guided as Rural Developing is noted and is now part of the EAW record. The City and proponent are aware that the proposed plan does not meet the minimum density requirement of 3-4 units per acre and is inconsistent within the current district designation of LDR. The City is considering re-districting of the site and options for meeting Met Council density and wastewater system requirements within the City overall.
2	9. Land Use	**Item 9 – Land Use** (Todd Graham, 651-602-1322) The EAW discusses a new subdivision with 275 single family homes; also 81 acres of wetland, grassland, and park. According to the City, the land is mostly guided for low-density residential. The EAW states: "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." If a city ordinance or zoning conflicts with the approved comprehensive plan, the ordinance or zoning should be revised to be consistent with the comprehensive plan. The zoning solution stated by the city is vague and should be clarified. At minimum density, a site this size should accommodate 350 homes.	The City and proponent are aware that the proposed plan does not meet the minimum density requirement of 3-4 units per acre and is inconsistent within the current district designation of LDR. The City is considering re-districting of the site and options for meeting Met Council density and wastewater system requirements within the City overall.
3	12. Contamination/ Hazardous Materials/ Wastes	**Item 12 - Contamination/Hazardous Materials/Wastes.** (Cameran J. Bailey, 651-602-1212) The EAW states: "Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling." Council staff recommend adding the following hazardous waste mitigation measure: • Select home construction materials for their non-toxic, low-VOC, recyclable, reusable, and biodegradable qualities.	Comment noted.
4	13. Fish, Wildlife, Plant Communities and Sensitive Ecological Resources (Rare Features	**Item 13 - Fish, Wildlife, Plant Communities and Sensitive Ecological Resources (Rare Features).** (Cameran J. Bailey, 651-602-1212) Council staff recommend the following mitigating action for consideration: • Grade soil and select vegetation for landscaping that is native, edible, draught-tolerant, and provides habitat to known endangered and sensitive wildlife and habitat species that have historically lived in the area mentioned in the EAW including Blanding's turtles (Emydoidea blandingii), St. Lawrence grapefern (Sceptridium rugulosum), and rusty patched bumble bee (Bombus affinis).	Comment noted and will be considered.

Table 1. Comments Received from Agencies

Comment Number	EAW Content/ Section Number	Comment	Response
5	16. Air	**Item 16 - Air. Stationary source emissions.** (Cameran J. Bailey, 651-602-1212) Council staff recommend adding the following source to the list titled "For the proposed project, GHG emissions both during construction and after full build out are expected to result from": • Embedded emissions associated with construction materials including, but not limited to timber, wiring and piping materials, aluminum, steel, shingles, glass, concrete, asphalt, transportation of materials, with particular focus on materials sourced outside of Minnesota and the United States. Council staff recommend adding the following to the list titled "Mitigation and adaptation measures could help the project lessen the impacts of GHG emissions": • Locally sourcing materials; Sourcing recycling and reused materials; Orient homes to be south-facing; Construct homes with overhangs to block direct sunlight exposure to south-facing windows during the summer months; Site the planting of new trees to provide future shading to homes during summer months.	With this response to comments, these Metropolitan Council recommendations are noted and are now part of the EAW record.
6	19. Cumulative Potential Effects	**Item 19 - Cumulative Potential Effects.** (Cameran J. Bailey, 651-602-1212) Council staff recommend adding the following as potential mitigation methods: • Orient new home siting and overhang design with the sun and horizon to maximize solar energy gain during the winter, and minimize solar energy gain in the summer. • Select the preservation of mature trees on individual lots for their ability to shade new homes in the summer, and allow solar insolation in the winter. • Build all homes solar-ready, geo-thermal, and/or EV-ready for seamless installation should future residents desire. • Solicit the developer and Connexus Energy to integrate a community solar garden into the development to serve new energy demand needs	With this response to comments, these Metropolitan Council recommendations are noted and are now part of the EAW record.
Minnesota Pollution Control Agency, Karen Kromar, Project Manager			
1	14. Historic Properties	We have completed our review of the project information, including the report Phase I Archaeological Survey of Trott Brook Property in Ramsey, Anoka County, Minnesota (July 8, 2021) as prepared by Nienow Cultural Consultants. According to the report, three archaeological sites were identified during the field investigations, sites 21AN0197, 21AN0198, and 21AN0199. We agree with the consultant's recommendation that these sites are not eligible for listing in the National Register of Historic Places. Therefore, we conclude that there are no properties listed in the National or State Registers of Historic Places, and no significant archaeological properties located in the area that will be affected by this project.	Comment acknowledged.
2	14. Historic Properties	Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.	Comment acknowledged.
Anoka County Highway Department, Jack Forslund, Transportation Planner			
1	18. Transportation	ACHD Planning Section Comments Section 18. Transportation. On page 31 it is stated: "There are no improvement projects planned for the study area roadways and none were assumed for the No-Build or Build conditions." While this is technically true, there are major improvements planned for US 10, which is located approximately 3 miles south of the development.	Future major improvements for US10 are noted.
2	General	Beginning in 2022, construction will begin on the conversion of several at-grade intersections into grade-separated interchanges. These improvements will effectively extend the freeway section of US 10 by four miles, from Fairoak Avenue in Anoka to CSAH 83 (Armstrong Blvd. NW) in Ramsey.	Comment noted.
3	General	With the US 10 improvements, we are anticipating a change in travel patterns on several county roadways, including CSAH 56 (Ramsey Blvd. NW) and CSAH 57 (Sunfish Lake Blvd. NW). Each of these roadways intersect with CSAH 5 (Nowthen Blvd. NW) south of the Trott Brook Crossing development. Considering the US 10 improvements, we (ACHD) have just started a traffic analysis to identify potential impacts to CSAH 5 and its major intersections including CSAHs 56, 57, and 175th Avenue NW. While these projects may not directly impact the operation of the transportation system immediately adjacent to the development, we think that this information should be provided in the EAW.	With this response to comments, this information is now part of the EAW record.

Table 1. Comments Received from Agencies

Comment Number	EAW Content/ Section Number	Comment	Response
4	General	ACHD Traffic Section Comments Listed below are comments from our Traffic Section. • There is currently 60 feet of ROW west of centerline, which should be sufficient for future reconstruction purposes. • There is currently a SB RTL and a NB bypass lane in place. After discussion with Engineering, we think that it would be better to put a NB LTL in and remove the NB bypass lane. Specifically, with the larger number of housing units being developed, a LTL would be the safer option than the bypass lane in place. • A trail construction that would connect to the trail just south of this property would be very beneficial especially with the elementary school at 170th Avenue NW. • County Ditch #51 runs through the south part of the property line, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer.	Concur; will convert by-pass lane to LTL. A trail section is planned that will connect with the Regional Trail. The trail will cross County Ditch #51/Trott Brook. No work will occur within Trott Brook without the appropriate permits.
5	General	ACHD Design Section Comments Reiterating from what was mentioned above in the Traffic comments, a dedicated NB left turn lane being installed in place of the existing NB bypass lane on CSAH 5 would be preferred for safety, especially with only two accesses in and out of this large development. The comments in the traffic report on the future 2040 condition of the intersection of Ramsey Blvd and Nowthen Blvd by are noted.	Comments noted. Also see above.
Minnesota Department of Administration State Archaeologist, Jennifer Tworzyanski, Assistant to the State Archaeologist			
1	14. Historic Properties	Thank you for the chance to review the Trott Brook Crossing EAW document. The phase I archaeological reconnaissance survey report included in the EAW appears to be sufficient and conform to contemporary archaeological practices, and I agree with the recommendation that no further work is necessary. However, I wanted to let you know for future reference that archaeological data is considered protected, therefore, in any public document that deals with archaeological data locational information should be obscured and site forms should be omitted. If you ever have any questions about what information to share or not share, please feel free to contact me or a colleague here at the OSA and we will be happy to assist you.	This comment has been noted and will be forwarded to the project archaeological contractor.
Minnesota Department of Agriculture, Steve Roos, Environmental Planner			
1	General	The Minnesota Department of Agriculture appreciates the opportunity to review the Trott Brook Crossing EAW. While the proposed project does impact agricultural land, we recognize that the involved parcels are within the city limits of Ramsey, do not involve agricultural preserves, and that the project complies with the intent of the city's most recent comprehensive plan. Therefore, we have no comments to make on the EAW. Thanks again for the opportunity,	Comment noted.
Minnesota Department of Transportation, Cameron Muhic, Senior Planner			
1	18. Transportation	The Minnesota Department of Transportation (MnDOT) has reviewed the plans and has no comments, as we anticipate the proposed project should have little or no impact on MnDOT's highway system.	Comment noted.

FINDINGS OF FACT

Project Description

Proposed Project

Trott Brook North is proposed on approximately 200.5 acres of land in the northern part of the City of Ramsey, Anoka County, Minnesota. The project will include up to 275 detached single-family homes and parkland with tree preservation. Site development will include installation of municipal sewer and water, mass grading, and stormwater management practices. The project will convert 93.57 acres of cropland and 25.29 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will preserve about 7 acres of trees 56 acres of wetland and about 10 acres of grassland. The project will also include dedication of a 21.9-acre public park.

Site Description and Existing Conditions

The project area is about 47% cropland and 27% wetland. The site includes sandy soils, 40 feet of topographic relief, with flat to moderate slopes. The southeast portion of the project site abuts Trott Brook.

Decision Regarding the Potential for Significant Environmental Effects

Minnesota Rules 4410.1700, Subp. 7 lists four criteria that shall be considered in deciding whether a project has the potential for significant environmental effects. Those criteria and the City's findings are presented below.

A. Type, Extent, and Reversibility of Environmental Effects

Minnesota Rules 4410.1700 Subp. 7 (A) indicates the first factor that the City must consider is the "type, extent, and reversibility of environmental effects." The City's findings are set forth below.

1. **Cover Types**. The project will convert 93.57 acres of cropland and 25.29 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will preserve about 7 acres of trees 56 acres of wetland and about 10 acres of grassland. The project will also include dedication of a 21.9-acre public park.

2. **Shorelands and Floodplains.** The project area includes shoreland and floodplain on the southern portion, adjacent to Trott Brook. The shoreland overlay district extends 300 feet from the edge of the bank of the river channel of Trott Brook, or to the landward extent of the floodplain (whichever is greater).

3. **Land Use**. The proposed project is compatible with surrounding land uses and will comply with the R-1 zoning requirements. One parcel within the project area will be rezoned to R1 MUSA. The proposed plan does not meet the minimum density requirement of 3-4 units per acre and is inconsistent within the current district designation of LDR. The City is considering re-districting of the site and options for meeting Met Council density and wastewater system requirements within the City overall.

4. **Geology and Soils**. Residential development grading is expected to affect about 115 acres of land and involve movement of 400,000 to 500,000 cubic yards of soil to construct streets, residential building pads, and stormwater features.

5. **Water Quality**. Compliance with multiple stormwater requirements will minimize and mitigate potential adverse effects on receiving waters. Project construction will add about 36.32 acres of impervious surface to the site, consisting of streets, homes, and driveways. Stormwater rate and volume controls will limit increases in runoff volume and associated pollutant transport. Stormwater and infiltration basins are expected to mitigate potential adverse effects on water quality.

6. **Wetlands and Surface Waters**. The project area contains several wetlands and contains a portion of Trott Book on the south side. The project is estimated to include less than 2 acres of wetland impacts. Impacts to wetlands will be required to be reviewed in compliance with the Wetland Conservation Act and mitigation will be required at an appropriate ratio. A pedestrian bridge is proposed over Trott Brook but will not impede watercraft usage within Trott Brook.

7. **Wastewater**. The project is expected to produce normal domestic wastewater that will be typical of residential developments. The proposed project does not raise wastewater conveyance or treatment capacity concerns.

8. **Hazardous Materials**. About 47% of the project area has been in agricultural use since at least the 1930s and the remaining area is comprised of wetlands, woodland, and grassland. The site is not known to include environmental hazards. The agricultural land use history suggests low potential for environmental contamination.

9. **Ecological Resources**. Project development will convert about 93.57 acres of cropland and 25.29 acres of woodland to streets, homes, lawns, landscaping, and stormwater features. The balance of the site will include about 7.37 acres of tree preservation, creation of 17.03 acres of stormwater basins, dedicated wetland buffers adjacent to wetlands, and 21.9 acres of land for a public park. 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.

10. **Historic Resources**. An archaeological field survey results did not recommend the site eligible for the National Register of Historic Places and did not recommend any further archeological work.

11. **Visual Resources**. There are no scenic views or vistas on or adjacent to the project area. Substantial effects on visual resources are not anticipated in conjunction with project development.

12. **Air**. The Minnesota Environmental Quality Board is working on integrating greenhouse gas (GHG) assessment into environmental review. GHG are expected to result from home heating, travel, and other activities. Mitigation and adaption measures can help reduce GHG and climate change impacts.

13. **Noise**. The project is expected to minimize disturbances caused by construction noise and conform to Minnesota noise rules and standards.

14. **Transportation**. The Traffic Impact Study recommended measures to reduce traffic delay, but it did not raise safety concerns.

B. Cumulative Potential Effects

Minnesota Rules 4410.1700 Subp. 7 (B) indicates the second factor the City must consider is "whether the cumulative potential effect is significant; whether the contribution from the project is significant when

viewed in connection with other contributions to the cumulative potential effect; the degree to which the project complies with approved mitigation measures specifically designed to address the cumulative potential effect; and the efforts of the proposer to minimize the contributions from the project." The City's findings are set forth below.

Projects typically combine to produce cumulative effects on municipal resources like public water supply and wastewater treatment. The City of Ramsey has planned for growth and increased capacity to address these cumulative effects. The proposed project will implement approved mitigation measures and be consistent with land use policies for areas served by municipal sewer and water.

Cumulative effects of suburban development on natural resources may include the loss of agricultural land and the loss and fragmentation of wildlife habitat. Surface water runoff from the project area will infiltrate into the soil or be treated in ponds prior to discharge to downstream waters. Stormwater regulations administered by multiple agencies and BMPs for water quality protection are expected to minimize cumulative effects of post-development runoff on downstream waters.

C. Extent to Which the Environmental Effects are Subject to Mitigation

Minnesota Rules 4410.1700 Subp. 7 (C) indicates the third factor the City must consider is the "extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority." The City's findings are set forth below.

Environmental effects on cover types, water quality, and traffic are subject to additional approvals and/or mitigation through requirements of local, state, and federal regulations, ordinances, management plans, and permitting processes. The following permits and approvals are required for the project addressed under the EAW. These permitting and approval processes will provide additional opportunity to require mitigation.

Potential environmental effects associated with this project will be mitigated in accordance with applicable rules and regulations. The City of Ramsey therefore finds that potential environmental effects of the project are less than significant and "subject to mitigation by ongoing public regulatory authority."

Table 2. Permits and Approvals

Unit of Government	Type of Application	Status
City of Ramsey	EIS Need Decision	Submitted
	Comprehensive Plan Amendment	To be applied for
	Zoning Amendment	Applied for
	Preliminary Plat Approval	Applied for
	Final Plat Approval	To be applied for
	Grading Permit	To be applied for
	Building Permit	To be applied for
	MUSA Expansion	To be applied for
	Stormwater Management and Erosion Control Approval	To be applied for
	Municipal Water Connection Permit	To be applied for
	Sanitary Sewer Connection Permit	To be applied for
	Variance	To be applied for, if needed

Table 2. Permits and Approvals

Unit of Government	Type of Application	Status
Lower Rum River WMO	Wetland Boundary and Type Approval	Approved
Lower Rum River WMO	Watershed Permit	To be applied for
Lower Rum River WMO	Wetland Fill Permit	Applied for
Minnesota Department of Health	Watermain Extension Approval	To be applied for
Minnesota Department of Natural Resources	Public Waters Work Permit	To be applied for
	Water Appropriation Permit	To be applied for
Minnesota Pollution Control Agency	Sanitary Sewer Extension Approval	To be applied for
	NPDES/SDS General Permit	To be applied for
	Section 401 Certification	To be applied for
U. S. Army Corps of Engineers	Wetland Delineation Concurrence	Submitted
	Approved Jurisdictional Determination	Approved
	Wetland or Water Resource Impact Permit	N/A

D. Extent to Which Environmental Effects can be Anticipated and Controlled

Minnesota Rules 4410.1700 Subp. 7 (D) indicates the final factor the City must consider is the "extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs." The City's findings are set forth below.

1. The proposed project design, plans, EAW, related studies, and mitigation measures apply knowledge, approaches, standards, and best management practices gained from previous experience and projects that have, in general, successfully mitigated potential offsite environmental effects.

2. The EAW, in conjunction with this document, contains or references the known studies that provide information or guidance regarding environmental effects that can be anticipated and controlled.

3. Other projects studied under environmental reviews in Minnesota have included studies and mitigation measures comparable to those included in this EAW.

4. There are no elements of the project that pose the potential for significant environmental effects that cannot be addressed by the project design, assessment, permitting and development processes and by ensuring conformance with regional and local plans.

5. The environmental effects of this development can be anticipated and controlled by the City's development application process and other regulatory processes.

6. Considering the results of environmental review and permitting processes for similar projects, the City of Ramsey finds that the environmental effects of the project can be adequately anticipated and controlled.

Based on the EAW, comments received, responses to comments, and criteria above, the City of Ramsey finds that Trott Brook North does not have the potential for significant environmental effects and does not require the preparation of an EIS.

RECORD OF DECISION

Based on the EAW, the response to comments, and the Findings of Fact, the City of Ramsey, the RGU for this environmental review, concludes the following:

1. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700;

2. The EAW satisfactorily addressed the issues for which existing information could have been reasonably obtained;

3. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects;

4. The City makes a "Negative Declaration;" and

5. **An EIS is not required.**

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

RESOLUTION #21-347

RESOLUTION DETERMINING THAT AN ENVIRONMENTAL IMPACT STATEMENT (EIS) IS NOT NECESSARY FOR TROTT BROOK NORTH

WHEREAS, TEG Land Holdings, LLC, dba Twin Cities Land Development (previously Sotarra), hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the property located in the City of Ramsey legally described in Exhibit A (the 'Subject Property');

WHEREAS, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for this project; and

WHEREAS, the EAW was publicly noticed in the EQB Monitor, commencing the 30-day public comment period; and

WHEREAS, the EAW was distributed with City Council authorization and the comment period was properly noticed and held from September 28, 2021 to October 28, 2021 and ended at 4:30 pm; and

WHEREAS, copies of the EAW were distributed to all persons and agencies on the official Environmental Quality Board (EQB) distribution list and other interested parties and hard copies were made available to the public at City Hall; and

WHEREAS, the City, through its consultant, WSB, accepted and responded to all comments; and

WHEREAS, none of the comments received recommended preparation of an EIS, and none suggested that the project had the potential to cause significant environmental effects; and

WHEREAS, the City Council determined an EIS is not necessary on December 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 determines that an Environmental Impact Statement is not required for Trott Brook Crossing based on the following:
    a. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700 (2015),
    b. The EAW satisfactorily addressed the environmental issues for which existing information could have been reasonably obtained,
    c. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects,
    d. The City makes a "Negative Declaration,"
    e. The City adopts the Response to Comments, Findings of Fact, and Record of Decision for Environmental Assessment Worksheet (Record of Decision) and directs the Community Development Director to maintain the Record of Decision and to distribute it in accordance with the EQB rules.

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 December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A

Parcel A:
That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning. EXCEPTING THEREFROM the following described parcel:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 1O; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel B:
That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

Parcel C:
The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

Parcel D:
The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

Parcel E:
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 1O; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

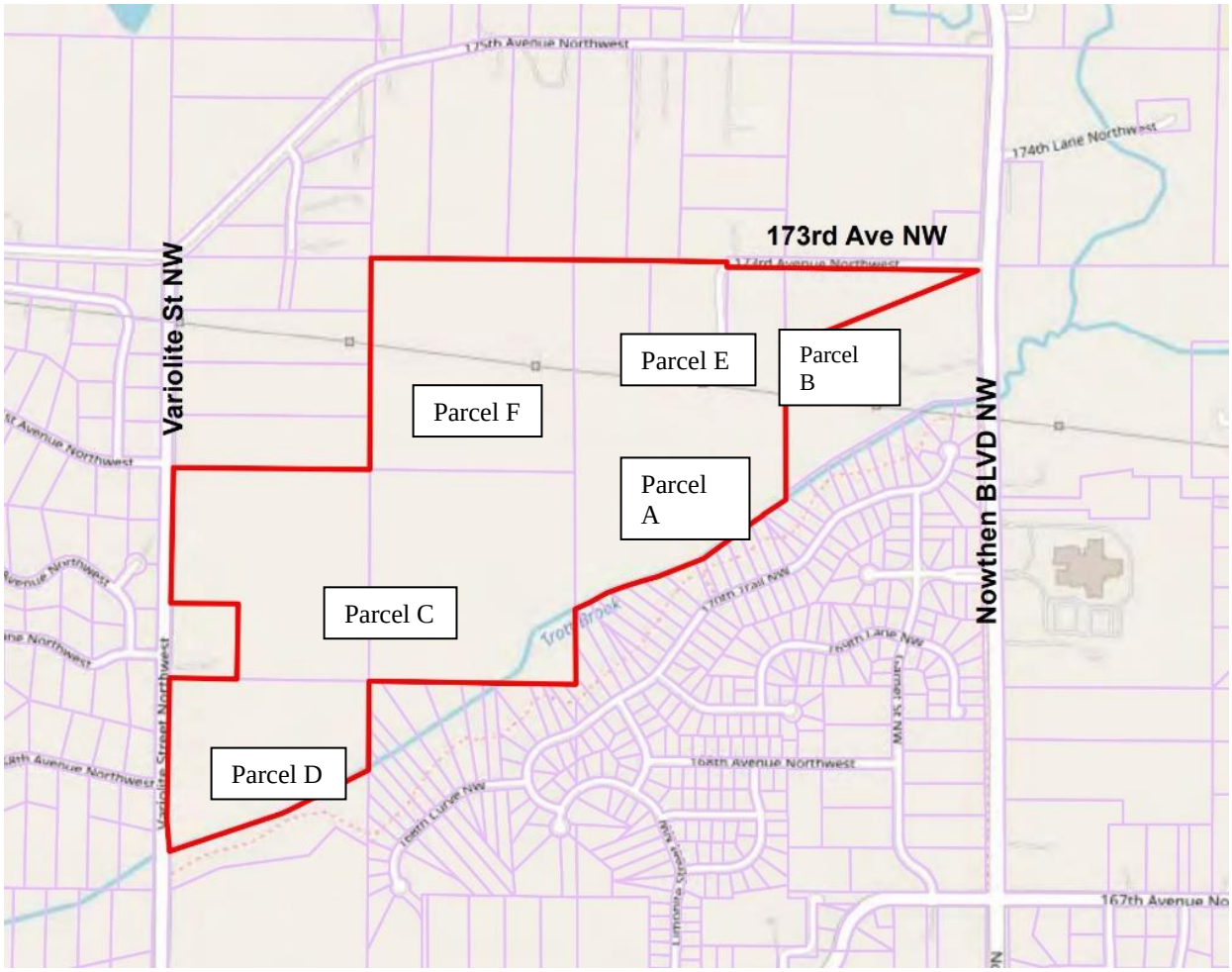
Parcel F:
The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 33 feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 66 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Abstract property.



This page is intentionally blank.

Appendix A
Written Comments Submitted to the City of Ramsey

Record of Decision
Trott Brook North EAW

DEPARTMENT OF NATURAL RESOURCES

Division of Ecological and Water Resources
Region 3 Headquarters
1200 Warner Road
Saint Paul, MN 55106

Transmitted by Email

October 28, 2021

Bruce Westby
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Bruce Westby,

Thank you for the opportunity to review the Trott Brook Crossing EAW. The DNR respectfully submits the following comments for your consideration:

1. Page 3, Project Description. A projected start date of April 2022 would not allow sufficient time to address rare species concerns due to the necessity of surveying for rare plants at the appropriate time during the growing season.
2. Page 7, Shorelands. Trott Brook is an impaired stream, therefore the DNR does not recommend increasing the amount of impervious surfaces currently allowed under the shoreland ordinance beyond the 25% impervious surfaces threshold. These residential lots are also directly adjacent to sensitive wetlands that could be impacted by additional stormwater pollutants, especially as the topography of the site slopes from north to south.
3. Page 11, Table 5. Wetland 4 is DNR Public Water Wetland 02-0319-00W. Because the DNR has jurisdiction over activities that occur below the Ordinary High Water Level of DNR Public Water Wetland 02-0319-00W, the document should clearly state that DNR Public Water Wetland exists on the site and show its location on Figure 6.
4. Page 12, Groundwater. The presence of seeps indicates that there is a groundwater connection to the surface at various points throughout the project area. Observed water levels may not reflect normal conditions due to the drought experienced during 2021. Are the piezometers still in place in case further monitoring is necessary?
5. Page 15, Wastewater. The proposed plan to add up to 275 residential units would presumably add a comparable number of residential water softeners due to the water hardness levels of the City of Ramsey municipal water supply. Many Minnesota municipalities are wrestling with high chloride levels in their wastewater (See this recent study on sources of chloride in

Minnesota). Chloride is one of the components of salt, which is used in forms such as sodium chloride (table salt), calcium chloride and magnesium chloride (road salts). Sodium chloride is commonly used in home water softeners and by water treatment plants to treat "hard" water. Minnesota generally has groundwater with high levels of calcium and magnesium that must be removed through softening in order to improve taste and prevent lime scale buildup in appliances, pipes and water fixtures. The majority of home water softeners use sodium chloride (NaCl) in a softening process that replaces calcium and magnesium ions with sodium, while the chloride ions are discharged in the wastewater and eventually end up in the environment.

Each community needs to determine which tool is appropriate for their situation. This factsheet suggests ways for homeowners to optimize their water softener salt use, while this link provides resources for cities and examples of how other communities in Minnesota are addressing their high chloride levels. We suggest that as this development moves forward, the City of Ramsey consider what strategies can be used to minimize chloride use.

6. Page 16, Pre-Construction Site Runoff. It is unclear if any of the project area is currently tile drained, and how that may alter site hydrology if removed.
7. Page 16, Post Construction Runoff. Due to the potential groundwater connection near the surface, the installation of large infiltration basins has the potential to impact wetland hydrology. Further review of hydrologic site conditions is recommended in order to avoid impacting seepage wetlands within the project area.
8. Page 16, Post Construction Runoff. The DNR recommends that water from stormwater features be used as to irrigate landscaping if feasible.
9. Page 16, Post Construction Runoff. The DNR recommends using native seed mixes in stormwater features and native plants in landscaping to the greatest degree possible in order to provide pollinator habitat.
10. Page 16, Post Construction Runoff. The planned increase in impervious surfaces will also increase the amount of road salt used in the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.

    We also encourage cities and counties to provide public outreach to reduce the overuse of chloride. Here are some educational resources for residents as well as a sample ordinance regarding chloride use.

11. Page 20, Surface Waters. The EAW states that buffers will protect wetlands, but it is unclear what type and width of wetland buffers will be used throughout the development. The DNR recommends that native upland vegetation be used for wetland buffers as opposed to lawn or turf that might be managed with fertilizer and pesticides. It is unclear from design plans where the wetland buffers will be located.

12. Page 20, Other Surface Waters. Please note that it is possible that a DNR Water Appropriation Permit could be necessary for the re-routing or pumping of water during the construction of the pedestrian bridge over Trott Brook.

13. Page 20, Other Surface Waters. There should be a 100 foot setback from the Ordinary High Water (OHW) level of Trott Brook. No clear cutting is allowed in that area, but it is difficult to see in the proposed site plan where the setback is located. Additionally, on Concept Plan (Appendix A) of the EAW under Site Data, it notes, "a portion of the site falls within 300' shoreland overlay from the top of bank of Trott Brook." This should be clearly shown on the map. Shoreland Overlay Limit is identified as a symbol in the legend however the boundary should also be shown on the Concept Plan.

14. Page 23, Rare Species, State. The DNR concurs that there is habitat for the state-threatened Blanding's turtle within the project area. Please coordinate with Regional Nongame Wildlife Specialist, Erica Hoaglund (Erica.Hoaglund@state.mn.us) on the need for an avoidance plan to limit impacts to this protected species. We appreciate that the development will use surmountable curbs. In addition to the BMP's mentioned in the EAW, **the following mitigation measures are required**:

    - Type 3 wetlands occur in the project area and could provide habitat for the threatened Blanding's turtle. In order to avoid potential impacts, these wetlands should not be dredged, deepened, filled, or converted. Avoid working in these wetlands during the winter because of their potential as overwintering habitat for the Blanding's turtle.
    - New roads should not be installed where they bisect wetlands or between closely spaced wetland features if possible. MN DNR and partner Data has shown these are the areas with the greatest concentration of road mortality for wildlife species including turtles. If impossible to avoid, contact Erica Hoaglund (Nongame Wildlife Specialist) for BMPs.
    - Distribute the attached Blanding's flyer to contractors working in the area and report any sightings to Erica Hoaglund.
    - Due to entanglement issues with small animals, use of erosion control blankets shall be limited to 'bio-netting' or 'natural netting' types, and specifically not products containing plastic mesh netting or other plastic components. These are Category 3N or 4N in the 2016 & 2018 MnDOT Standards Specifications for Construction. Also be aware that hydro-mulch products may contain small synthetic (plastic) fibers to aid in its matrix strength. These loose fibers could potentially re-suspend and make their way into Public Waters. As such, please review mulch products and do not allow any materials with synthetic (plastic) fiber additives in areas that drain to Public Waters.

15. Page 23, Rare Species, State; Appendix E. The DNR has reviewed the Rare Plant Survey Report included in Appendix E and verified the identification of plant specimens for the St. Lawrence grapefern (*Sceptridium rugulosum*, state listed as a species of special concern). We agree with surveyor recommendations that a follow up survey in spring of 2022 should be conducted to further document the presence of protected state-listed species within the area highlighted in the survey report.

    Based on the survey and habitat assessment, it appears that there may be DNR Native Plant Communities (NPC) present that may qualify as Rare Natural Communities (RNC) under WCA. If

Wetland Conservation Act (WCA) rules are applicable and a replacement plan is required, any potential concerns related to WCA Rules 8420.0515 subp. 3 must be addressed prior to the approval of a replacement plan; therefore, until any RNC concerns are resolved, approval of a replacement plan must not proceed. WCA TEP members have been notified of this decision.

In addition to recommending additional surveys for rare species, we recommend that wetland plant communities should be classified to type, and if rare communities (S1 – S3) are present, the condition rank should be determined, to help in determine if rare natural communities are present. Please note that it is the responsibility of the proposer to obtain the data necessary for the DNR to make a determination on the presence of an RNC.

We also appreciate the detailed information provided in the report regarding the potential for a calcareous fen onsite, however we cannot adequately determine that the area is not a calcareous fen at this time. An additional site visit(s) and further discussion is needed with DNR Wetlands Coordinator, Jennie Skancke, and DNR Hydrologist, Keylor Andrews.

16. Page 28, Dust Control. If water for dust control is taken from streams, wetlands, or lakes in volumes that exceed 10,000 gallons per day, or one million gallons per year, then a DNR Water Appropriation Permit will be required.
17. Page 28, Dust and Odors. Please do not use products that contain chloride in areas that drain to Public Waters.

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,



Melissa Collins
Regional Environmental Assessment Ecologist | Ecological and Water Resources
Minnesota Department of Natural Resources
1200 Warner Road
St. Paul, MN 55106
Phone: 651-259-5755
Email: melissa.collins@state.mn.us

CC: Tracey Rust, Sotarra LLC

Equal Opportunity Employer

October 28, 2021

Bruce Westby, City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: City of Ramsey Environmental Assessment Worksheet (EAW) – Trott Brook Crossing Project
Metropolitan Council Review No. 22692-1
Metropolitan Council District No. 9

Dear Bruce Westby:

The Metropolitan Council received the EAW for the Trott Brook Crossing project in Ramsey on September 27, 2021. The proposed development Trott Brook Crossing is proposed on approximately 200.5 acres of land in the northern portion of the City of Ramsey, Anoka County, north of Trott Brook, east of Nowthen Blvd NW. 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.

Council staff review finds that the EAW appears complete with respect to regional concerns and an EIS is not necessary for regional purposes. However, the project as proposed raises potential issues of conformance with the regional wastewater system and consistency with regional land use policy. In addition, the EAW contains some inaccuracies that should be corrected prior to finalizing the document.

POTENTIAL SYSTEM CONFORMANCE AND REGIONAL POLICY INCONSISTENCY:

Item 9 – Land Use (Eric Wojchik, 651-602-1330)
Item 8 accurately details that a Comprehensive Plan Amendment which includes a Metropolitan Urban Service Area (MUSA) boundary adjustment is required for this development. However, Item 9 incorrectly states that the entire site is guided as Low Density Residential (LDR) (3-4 units per acre) in the City's 2040 Plan. Most of the site is within the MUSA and guided as LDR; however, the southwestern portion of the site (near 168th Avenue NW) is not within the MUSA and therefore not guided with the LDR land use, which reflects sewered development. Item 9 should be revised to clearly state this.

Item 9 also states that the development is below the required minimum density of the LDR land use (3-4 units per acre). If the development is planned for a residential density of 2.2 units per acre, as the EAW states, this density is inconsistent with the LDR land use and therefore inconsistent with the City's 2040 Plan. This reduction in density, which will reduce the City's overall residential density to at or just below 3 units per acre, may constitute underutilization of the regional wastewater system. Underutilization of the wastewater system is a regional system conformance issue.

For information, the Metropolitan Council calculates density based on net acreage. Net acreage does not include land covered by wetlands, water bodies, public parks and trails, public open space, arterial road rights-of-way, and other undevelopable acres identified in or protected by local ordinances such as steep slopes. More information can be found in the Local Planning Handbook on net residential density calculations (*https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/Net-Residential-Density.aspx#:~:text=HOW%20DO%20WE%20CALCULATE%20NET,dividing%20by%20the%20net%20acreage)*.

ADVISORY COMMENTS

In addition, we offer the following advisory comments for your consideration.

Item 9 – Land Use (Todd Graham, 651-602-1322)
The EAW discusses a new subdivision with 275 single family homes; also 81 acres of wetland, grassland, and park. According to the City, the land is mostly guided for low-density residential.

The EAW states: "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." If a city ordinance or zoning conflicts with the approved comprehensive plan, the ordinance or zoning should be revised to be consistent with the comprehensive plan. The zoning solution stated by the City is vague and should be clarified. At minimum density, a site this size should accommodate 350 homes.

Item 12 - Contamination/Hazardous Materials/Wastes. (Cameran J. Bailey, 651-602-1212)
Th EAW states: "Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling." Council staff recommend adding the following hazardous waste mitigation measure:

- Select home construction materials for their non-toxic, low-VOC, recyclable, reusable, and biodegradable qualities.

Item 13 - Fish, Wildlife, Plant Communities and Sensitive Ecological Resources (Rare Features). (Cameran J. Bailey, 651-602-1212)
Council staff recommend the following mitigating action for consideration:

- Grade soil and select vegetation for landscaping that is native, edible, draught-tolerant, and provides habitat to known endangered and sensitive wildlife and habitat species that have historically lived in the area mentioned in the EAW including Blanding's turtles (Emydoidea blandingii), St. Lawrence grapefern (Sceptridium rugulosum), and rusty patched bumble bee (Bombus affinis).

Item 16 - Air. Stationary source emissions. (Cameran J. Bailey, 651-602-1212)
Council staff recommend adding the following source to the list titled "For the proposed project, GHG emissions both during construction and after full build out are expected to result from":

- Embedded emissions associated with construction materials including, but not limited to timber, wiring and piping materials, aluminum, steel, shingles, glass, concrete, asphalt, transportation of materials, with particular focus on materials sourced outside of Minnesota and the United States.

Council staff recommend adding the following to the list titled “Mitigation and adaptation measures could help the project lessen the impacts of GHG emissions”:

- Locally sourcing materials; Sourcing recycling and reused materials; Orient homes to be south-facing; Construct homes with overhangs to block direct sunlight exposure to south-facing windows during the summer months; Site the planting of new trees to provide future shading to homes during summer months.

Item 19 - Cumulative Potential Effects. (Cameran J. Bailey, 651-602-1212)
Council staff recommend adding the following as potential mitigation methods:

- Orient new home siting and overhang design with the sun and horizon to maximize solar energy gain during the winter and minimize solar energy gain in the summer.
- Select the preservation of mature trees on individual lots for their ability to shade new homes in the summer and allow solar insolation in the winter.
- Build all homes solar-ready, geo-thermal, and/or EV-ready for seamless installation should future residents desire.
- Solicit the developer and Connexus Energy to integrate a community solar garden into the development to serve new energy demand needs.

In order to implement this development proposal, the City will need to have a comprehensive plan amendment. As proposed, the amendment is not likely to be favorably reviewed by the Council. Please contact staff for further discussion. You can contact Cameran J. Bailey, Principal Reviewer, at 651-602-1212 or via email at cameran.bailey@metc.state.mn.us. As always, you can also contact your Sector Representative, Eric Wojchik, at 651-602-1330 or via email at *eric.wojchik@metc.state.mn.us*.

Sincerely,



Angela R. Torres, Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Raymond Zeran, Metropolitan Council District 9
Eric Wojchik, Sector Representative
Cameran J. Bailey, Principal Reviewer
Reviews Coordinator

N:\CommDev\LPA\Communities\Ramsey\Letters\Ramsey 2021_EAW_Trott Brook Crossing 22692-1.docx

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

October 26, 2021

Bruce Westby
City Engineer
City of Ramsey
7550 Sunwood Drive Northwest
Ramsey, MN 55303

RE: Trott Brook Crossing Environmental Assessment Worksheet

Dear Bruce Westby:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Trott Brook Crossing project (Project) in the City of Ramsey, Anoka County, Minnesota. The Project consists of a new residential development. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility or other interests, the MPCA staff has the following comments for your consideration.

Permits and Approvals Required (Item 8)

Although there are less than 2 acres of permanent wetland impacts, Item 8 should still include the MPCA Clean Water Act Section 401 Water Quality Certification as a required permit. For further information about the 401 Water Quality Certification process, please contact Jim Brist at 651-757-2245 or jim.brist@state.mn.us.

Water Resources (Item 11)

- The EAW indicates that the Stormwater Pollution Prevention Plan (SWPPP) for the Project will be submitted to MPCA for review and approval prior to obtaining National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit (CSW Permit) coverage due to disturbing more than 50 acres and the ability to discharge to an impaired water. Due to the water impairment, the SWPPP will need to include the requirement to stabilize inactively worked soils within 7 days to temporarily or permanently ceasing soil disturbing activity on any portion of the site. A temporary sediment basin will be required where 5 or more acres of land drain to a common location.
- The Project must also avoid soil disturbance within 50 feet of existing buffers to wetlands on the site unless necessary to complete the construction. If the 50 foot buffer must be encroached, then redundant (double) downgradient sediment controls must be installed to protect these water bodies. The requirement must be included in the SWPPP for the Project.
- The EAW indicates that infiltration basins will be utilized to reduce stormwater volume for 1 inch of stormwater runoff. However, the EAW also discusses use of stormwater ponds meeting National Urban Runoff Program pond requirements which are not recognized by the CSW Permit. It is important to note that stormwater management should be achieved in upland areas and that no wetlands on the site maybe be utilized for stormwater runoff without going first going through the wetland mitigation process.

- The cumulative affects portion of the EAW discusses the effects of the increased development in the area in relation to climate change and increased runoff and heat island effects, but does not indicate ways the development can help offset those impacts. The Project is located adjacent to flood plain and has the potential to increase flood risk to the area. It is strongly advised the Project proposer incorporate green stormwater infrastructure practices to help offset the effects of increased rainfall and potential flooding impacts along with the heat island effects of increasing development. The Project will be converting 25 acres of woodland to development with 7 acres of tree avoidance. It is advised that mature trees are preserved to the greatest extent possible or that trees are replaced on the site to reduce runoff, heat island effects and building energy use. The Project can maximize infiltration with the use of green space planted to native vegetation and reduce the amount of impervious surfaces through construction of narrower streets and use of pervious pavements. These efforts will also reduce or eliminate the need for salt application in winter, which is a major water pollutant in urban areas. The Project proposer should consider tree islands or native planting bump outs along streets to capture street runoff at its source in addition to designated stormwater basins to further reduce stormwater runoff and flood risk. Please direct questions regarding CSW Permit requirements to Roberta Getman at 507-206-2629 or roberta.getman@state.mn.us.

We appreciate the opportunity to review this Project. Please provide your specific responses to our comments and notice of decision on the need for an Environmental Impact Statement. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me by email at karen.kromar@state.mn.us or by telephone at 651-757-2508.

Sincerely,

Karen Kromar

This document has been electronically signed.

Karen Kromar
Project Manager
Environmental Review Unit
Resource Management and Assistance Division

KK/JB/RG:vs

cc: Dan Card, MPCA, St. Paul
Jim Brist, MPCA, St. Paul
Roberta Getman, MPCA, Rochester

Alison Harwood

From: Muhic, P Cameron (DOT) <cameron.muhic@state.mn.us>
Sent: Thursday, October 7, 2021 3:14 PM
To: Bruce Westby
Cc: Sherman, Tod (DOT); Kratz, David (DOT); Elvin, David (DOT)
Subject: Trott Brook Crossing Project EAW

Dear Mr. Westby,

Thank you for the opportunity to review the **Trott Brook Crossing Project EAW**.

The Minnesota Department of Transportation (MnDOT) has reviewed the plans and has no comments, as we anticipate the proposed project should have little or no impact on MnDOT's highway system.

Cordially,

Cameron Muhic
Senior Planner
MnDOT Metro District
651-234-7797
Cameron.Muhic@state.mn.us

Anoka County
TRANSPORTATION DIVISION
Highway

October 28, 2021

Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Trott Brook Crossing EAW Comments

Mr. Westby,

The following comments are in regard to the Environment Assessment Worksheet (EAW) for the Trott Brook Crossing development generally located southwest of the intersection of CSAH 5 (Nowthen Blvd. NW) and 175th Avenue NW in the City of Ramsey.

Anoka County has received and reviewed the EAW, and we offer the following comments regarding the document:

ACHD Planning Section Comments

Section 18. Transportation. On page 31 it is stated: "There are no improvement projects planned for the study area roadways and none were assumed for the No-Build or Build conditions." While this is technically true, there are major improvements planned for US 10, which is located approximately 3 miles south of the development.

Beginning in 2022, construction will begin on the conversion of several at-grade intersections into grade-separated interchanges. These improvements will effectively extend the freeway section of US 10 by four miles, from Fairoak Avenue in Anoka to CSAH 83 (Armstrong Blvd. NW) in Ramsey.

With the US 10 improvements, we are anticipating a change in travel patterns on several county roadways, including CSAH 56 (Ramsey Blvd. NW) and CSAH 57 (Sunfish Lake Blvd. NW). Each of these roadways intersect with CSAH 5 (Nowthen Blvd. NW) south of the Trott Brook Crossing development. Considering the US 10 improvements, we (ACHD) have just started a traffic analysis to identify potential impacts to CSAH 5 and its major intersections including CSAHs 56, 57, and 175th Avenue NW. While these projects may not directly impact the operation of the transportation system immediately adjacent to the development, we think that this information should be provided in the EAW.

If you have questions on the comments from the Planning Section, please contact:
Jack Forslund, ACHD Transportation Planner
Jack.forslund@co.anoka.m.us.
763-324-3179

ACHD Traffic Section Comments
Listed below are comments from our Traffic Section.

- There is currently 60 feet of ROW west of centerline, which should be sufficient for future reconstruction purposes.
- There is currently a SB RTL and a NB bypass lane in place. After discussion with Engineering, we think that it would be better to put a NB LTL in and remove the NB bypass lane. Specifically, with the larger number of housing units being developed, a LTL would be the safer option than the bypass lane in place.
- A trail construction that would connect to the trail just south of this property would be very beneficial especially with the elementary school at 170th Avenue NW.
- County Ditch #51 runs through the south part of the property line, and this ditch may not be altered without first submitting detailed plans to the appropriate agencies and obtaining their permission as well as permission from the County Engineer.

Please note that the ACHD Plat/Site Plan review process will apply to this development and that concept plans and preliminary plats + site plans should be sent to Logan Keehr for formal ACHD review and comment.

If you have questions on the comments from the Traffic Section, please contact:
Logan Keehr, ACHD Traffic Engineering Technician
Logan.Keehr@co.anoka.mn.us
763-324-3183

ACHD Design Section Comments
Reiterating from what was mentioned above in the Traffic comments, a dedicated NB left turn lane being installed in place of the existing NB bypass lane on CSAH 5 would be preferred for safety, especially with only two accesses in and out of this large development.

The comments in the traffic report on the future 2040 condition of the intersection of Ramsey Blvd and Nowthen Blvd by are noted.

If you have questions on the comments from the Design Section, please contact:
Brandon Ulvenes, ACHD Design Engineer
Brandon.Ulvenes@co.anoka.mn.us
763-324-3159

Thank you again for allowing us the opportunity to comment on the Trott Brook Crossing EAW. We hope to continue coordinating our efforts with the City of Ramsey to improve transportation as the area continues to grow.

Sincerely,

Jack Forslund
Transportation Planner

Cc:

Joe MacPherson, P.E., Transportation Division Manager/County Engineer
Jerry Auge, P.E., Assistant County Engineer
Jane Rose, Traffic Engineering Manager
Logan Keehr, Traffic Engineering Technician
Nick Dobda, P.E., Design Supervisor
Michelle Pritchard, Design Engineer
Brandon Ulvenes, Design Engineer

Alison Harwood

From: Tworzyanski, Jennifer (ADM) <Jennifer.Tworzyanski@state.mn.us>
Sent: Thursday, September 30, 2021 9:18 AM
To: Bruce Westby
Cc: cmcguire@ci.ramsey.mn.us
Subject: RE: Trott Brook Crossing EAW Comments
Attachments: Pages from Trott Brook Crossing EAW_opt_REDUCED.pdf

Hi Bruce,

I appreciate you getting back to me and being willing to redact sensitive archaeological information. Attached is a copy of the archaeological report included in the EAW. I've highlighted information that should be redacted on page 10, and also included comments on items that should be obscured or omitted from the document. Those include the map on page 14, as well as both of the appendices.

Thanks,
-Jennifer

Jennifer Tworzyanski
Assistant to the State Archaeologist
Office of the State Archaeologist
328 West Kellogg Blvd
St Paul, MN 55102
651.201.2265



From: Bruce Westby <bwestby@ci.ramsey.mn.us>
Sent: Thursday, September 30, 2021 8:04 AM
To: Tworzyanski, Jennifer (ADM) <Jennifer.Tworzyanski@state.mn.us>
Cc: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Subject: RE: Trott Brook Crossing EAW Comments

This message may be from an external email source.
Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Good morning, Jennifer.

Can you please tell me what archaeological data within this EAW you consider to be protected? The EAW is currently posted on our website so if we are need to pull it down and redact some of the data I want to make sure we redact the proper data. Upon reviewing the data in this EAW I don't see any data that I would consider to be protected.

Thanks, Bruce



Bruce Westby, P.E., City Engineer
7550 Sunwood Drive NW | Ramsey, MN 55303
763-433-9825 (Direct) | 763-647-4485 (Cell)
bwestby@cityoframsey.com
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From: Tworzyanski, Jennifer (ADM) <Jennifer.Tworzyanski@state.mn.us>
Sent: Wednesday, September 29, 2021 2:30 PM
To: Bruce Westby <bwestby@ci.ramsey.mn.us>
Subject: Trott Brook Crossing EAW Comments

Bruce Westby,

Thank you for the chance to review the Trott Brook Crossing EAW document. The phase I archaeological reconnaissance survey report included in the EAW appears to be sufficient and conform to contemporary archaeological practices, and I agree with the recommendation that no further work is necessary. However, I wanted to let you know for future reference that archaeological data is considered protected, therefore, in any public document that deals with archaeological data locational information should be obscured and site forms should be omitted. If you ever have any questions about what information to share or not share, please feel free to contact me or a colleague here at the OSA and we will be happy to assist you.

Thanks,
-Jennifer

Jennifer Tworzyanski
Assistant to the State Archaeologist
Office of the State Archaeologist
328 West Kellogg Blvd
St Paul, MN 55102
651.201.2265



DEPARTMENT OF ADMINISTRATION
STATE HISTORIC PRESERVATION OFFICE

October 27, 2021

Bruce Westby
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: EAW – Trott Brook Crossing
Ramsey, Anoka County
SHPO Number: 2022-0014

Dear Bruce Westby:

Thank you for providing this office with a copy of the Environmental Assessment Worksheet (EAW) for the above-referenced project.

We have completed our review of the project information, including the report *Phase I Archaeological Survey of Trott Brook Property in Ramsey, Anoka County, Minnesota* (July 8, 2021) as prepared by Nienow Cultural Consultants. According to the report, three archaeological sites were identified during the field investigations, sites **21AN0197**, **21AN0198**, and **21AN0199**. We agree with the consultant's recommendation that these sites are **not eligible** for listing in the National Register of Historic Places. Therefore, we conclude that there are no properties listed in the National or State Registers of Historic Places, and no significant archaeological properties located in the area that will be affected by this project.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact Kelly Gragg-Johnson, Environmental Review Program Specialist, at kelly.graggjohnson@state.mn.us if you have any questions regarding our review of this project.

Sincerely,

Sarah J. Beimers
Environmental Review Program Manager

Alison Harwood

From: Roos, Stephan (MDA) <stephan.roos@state.mn.us>
Sent: Tuesday, October 26, 2021 4:07 PM
To: Bruce Westby
Subject: Trott Brook Crossing EAW

Hi Bruce,
The Minnesota Department of Agriculture appreciates the opportunity to review the Trott Brook Crossing EAW. While the proposed project does impact agricultural land, we recognize that the involved parcels are within the city limits of Ramsey, do not involve agricultural preserves, and that the project complies with the intent of the city's most recent comprehensive plan. Therefore, we have no comments to make on the EAW.
Thanks again for the opportunity,
Steve

Steve Roos, PLA, ASLA
Environmental Planner
Energy and Environment Section
Agricultural Marketing and Development Division
Minnesota Department of Agriculture
625 Robert Street North
Saint Paul, MN 55155-2538
Ph: 651-201-6631 office, 651-245-2392 cell

DEPARTMENT OF AGRICULTURE

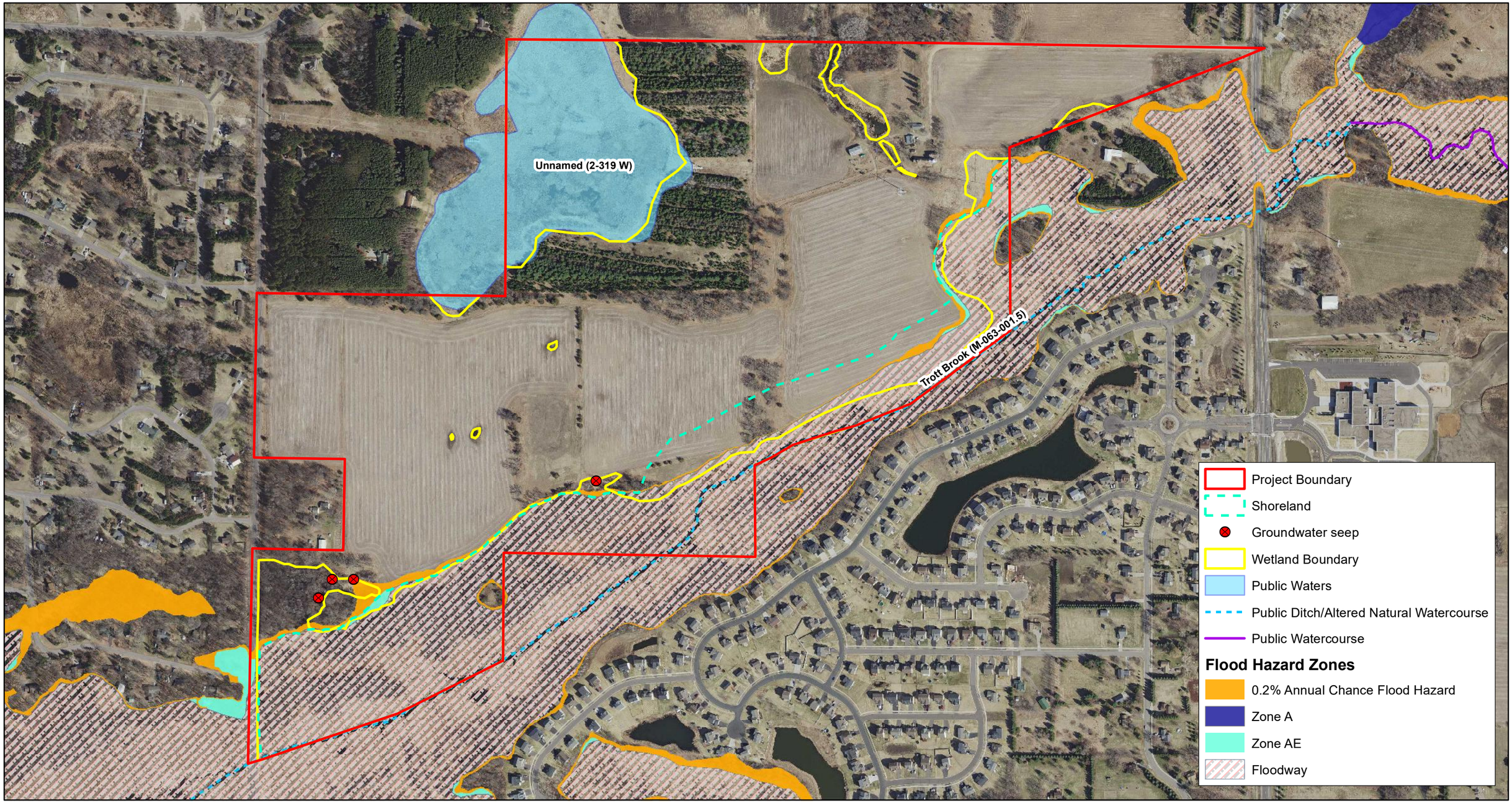
www.mda.state.mn.us

This page is intentionally blank.

Appendix B
Revised Figure 6: Floodplain, Wetlands, Shoreland, DNR Public Water and Waterways

Record of Decision
Trott Brook North EAW

This page is intentionally blank.



Revied Figure 6 - Floodplain, Wetlands, Shoreland, DNR Public Water and 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.

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

RESOLUTION #21-347

RESOLUTION DETERMINING THAT AN ENVIRONMENTAL IMPACT STATEMENT (EIS) IS NOT NECESSARY FOR TROTT BROOK NORTH

WHEREAS, TEG Land Holdings, LLC, dba Twin Cities Land Development (previously Sotarra), hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the property located in the City of Ramsey legally described in Exhibit A (the 'Subject Property');

WHEREAS, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for this project; and

WHEREAS, the EAW was publicly noticed in the EQB Monitor, commencing the 30-day public comment period; and

WHEREAS, the EAW was distributed with City Council authorization and the comment period was properly noticed and held from September 28, 2021 to October 28, 2021 and ended at 4:30 pm; and

WHEREAS, copies of the EAW were distributed to all persons and agencies on the official Environmental Quality Board (EQB) distribution list and other interested parties and hard copies were made available to the public at City Hall; and

WHEREAS, the City, through its consultant, WSB, accepted and responded to all comments; and

WHEREAS, none of the comments received recommended preparation of an EIS, and none suggested that the project had the potential to cause significant environmental effects; and

WHEREAS, the City Council determined an EIS is not necessary on December 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 determines that an Environmental Impact Statement is not required for Trott Brook Crossing based on the following:
    a. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700 (2015),
    b. The EAW satisfactorily addressed the environmental issues for which existing information could have been reasonably obtained,
    c. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects,
    d. The City makes a "Negative Declaration,"
    e. The City adopts the Response to Comments, Findings of Fact, and Record of Decision for Environmental Assessment Worksheet (Record of Decision) and directs the Community Development Director to maintain the Record of Decision and to distribute it in accordance with the EQB rules.

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 December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A

Parcel A:
That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning. EXCEPTING THEREFROM the following described parcel:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 1O; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel B:
That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

Parcel C:
The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

Parcel D:
The Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, which lies South of the following described line: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 01 degrees 04 minutes 00 seconds East a distance of 218.43 feet to the point of beginning of the line to be described; thence North 71 degrees 20 minutes 50 seconds East, a distance of 809.12 feet; thence North 63 degrees 21 minutes 30 seconds East, a distance of 602.88 feet to the East line of said Northwest Quarter of the Southeast Quarter and there terminating.

Parcel E:
That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 1O; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

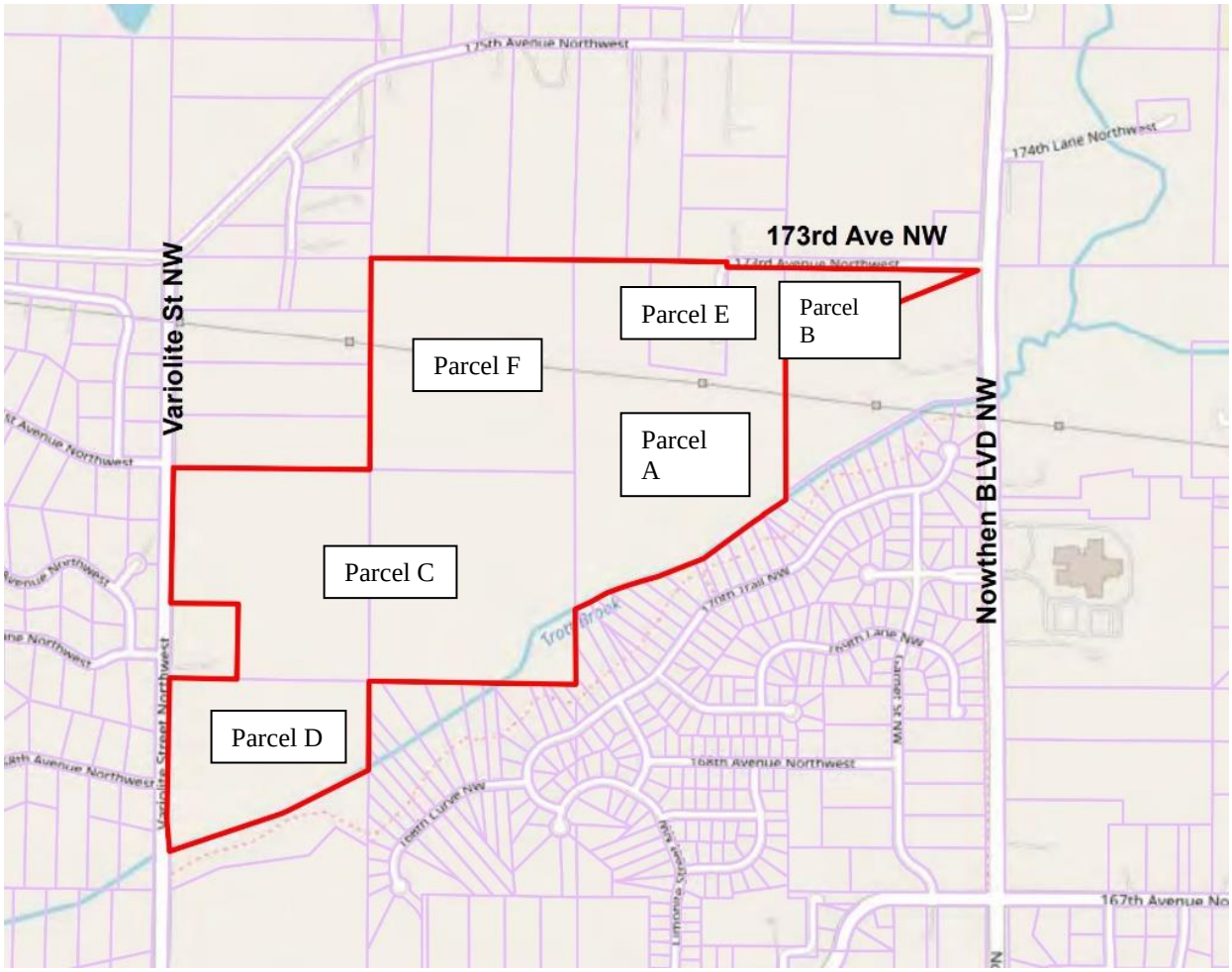
Parcel F:
The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 33 feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 66 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Abstract property.



CC Regular Session **5. 26.**

Meeting Date: 12/14/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #21-348 Approving Purchase Agreement for Part of Outlot A, Java Auto Parts; Case of Java Companies L.L.C.

Purpose/Background:

Purpose:
The purpose of this case is to consider entering into a Purchase Agreement with Java Companies L.L.C

Background:
Java Properties has been working with City staff over the past few months to put together a development proposal on Part of Outlot A, Java Auto Parts (Parcel 50) in the COR. The Development Review Committee has reviewed multiple iterations of the plan and are generally acceptable to the concept included in the packet. Parcel 50 had originally been guided for an office type use but market conditions and the sale of a parcel to Casey's and Java Companies (O'Reilly Auto Parts) open up possibilities for it to develop in a different way. The EDA reviewed this concept plan in October 2021 and directed staff to moved forward with a phased purchase agreement approach with Java to allow time for PACT Charter School to evaluate all options in the City of Ramsey. PACT Charter School notified the city that they no longer had interest in purchasing Parcel 50.

Based on the decision by PACT Charter School to remove Parcel 50 for consideration for their future high school, Java Companies L.L.C. has decided to make an offer to purchase approximately 7 acres of Outlot A (Parcel 50) in a phased approach. The offer price is $4.50 / SF, which is $.0.50/SF less than the asking price for the site. The offer was slightly reduced based on the fact that the cost for the internal roadways for the site likely will be the responsibility of the Developer. The attached Purchase Agreement gives Java control of the entire site for a 6 month period to conduct due diligence, develop a detailed development plan and to secure tenants. The City Attorney has reviewed the attached Purchase Agreement and Term sheet and is comfortable moving it forward to the City Council for consideration. There still may be some modifications to the specific language to protect the city's interest but the general terms allow for the due diligence period to begin.

Notification:

N/A

Observations/Alternatives:

The proposed development concept from Java includes a car wash and coffee shop in the initial phase. Future phases, or additions to the first phase, include a restaurant, a general retailer and potentially a grocer. These uses are subject to change but all buildings constructed in the COR will need to meet COR standards or be granted the approvals necessary to receive site plan approval. The City has expressed a willingness to consider cost sharing some of the costs of Peridot St and to pay for the Extension of Veteran's Drive. Based on the complexity and timing of this project the below terms are not consistent with a typical purchase agreement. The City attorney has reviewed the term sheet and draft PA and is generally acceptable to moving forward as is. The terms of the purchase agreement are provided below:

Real Estate Tax ID Number: Portion of 28-32-25-41-0020. Part of Outlot A, Java Auto Parts (Part of Parcel 50a)

Purchase Structure: Phase I with an Option on Phase II (see Exhibit A)

Acreage Approximately + / - 6.97 acres or (303,613 SF) Subject to Final Plat

Asking Price $1,518,065 ($5.00 / SF) (SF Subject to change based on approved Plat)

Offer Price $4.50 per SF ($1,366,258) (SF Subject to change based on approved Plat) for both Phase I and Phase II

Earnest Money $10,000 Non-refundable upon **Notice to Proceed** being executed. Additional Earnest Money will need to be provided for Phase 2.

Inspection Period 180 days from the later of Effective Date (Date City Council approves) or a fully executed PA is delivered to buyer (city requires plat/ site plan approval before sale)
***Inspection period will be increase 180 days per Lot closing (see Exhibit A for Lots)

Closing Within 30 days of Notice to Proceed.

Commission This was a City generated lead for a CBRE Listed property. Per the terms of the listing agreement, the City will pay 3% of gross sales price to CBRE.

Extensions to Close Developer will deposit $10,000.00 in escrow for each 90-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
***The Developer will be granted 2 additional 90-day extensions per Lot purchase closing with the terms stated above. (the extra 30 days (60 to 90) is required due to the platting process and the time it is taking Anoka County to review incoming plats)

City take care of Provide existing ALTA Survey and updated Title Work. The Developer will contract to plat the property as part of the site plan process. City will work with Anoka County to secure a Right in, Right out access for Veterans Drive on to Ramsey Blvd as part of the platting process.

Performance City to require construction of commercial/retail buildings compliant with COR Zoning requirements and obtain a Certificate of Occupancy one year after Closing of each lot. The inspection period will be increase by 180 days per Lot/phase closing. The Developer will enter into a Right of Re-Entry Agreement with minimum building square footage requirements for Lots 1, 2, 3 and 5, which will establish the time period to close and construct the minimum improvements for each lot. The City may exercise the Right of Re-Entry if performance requirement is not met.

Minimum SF for each lot:
Lot 1 6,000
Lot 2 550
Lot 3 9,000
Lot 4 3,000
Lot 5 20,000

Assignment Requires city approval if not same owners / company.

Alternatives include:
1) Adopt Resolution #21-348 Approving Purchase Agreement for Part of Outlot A, Java Auto Parts (as presented); subject to City Attorney Review
2) Adopt Resolution #21-348 Approving Purchase Agreement for Part of Outlot A, Java Auto Parts (with changes); subject to City Attorney Review
3) Something else.

Funding Source:

N/A

Recommendation:

The EDA met on November 18, 2021 and recommends Adopt Resolution #21-348 Approving Purchase Agreement for Part of Outlot A, Java Auto Parts (as presented); subject to City Attorney Review

Action:

Motion to Adopt Resolution #21-348 Approving Purchase Agreement for Part of Outlot A, Java Auto Parts (as presented); subject to City Attorney Review

---

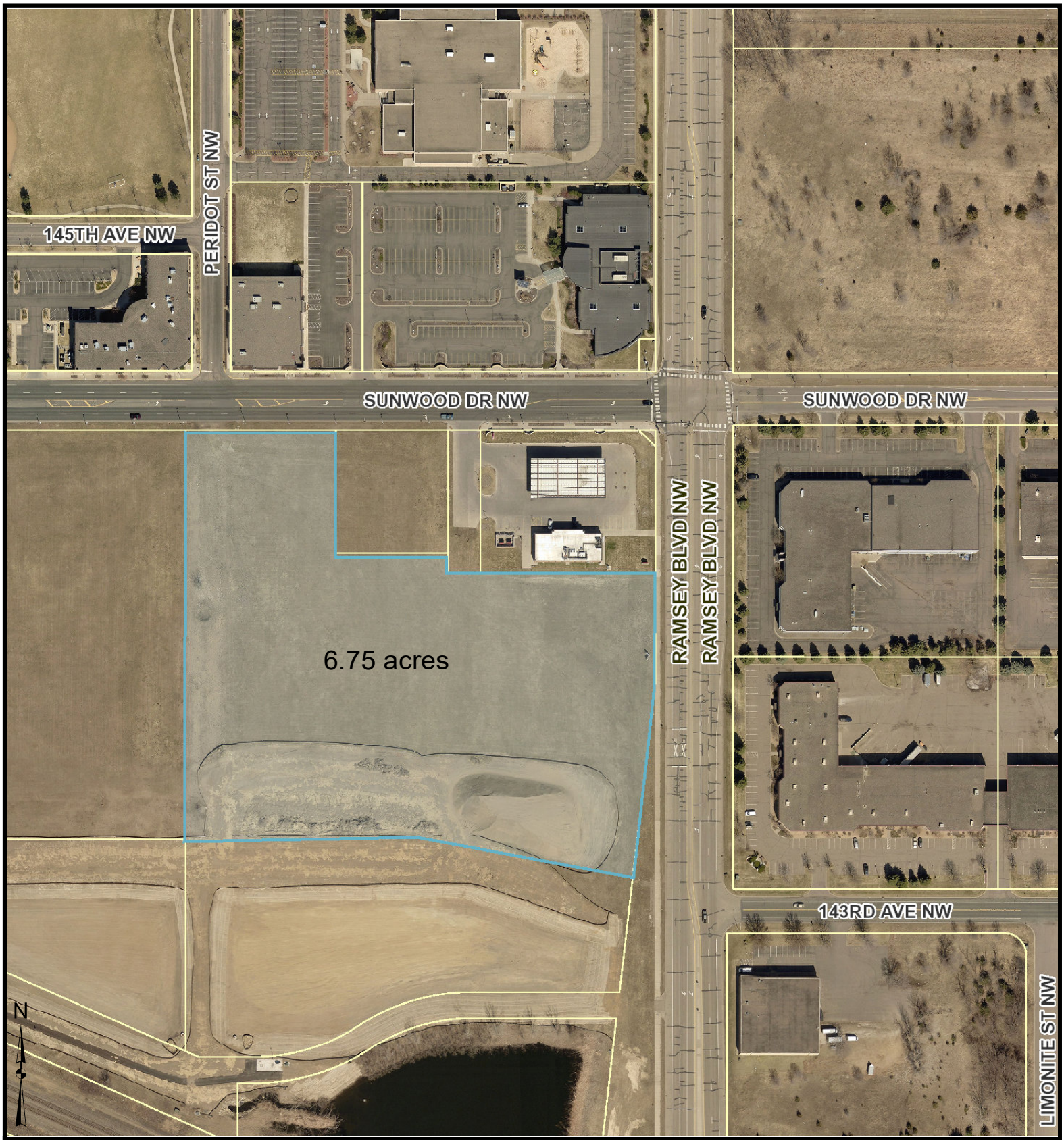
Attachments

Site Location
ACTION - Resolution #21-348
ACTION - Purchase Agreement - Java Companies
Term Sheet
Java Development Concept - Parcel 50
Coffee Shop Graphic
Car Wash Graphic
Excerpt from Draft November EDA minutes

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	12/08/2021 11:21 AM
Bruce Westby	Bruce Westby	12/08/2021 12:03 PM
Brian Hagen	Brian Hagen	12/08/2021 07:16 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:25 AM
Form Started By: Sean Sullivan		Started On: 12/07/2021 09:47 AM
Final Approval Date: 12/09/2021		

Parcel 50 - Available Land



Parcel Information: Approx. Acres: 6.75
Commissioner: MATT LOOK

RAMSEY
MN 55303
Plat:

Owner Information:

Sean Sullivan | 1:2,400 | Date: 10/7/2021

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

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

RESOLUTION #21-348

RESOLUTION APPROVING PURCHASE AGREEMENT FOR PART OF OUTLOT A, JAVA AUTO PARTS

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

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the **Property**"), with Java Companies, L.L.C., a Minnesota Limited Liability Company or Assigns (the "Developer"); and

WHEREAS, the City and Developer have negotiated a Purchase Price of $4.50 per square foot on +/- 6.97 acres (303,613 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, Java Companies, L.L.C. is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of December 8, 2021.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to Java Companies L.L.C. or Assigns, for $4.50 per square foot on +/- 6.97 acres (303,613 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement for the development of five retail/office buildings depicted on Exhibit B in the Purchase Agreement.

3) That the City authorizes execution of the Purchase Agreement and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

That the motion for the adoption of the forgoing resolution was duty seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Part of Outlot A, Java Auto Parts, Anoka County Minnesota to be platted as:

TBD, Anoka County, Minnesota

Anoka County PID Number: A portion of 28-32-25-41-0020. ("Property") (Approximately 6.97 acres)

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Java Companies, L.L.C. & or Assigns**, a Minnesota Limited Liability Company ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____ (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 6.97 acres (303,613 SF) of vacant land, legally described as follows:

   Outlot A, Java Auto Parts, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: Portion of 28-32-25-41-0020 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $4.50 / Square foot or $1,366,259 for Phase 1 and Phase 2 as depicted on attached Exhibit and subject to square footage of Platted properties (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $10,000.00 (the "Earnest Money") with Commercial Partners Title Company ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. SURVEY. Seller has provided the Buyer an ALTA/NSPS 2016 survey (Table A, items 1, 2, 3, 4, 5, 7A, 8, 11 and 14) for Part of Outlot GG, Ramsey Town Center Addition (the "Survey") from a duly licensed surveyor dated August 11, 2016. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. TITLE COMMITMENT.

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3)

business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to _____ Date to be inserted based on 180 days from Effective Date) (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties

regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or

under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: kulrich@cityoframsey.com

Buyer: Java Companies, LLC & or Assigns.
Mark R. Krogh
879 Scheffer avenue
St Paul, MN 55102
Email: andy@javacompanies.com and mark@javacompanies.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction for each lot shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid

the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2022 for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. CONSTRUCTION DEADLINE. Within one year from the Closing Date for each lot, Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum SF building for each lot as defined below compliant with COR Zoning requirements to be further defined by an approved Site Plan.. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained. The deadline for obtaining the required C/O for each lot is defined below:

- **a.** Lot 1, 6,000 SF – C/O 12/31/2023 (Phase 1)
- **b.** Lot 2, 550 SF - C/O 12/31/2023 (Phase 1)
- **c.** Lot 3, 9,000 C/O 12/31/2023 (Phase 1)
- **d.** Lot 4, 3,000 C/O 12/31/2024 (Phase 2)
- **e.** Lot 5, 20,000 C/O 12/31/2023 (Phase 1)

29. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2022
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2022
Kurt Ulrich, City Administrator

BUYER: JAVA COMPANIES L.L.C. & OR ASSIGNS

By: _____ Dated: _____, 2022
Mark Krogh, Chief Manager

Exhibit A

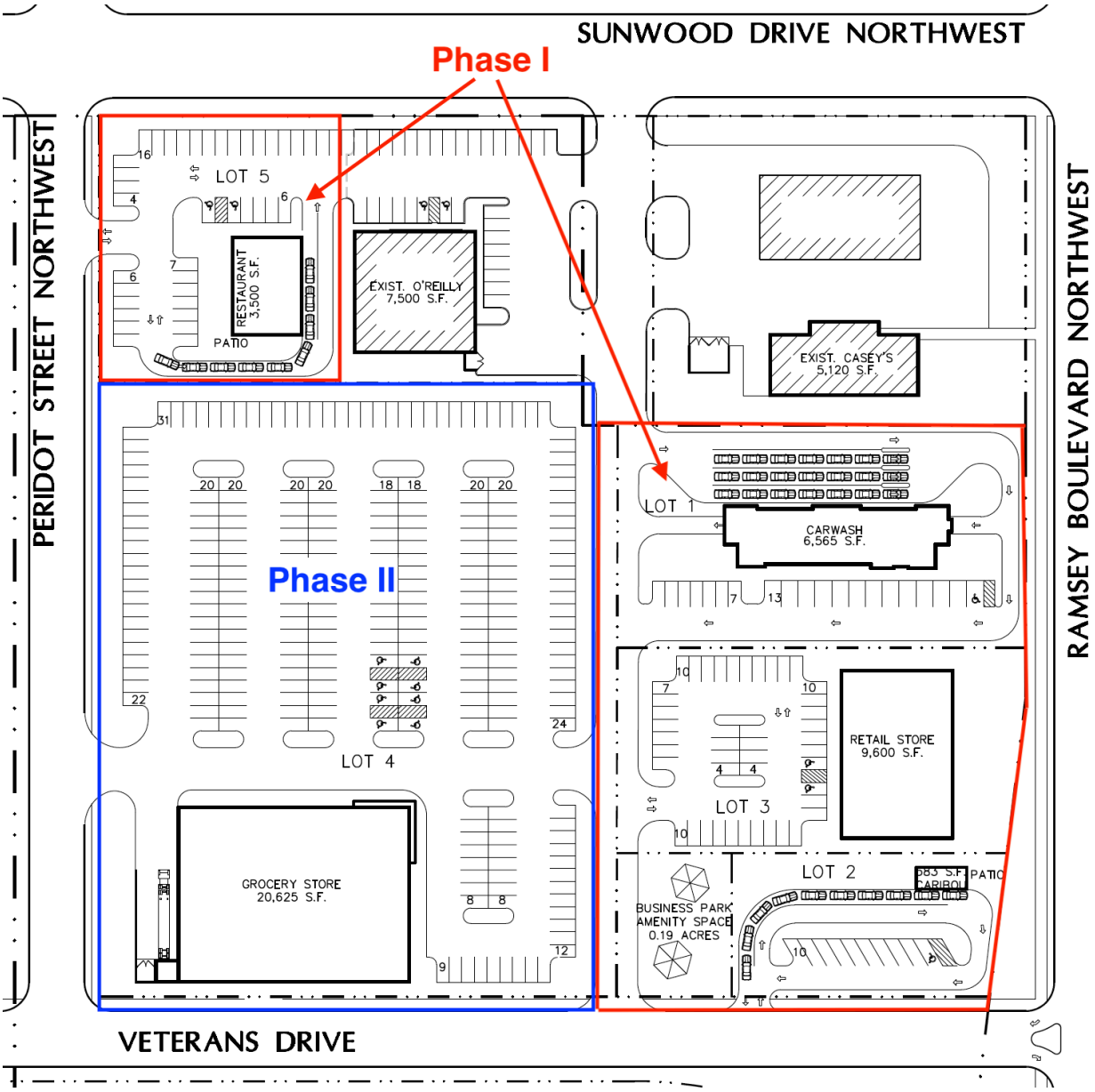
Legal Description

Outlot A, Java Auto Parts, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-41-0020 ("Property")
approximately 6.97 acres (303,613 SF)

Exhibit B


SUNWOOD DRIVE NORTHWEST
Phase I
PERIDOT STREET NORTHWEST
RAMSEY BOULEVARD NORTHWEST
LOT 5
RESTAURANT
3,500 S.F.
PATIO
EXIST. O'REILLY
7,500 S.F.
EXIST. CASEY'S
5,120 S.F.
Phase II
LOT 1
CARWASH
6,565 S.F.
LOT 4
LOT 3
RETAIL STORE
9,600 S.F.
GROCERY STORE
20,625 S.F.
LOT 2
BUSINESS PARK
AMENITY SPACE
0.19 ACRES
VETERANS DRIVE

TERM SHEET FOR JAVA COMPANIES L.L.C. - Parcel 50A – 12/8/21

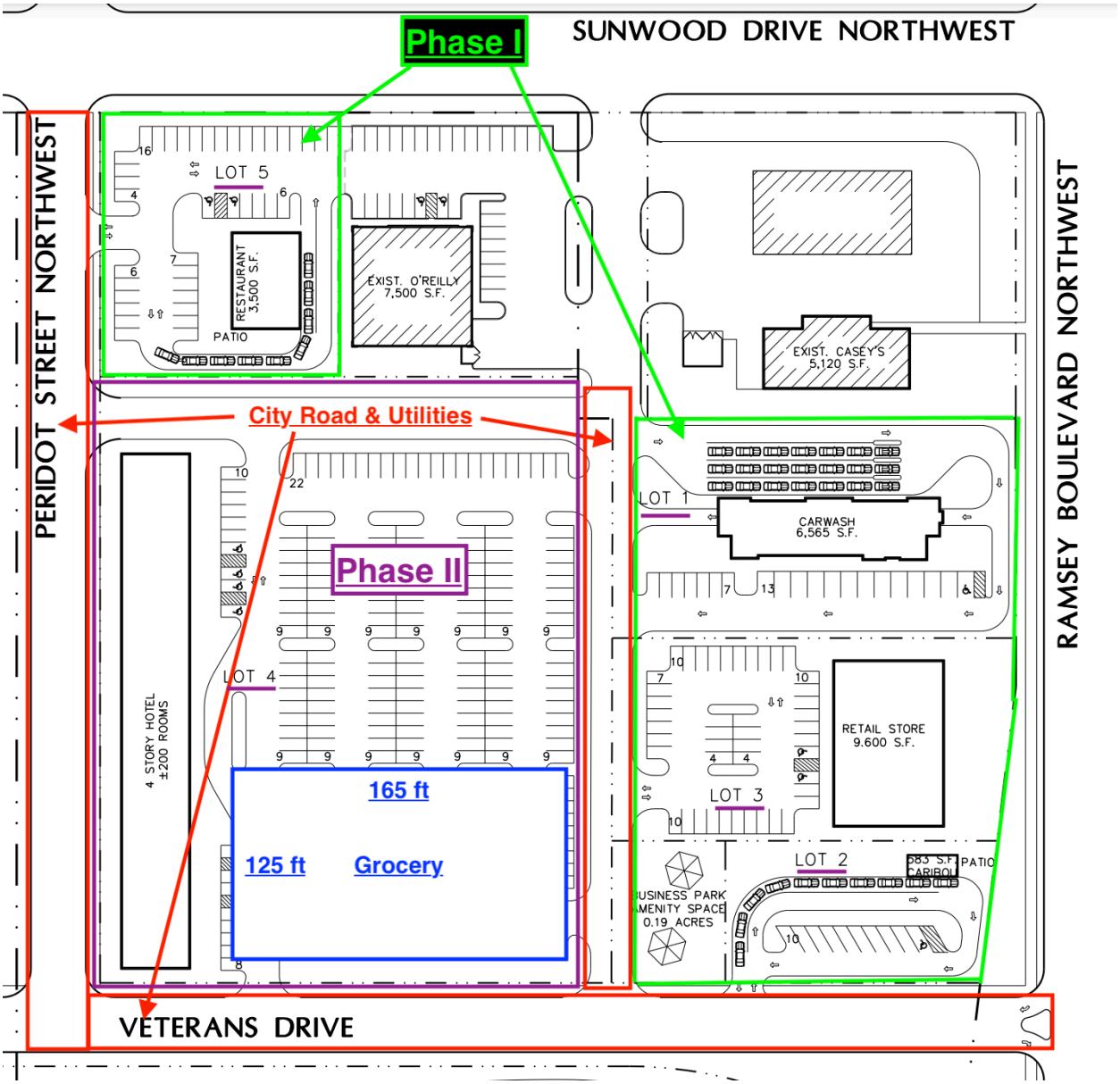
Real Estate	Tax ID Number: Portion of 28-32-25-41-0020. Part of Outlot A, Java Auto Parts (Part of Parcel 50a)
Purchase Structure:	Phase I with an Option on Phase II (see Exhibit A)
Acreage	Approximately + / - 6.97 acres or (303,613 SF) Subject to Final Plat
Asking Price	$1,518,065 ($5.00 / SF) (SF Subject to change based on approved Plat)
Offer Price	$4.50 per SF ($1,366,258) (SF Subject to change based on approved Plat) for both Phase I and Phase II
Earnest Money	$10,000 Non-refundable upon **Notice to Proceed** being executed. Additional Earnest Money will need to be provided for Phase 2.
Inspection Period	180 days from the later of Effective Date (Date City Council approves) or a fully executed PA is delivered to buyer (city requires plat/ site plan approval before sale) *******Inspection period will be increase 180 days per Lot closing (see Exhibit A for Lots)
Closing	Within 30 days of Notice to Proceed.
Commission	This was a City generated lead for a CBRE Listed property. Per the terms of the listing agreement, the City will pay 3% of gross sales price to CBRE.
Extensions to Close	Developer will deposit $10,000.00 in escrow for each 90-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable. *******The Developer will be granted 2 additional 90-day extensions per Lot purchase closing with the terms stated above. (the extra 30 days (60 to 90) is required due to the platting process and the time it is taking Anoka County to review incoming plats)
City take care of	Provide existing ALTA Survey and updated Title Work. The Developer will contract to plat the property as part of the site plan process. City will work with Anoka County to secure a Right in, Right out access for Veterans Drive on to Ramsey Blvd as part of the platting process.
Performance	City to require construction of commercial/retail buildings compliant with COR Zoning requirements and obtain a Certificate of Occupancy one year after Closing of each lot. The inspection period will be increase by 180 days per Lot/phase closing. The Developer will enter into a Right of Re-Entry Agreement with minimum building square footage requirements for Lots 1, 2, 3 and 5, which will establish the time period to close and construct the minimum

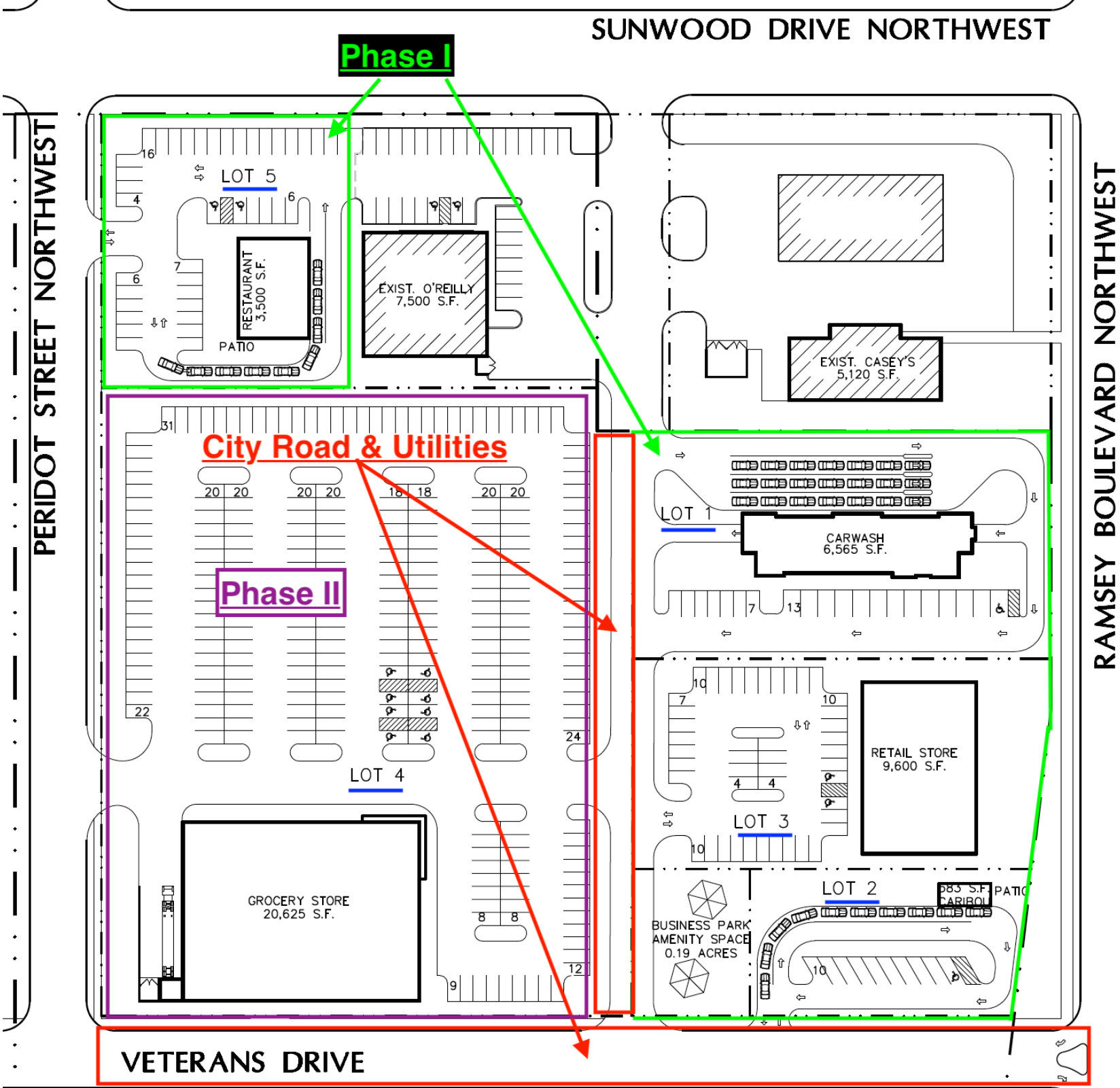
	improvements for each lot. The City may exercise the Right of Re-Entry if performance requirement is not met.

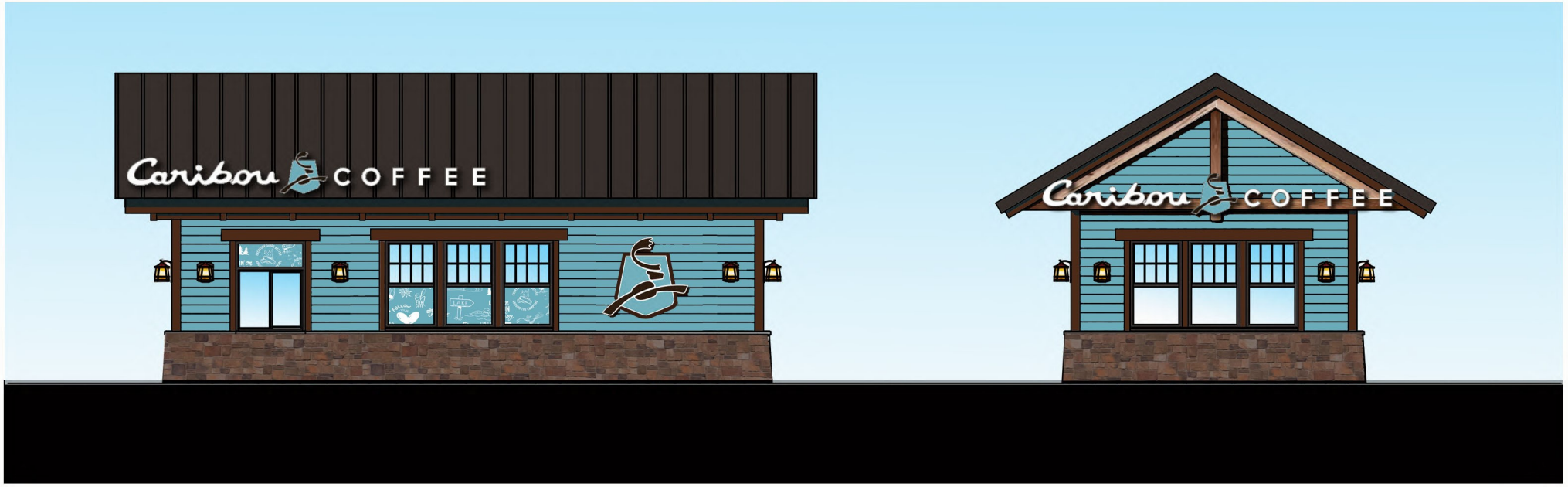
Minimum SF for each lot:

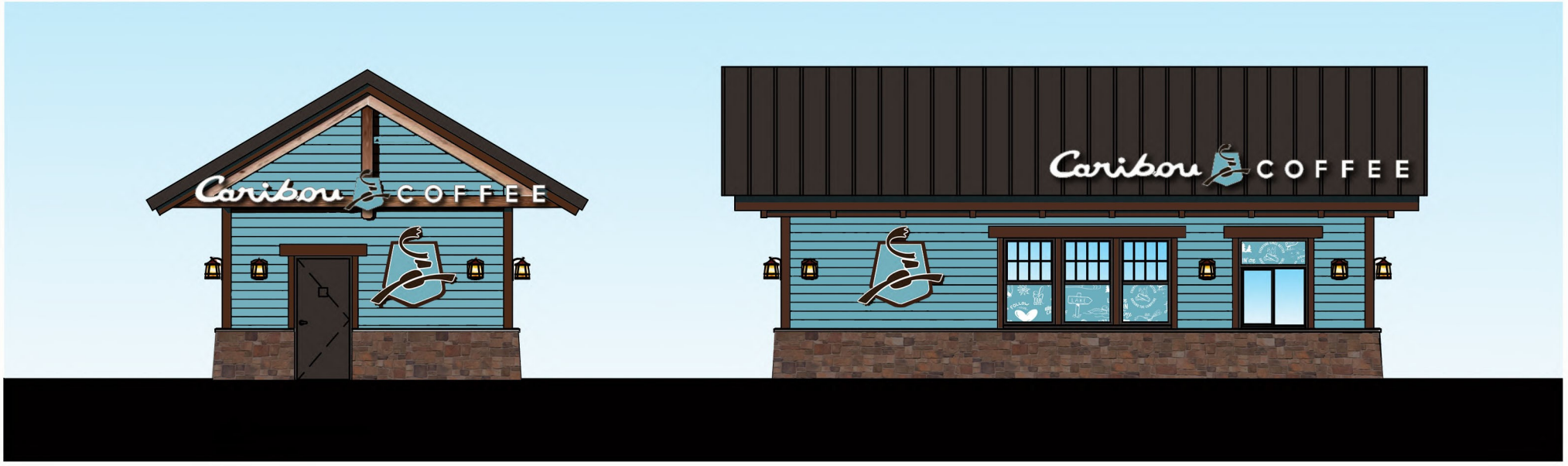
Lot 1	6,000
Lot 2	550
Lot 3	9,000
Lot 4	3,000
Lot 5	20,000
Assignment	Requires city approval if not same owners / company.
Contingencies	None at this time
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry Planning Commission (Chloe): Land Use, Development Agreement, Site Plan, Plat City Council: Final Approval on both items

Exhibit A: City Street / Utilities /Lots / Phase I and II




SUNWOOD DRIVE NORTHWEST
Phase I
PERIDOT STREET NORTHWEST
RAMSEY BOULEVARD NORTHWEST
LOT 5
RESTAURANT
3,500 S.F.
PATIO
EXIST. O'REILLY
7,500 S.F.
EXIST. CASEY'S
5,120 S.F.
City Road & Utilities
Phase II
LOT 1
CARWASH
6,565 S.F.
LOT 4
LOT 3
RETAIL STORE
9,600 S.F.
GROCERY STORE
20,625 S.F.
LOT 2
BUSINESS PARK
AMENITY SPACE
0.19 ACRES
VETERANS DRIVE


Caribou COFFEE
Caribou COFFEE


Caribou COFFEE
Caribou COFFEE


Mister


Mister
Mister
CAR WASH
FREE Vacuums


Mister


Mister
EXIT ONLY


Mister
Mister
CAR WASH
FREE Vacuums


Mister


Mister
Mister


Mister
Mister
EXIT


2975
Mister


Mister

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, November 18, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Cords Member Chelsee Howell Member William MacLennan Member Michael Olson (via Zoom) Member Chris Riley
Members Absent:	Member Rachal Johnson Member Jim Steffen
Also Present:	Sean Sullivan, Economic Development Manager Brian Hagen, Deputy City Administrator/Community Development Director

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Chairperson Cords	aye
Member MacLennan	aye
Member Olson	aye

Motion carried.

4. EDA BUSINESS

4.01: Consider Purchase Agreement for Parcel 50; Case of Java Properties

Economic Development Manager Sullivan presented the staff report.

Chairperson Cords stated that he likes the idea and is positive about moving forward. He stated that there is a discussion about securing a right-in/right-out access and asked if there has been thought about how that will work with the Highway 10 improvements.

Mark Krogh, Java Companies, commented that the right-in/right-out is for Veterans Drive and is critical to the whole development. He stated that the phase one tenants are ready to go. He stated that he will get details from staff about that concern. He noted that they have talked about the Highway 10 construction with the tenants.

Economic Development Manager Sullivan commented that access to any County road requires discussion and approval from the County. He noted that once the PA is approved, they will move forward to the County for review. He stated that speaking with engineering there would be a six-to-eight-foot elevation change to the ramp and therefore Veterans Drive would be sloped to connect. He stated that realistically the official layout will be approved within the next few weeks and then engineering will design the details for the Highway 10 improvements.

Chairperson Cords referenced the six-to-eight-foot rise and asked if that would be handled with retaining walls or whether parking would be lost.

Mr. Krogh believed that they could handle it with grading but could also use boulder walls if necessary. He referenced a project they completed in Champlin with similar product used.

Member Riley thanked Java for being present. He stated that this is an exciting project, and he is glad Java stayed through the discussions with PACT. He asked for details on the timing of phases one and two.

Mr. Krogh stated that once they are under contract, they will begin civil architecture. He noted that they have letters of intent or verbal commitments with the phase one tenants. He noted that the phase one tenants are fast moving and therefore believes that will be done in 2022. He stated that the phase two tenants are slower moving and therefore it is unlikely that would go through in 2022. He believed they would start entitlement for phase two in late summer of 2022 with a 2023 deal.

Member MacLennan asked if the tenants could be elaborated on.

Mr. Krogh stated that there is a quick service Mexican concept restaurant, a carwash, drive-thru only coffee shop, and a dollar store. He noted that there is a financial institution interested and they are trying to figure out how that could fit into the plan. He stated that they could swap out the dollar store for the financial institution.

Member Olson commented that this sounds good, and he did not have any questions.

Motion by Member MacLennan, seconded by Member Howell, to recommend to City Council to approve Purchase Agreement on Parcel 50 with Java Properties as presented, subject to City Attorney review.

A roll call vote was performed:

Member Olson	aye
Member MacLennan	aye
Chairperson Cords	aye
Member Riley	aye
Member Howell	aye

Motion carried.

6. ADJOURNMENT

Motion by Member Riley, seconded by Member Howell, to adjourn the meeting.

A roll call vote was performed:

Member Olson	aye
Member MacLennan	aye
Chairperson Cords	aye
Member Riley	aye
Member Howell	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:19 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple

DRAFT

TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session **5. 27.**

Meeting Date: 12/14/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Plans, Specs and Feasibility Update)

Purpose/Background:

The purpose of this case is to:
1) Receive West Armstrong Redevelopment Area Update
2) Consider adoption of Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Plans, Specs and Feasibility Update)

Background:

In May of 2021, the EDA and City Council reaffirmed the vision of the West Armstrong Redevelopment Area (Industrial and COR zoning) and to asked Staff to put together a plan to identify project costs and design to:
1) Reconstruct 146th, 147th and Ferret Street
2) Extend Ferret St. to Bunker Lake Boulevard
3) Install City Sewer, Water and Storm Sewer

Development Update in West of Armstrong Redevelopment Area and Bunker Lake Business Park

Industrial development and demand remains strong in the City of Ramsey. Recent in-fill Development (65,000 SF - Anderson Dahlen - AEC Energy Park) and developments in Bunker Lake Industrial Park (Oppidan - 405,000 SF and BLIP 4 - 67,000 SF) have reduced the available industrial land to approximately 20 acres. Staff and PSD LLC have been working with an unidentified user to acquire approximately 10 acres and to construct a 100-150,000 SF industrial warehouse building in Bunker Lake Industrial Park. If this project is completed that would leave approximately 10 acres of shovel ready land available for industrial development.

In May of 2021, the City Council and EDA affirmed to land use vision in the West Armstrong Redevelopment area identifying the land west of Ferret St as Commercial / Industrial and the land east of Ferret Street as Retail / Office (COR). Staff has been approached by smaller industrial users and other commercial/industrial projects that have interest in locating to that area if City utilities are available. On December 9, 2021 the Anoka Ramsey Athletic Association (ARAA) announced that they have secured site in the West Armstrong Redevelopment to erect a sports dome and other facilities. The City Council directed staff to bring forth a proposal to obtain design and costs to reconstruct and design roadways and to install City utilities and the heighten level of interest in this area certainly supports this action.

The Proposed City Road and Infrastructure Project

In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City tabled the project with the support of the adjacent private property owners until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area likely will leverage interest in private redevelopment. This proposed project expands sewer and water in the area and also connects Ferret Street to Bunker Lake Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

City Staff has worked with Bolton and Menk to put together a phased approach that will ultimately provide a cost and preliminary design of improvements in the area. Topographical survey and soil borings are needed prior to putting together a design and cost estimate for the project. A copy of the proposal for the Topographical Survey is attached to this case. The EDA approved this expenditure at the December 9, 2021 Meeting.

Once the Topographical Survey is complete, Bolton and Menk can begin work on the Engineering Services for the West Armstrong Redevelopment Area. The Proposal for Engineering Services (i.e., feasibility, preliminary design, plans and specs) for West Armstrong Redevelopment Area is attached to this case and would need City Council Approval.

Staff is asking for action by the City Council to authorize Engineering Services for West Armstrong Redevelopment Area (i.e., feasibility, preliminary design, plans and specs) outlined in the Bolton and Menk proposal.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

The proposal for Engineering Services for West Armstrong Redevelopment Area (Design / Plans and Specs and Updated Bunker Lake Blvd Feasibility Study) is $49,835.00. It should be noted that the Topographical Survey referenced in this proposal has been removed and is included in the $7,955.00 Topographical Survey which was already approved by the EDA. In this proposal there is also a proposed Feasibility Report Update at the line item cost of $8,160. Staff has spoken with City Engineer Bruce Westby and this feasibility update could be performed in-house by the City Engineering team if there is available staff capacity. Staff would ask for flexibility from the the City Council to fund the entire cost of the study (including the Feasibility Report Update) with the ability to reduce it if the work can be done internally.

Proposal for Engineering Services for West Armstrong Redevelopment Area (Design/Plans and Specs and Feasibility Update) - $49,835

Alternatives:

1) Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)(EDA Recommendation)
2) Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Specs) excluding the Feasibility Report Update ($41,675)
3) Something else

Funding Source:

Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update)
The funding for this action would be the PIR Fund.

Recommendation:

The EDA met on December 9, 2021 and passed a unanimous motion to recommend to the City Council to Authorize the Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)

Action:

Motion to Adopt Resolution #21-349 Authorizing Funding and Ordering Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as presented ($49,835)

Attachments

Site Location Map

ACTION - Resolution #21-349

ACTION - Proposal for Design and Plans and Specs

Reference EDA Approved - Proposal for Topographical Survey

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	12/09/2021 09:52 AM
Bruce Westby	Sean Sullivan	12/09/2021 09:56 AM
Sean Sullivan (Originator)	Sean Sullivan	12/09/2021 10:05 AM
Bruce Westby	Bruce Westby	12/09/2021 10:31 AM
Brian Hagen	Brian Hagen	12/09/2021 01:15 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 01:31 PM
Form Started By: Sean Sullivan		Started On: 12/06/2021 04:30 PM
Final Approval Date: 12/09/2021		

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45

Commissioner: MATT LOOK

Plat:

Owner Information:

Sean Sullivan	1:4,800	Date: 3/29/2021

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

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

RESOLUTION #21-349

RESOLUTION AUTHORIZING FUNDING AND ORDERING ENGINEERING SERVICES FOR WEST ARMSTRONG REDEVELOPMENT AREA

WHEREAS, in May of 2021 the Ramsey EDA and Ramsey City Council affirmed the land use vision in the West of Armstrong Redevelopment Area and directed staff to obtain a proposal to obtain design/plans and specs to reconstruct roadways and to install City utilities in the area; and

WHEREAS, on December 9, 2021, the EDA approved the Engineering Services for the Topographical Survey of the West Armstrong Redevelopment Area and ordered the work to commence; and

WHEREAS, on December 9, 2021, the EDA unanimously recommended that the City Council Authorize Funding and Order Engineering Services for West Armstrong Redevelopment Area (Designs/Plans and Feasibility Update) as defined in the Bolton and Menk proposal for a cost of $49,835; and

WHEREAS, Staff has received development inquiries and interest from landowners in the area to reconstruct roadways and to install City infrastructure to allow this area to redevelop efficiently.

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

1) That the City of Ramsey authorizes $49,835 in funding from the PIR fund and authorizes City Officials to order Engineering Services for West Armstrong Redevelopment Area (Design/Plans and Specs and Feasibility Update)

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 December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

November 23, 2021

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services – West Armstrong Redevelopment Area

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for the West Armstrong Redevelopment Area Improvement project. Our scope and fees were prepared based on our conversations, along with previous documents prepared for the area.

The proposal is based on your July 9, 2021 email request, including the layout attached to the email.

SCOPE

The proposed base improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146th Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147th Avenue and 146th Avenue to the extents shown on the attached figure,
- Extension of sanitary sewer, water and storm sewer to serve the area, and
- Improvements to Bunker Lake Boulevard necessary to allow for the Ferret Street connection.

Attached is a figure depicting anticipated improvements.

Project scope assumptions used in creating this fee proposal include the following:

- **A topographic survey** of the corridors will be completed under a separate contract. Information from the survey will be used for the design of the project.
- **Geotechnical** borings will be required for the project. A total of 3 borings within the redevelopment area will be required. We will use a combination of soil borings, record drawings and recommendations from the City's October 18, 2018 study to complete the pavement design for the area roadways.
- **Watermain** will be installed in Ferret Street from 146th Avenue to Bunker Lake Boulevard, connecting to the 12-inch watermain located in 147th Avenue and also connecting to the watermain in Bunker Lake Boulevard. The watermain will also be extended along 146th Avenue to the existing cul-de-sac bulb. Service lines and fire hydrants will be installed along the corridor as-needed. The City will perform a leak test of the existing watermains in the area during the design phase of the project.

- **Sanitary Sewer** will be installed along the street segments, with connections anticipated to the existing sewer lines located in Bunker Lake Boulevard and 146th Avenue. Services will be extended as needed along the corridors. The City will televise the existing sanitary sewer lines in the areas during the design phase of the project.
- **Storm Sewer** will be installed along the corridors, with connections made to the existing systems in Armstrong Boulevard and Bunker Lake Boulevard. We will work with the City to determine storm water treatment needs for the proposed improvements. The City will televise the existing storm sewer lines in the areas during the design phase of the project.
- **Right-of-Way** and/or easements will be required for the project. New Right-of-Way (ROW) will be required for the Ferret Street extension. ROW and easements may be required along Bunker Lake Boulevard, depending upon the final scope of the improvements.
- **State Aid formatted plans and specifications**, will not be required for the project.
- **Traffic Control** will be designed per the Field Manual for Temporary Traffic Control Zone Layouts, and no project specific traffic control layouts will be created. The Traffic Control and Staging plans listed above will provide guidance to allow the contractor to prepare detailed plans for submittal and review.
- The City will forward **existing plans and record drawings** for the corridor for use in creation of the base drawings.
- On-line bidding through **QuestCDN** will be used for procurement of bids, with the on-line bid opening facilitated at Bolton & Menk's Ramsey office location.
- **Construction related services** such as staking, administration and observation are not included in this proposal. A separate proposal can be submitted once the extent and timing of the improvements is finalized.

BUNKER LAKE BOULEVARD

Ferret Street is proposed to connect to Bunker Lake Boulevard. The Future Business Park report, completed in 2015, provided recommendations for the long-term configuration of the roadway. A right-in/right-out access is depicted near the proposed connection of Ferret Street to Bunker Lake Boulevard. A full access is shown to the west of the proposed access location. See attached figures 5 and 8 from that study for reference.

The report was prepared prior to significant development in the area and included assumptions of businesses with high traffic volumes being developed in the area. We are proposing to update the traffic analysis completed with the study as a portion of this proposal. Recommendations from a traffic study update could include:

- Allow for right-in/right-out connection,
- Allow for right-in/right-out connection with addition of an eastbound right turn lane,
- Allow for full access with creation of westbound left turn lane in median,
- Allow for full access with creation of westbound left turn lane in median and additional long-term improvements to Bunker Lake Road.

This proposal assumes minor improvements to Bunker Lake Boulevard to allow for the connection of Ferret Street. Depending upon the outcome of the traffic study, additional improvements to Bunker Lake

Boulevard may be required or recommended. We will discuss the findings of the study with the City and determine the next series of improvements for Bunker Lake Boulevard.

FEASIBILITY REPORT UPDATE

The City of Ramsey completed a Feasibility Report in October of 2018. The report included considerations for many of the improvements currently proposed. We will work with the City to update the previously prepared Feasibility Report for the project. We anticipate this will include:

- Receive previous report from City in Word format,
- Update text, figures, cost estimates, and assessment roll,
- Review revised document with City, and
- Incorporate final revisions, as needed.

SCHEDULE

The project schedule has yet to be determined. Bolton & Menk is available to begin plan preparation upon receiving a notice to proceed from the City.

PERMITTING AND APPROVALS

The work associated with the roadway improvements will require the following permits:

- Lower Rum River Watershed Management Organization (Stormwater and Erosion Control),
- MPCA (NPDES – Construction Stormwater General Permit), and
- MnDOT State Aid Approval (potentially for Bunker Lake Boulevard).

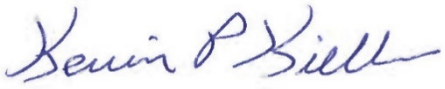
FEES

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. We are proposing to use AET for geotechnical services. Based on our understanding of the improvements, our proposed fees for the work, including geotechnical services, are $49,835.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENTS:
- Improvements Exhibits
- Future Business Park Exhibits (2 Pages)
- Detailed Fee Spreadsheet

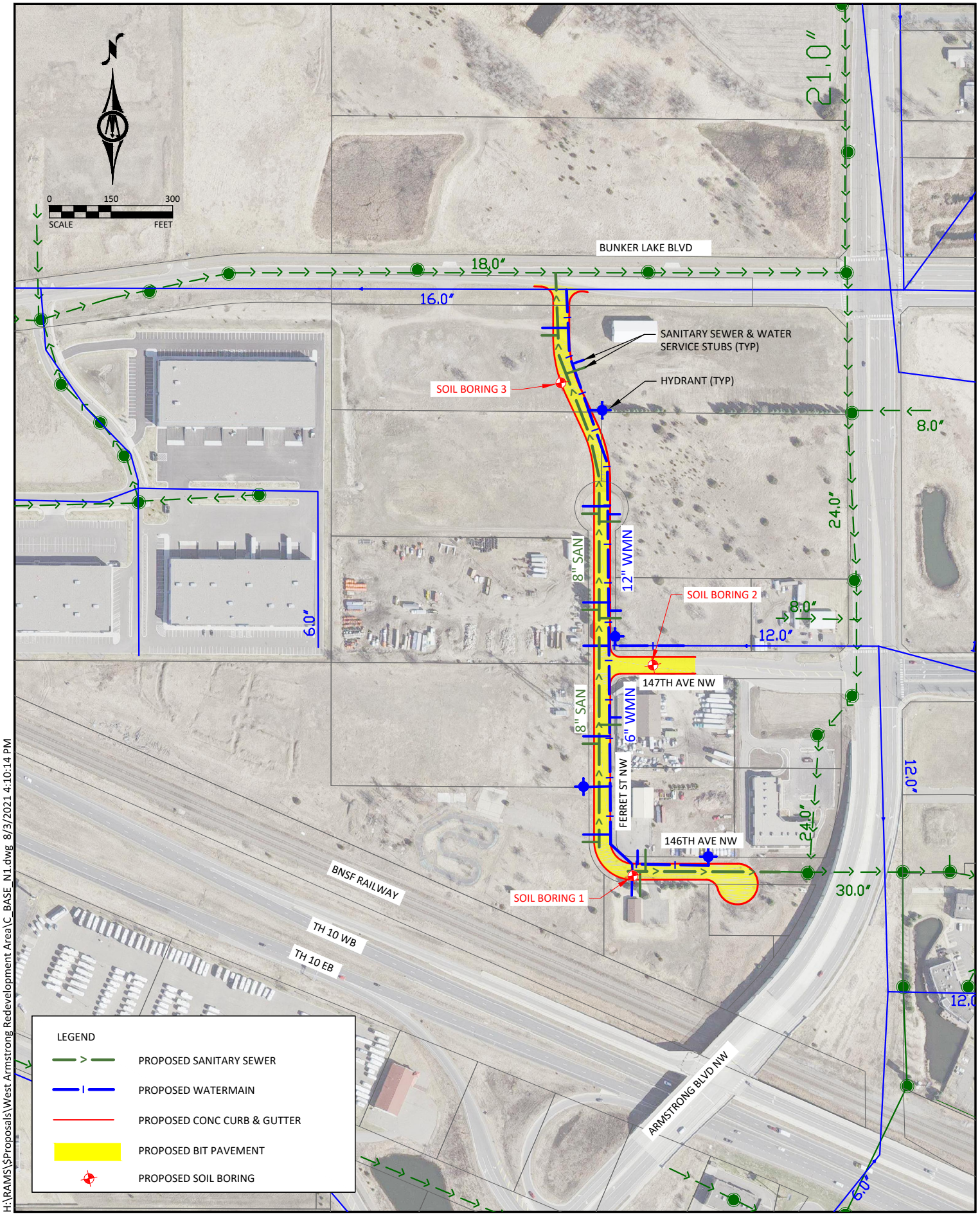
West Armstrong Redevelopment

City of Ramsey

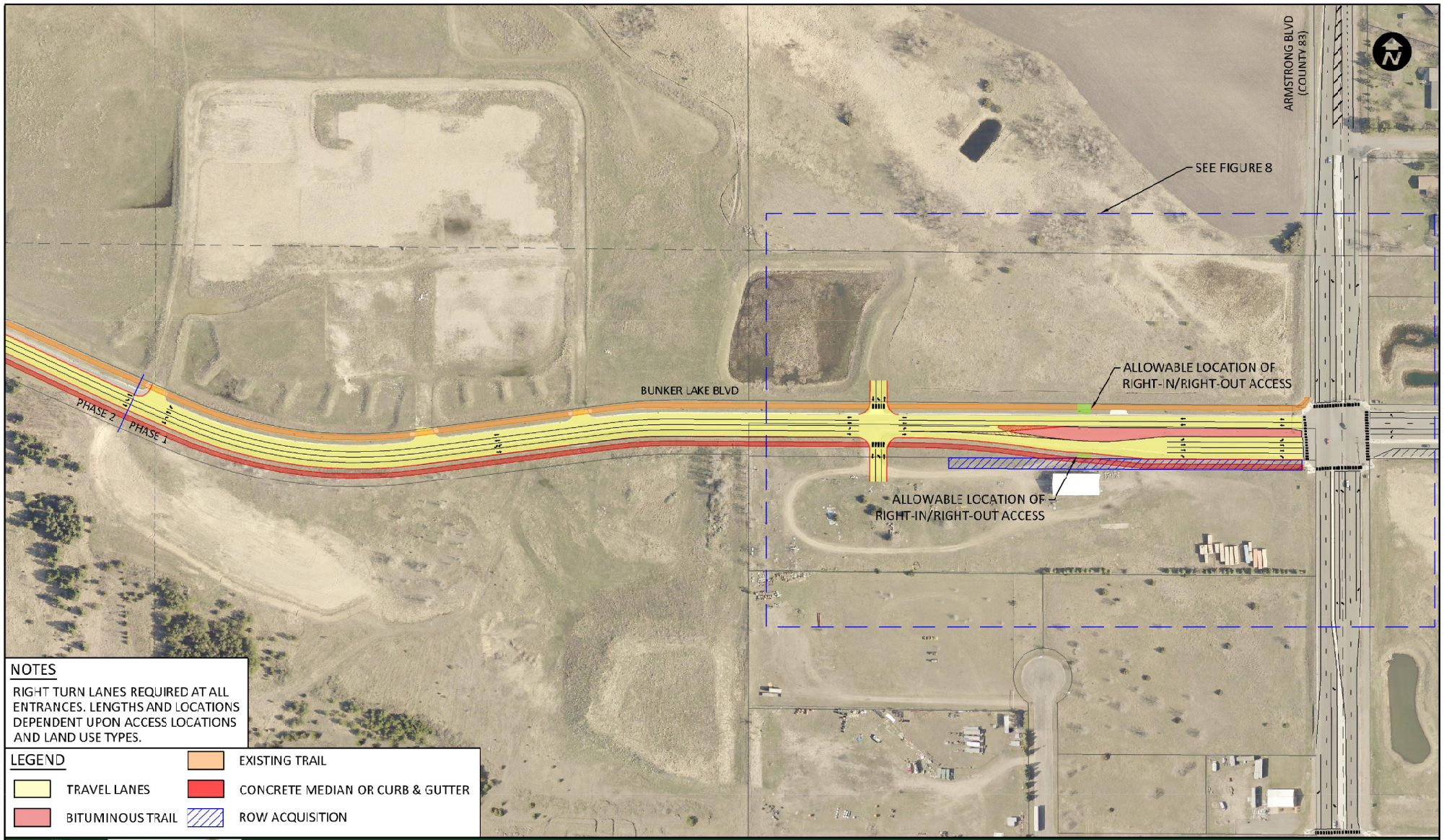
Proposed Improvements

August 2021

BOLTON & MENK



H:\RAMS\Proposals\West Armstrong Redevelopment Area\C_BASE_N1.dwg 8/3/2021 4:10:14 PM



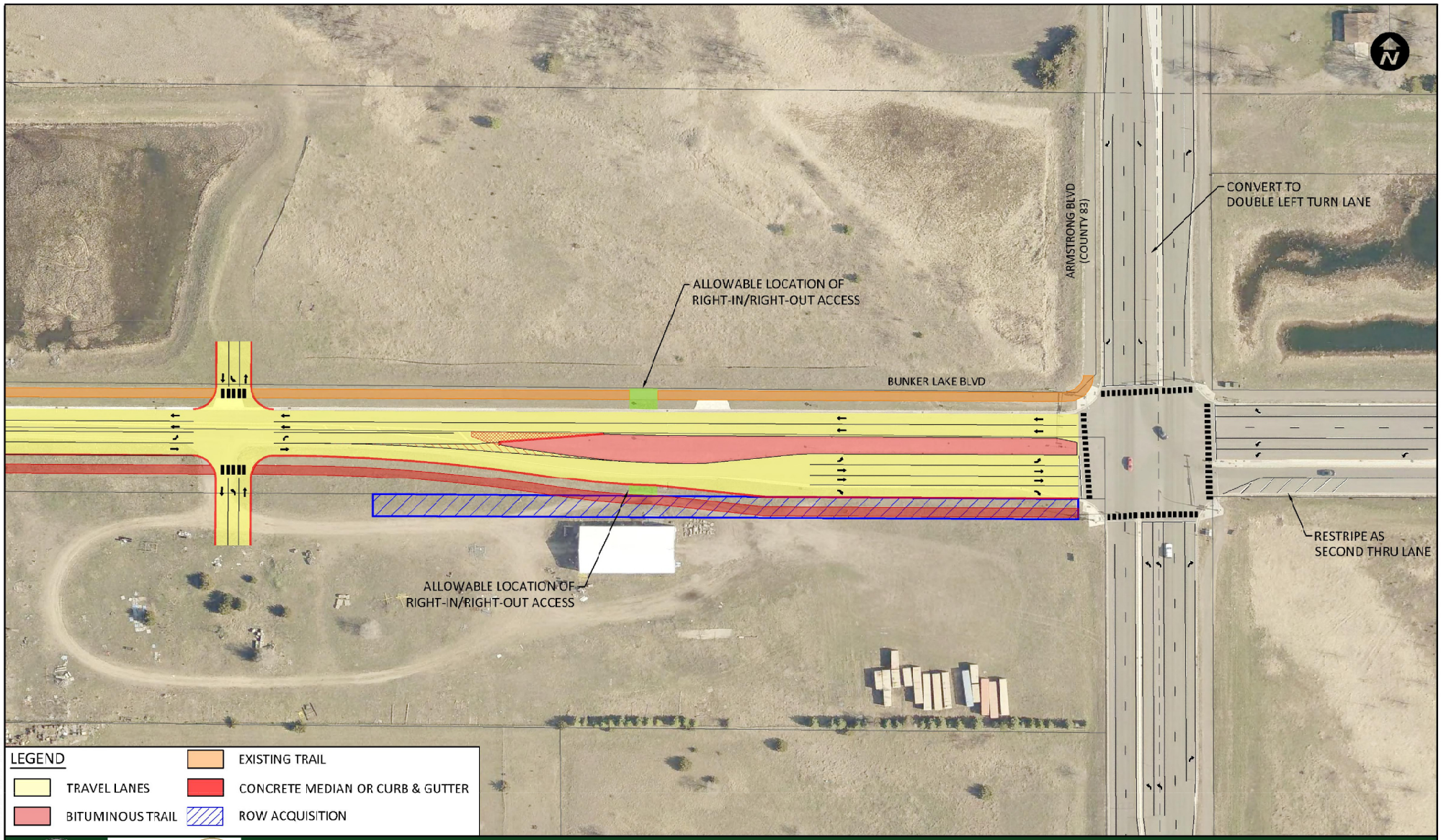
BOLTON & MENK
Engineers & Surveyors

City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 5 - GEOMETRICS

July, 2015



BOLTON & MENK
Engineers & Surveyors

City of RAMSEY

FUTURE BUSINESS PARK
CITY OF RAMSEY, MINNESOTA

FIGURE 8 - BUNKER LAKE BOULEVARD AT ARMSTRONG BOULEVARD

July, 2015

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: West Armstrong Redevelopment Area	BOLTON & MENK, INC.								
WORK TASK DESCRIPTION	**Project Manager**	**Project Engineer**	**Design Engineer**	**Sr. Traffic Engineer**	**Technician**	**Survey**	**Clerical**	**Total Hours**	**Cost**
Design Services									
1.0 Project Management / Meetings	6	6	2	0	0	0	2	**16**	$2,510
2.0 Feasibilty Report Update	8	24	0	0	24	0	0	**56**	$8,160
3.0 Bunker Lake Boulevard Traffic Study Update	2	0	10	8	2	0	0	**22**	$3,620
4.0 Utility Coordination	0	4	2	0	2	0	0	**8**	$1,130
5.0 Geotechnical Coordination	0	2	2	0	0	0	1	**5**	$670
6.0 Final Design / Plan Preparation / Estimates / Permits	9	35	66	3	86	0	20	**219**	$29,950
7.0 Bidding Services	5	10	7	0	0	0	5	**27**	$3,890
Subtotal Bolton & Menk Design	**25**	**71**	**82**	**11**	**114**	**0**	**23**	**326**	$46,040
								SUBCONSULTANT - American Engineering Testing	$3,795
								TOTAL for Design through Bidding	**$49,835**

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

November 23, 2021

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: Proposal for Engineering Services – West Armstrong Redevelopment Area Topographic Survey

Dear Mr. Westby:

We appreciate the opportunity to present this scope of services for a topographic survey of the West Armstrong Redevelopment Area Improvement project. Our scope and fees were prepared based on our conversations, along with previous documents prepared for the area. The proposed improvements will be generally as described below:

- Street construction & reconstruction of Ferret Street from 146th Avenue to Bunker Lake Boulevard,
- Street reconstruction of 147th Avenue and 146th Avenue to the extents shown on the attached figure,
- Extension of sanitary sewer, water and storm sewer to serve the area, and
- Improvements to Bunker Lake Boulevard necessary to allow for the Ferret Street connection.

Project scope assumptions used in creating this fee proposal include the following:

- **A topographic survey** of the corridors will be required for the project. The Bunker Lake Boulevard survey and design will be completed separately.

SCHEDULE AND FEES

Bolton & Menk will immediately schedule the survey and attempt to complete in 2021. Based on our understanding of the improvements, our proposed fees for the work are $7,955.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P Kielb

Kevin P. Kielb, P.E.
Principal Engineer

CC Regular Session **5. 28.**

Meeting Date: 12/14/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #21-350 Approving Second Amendment to Purchase Agreement for Outlot B, COR Stone Brook Academy; Case of Stories Foundation

Purpose/Background:

The City of Ramsey and Stories Foundation entered into a purchase agreement on October 29, 2020 and a Purchase Agreement First Amendment on September 28, 2021 to purchase and develop Outlot B, COR Stone Brook Academy. Stories Foundation has submitted applications for site plan and plat and have received contingent approvals. There are still some changes that need to be made to the site plan relating to removal of the drive-through and those will be worked out over the next year. As noted in the original EDA case, Stories Foundation is a non-profit and relies heavily on fundraising for its operations and capital investment. Stories Foundation has been fundraising and is working with a local bank to obtain financing for its project. They still are short of their fundraising goal.

In order the have more leverage relating to financing and fundraising Stories Foundation has asked the City to consider selling the unplatted outlot and to extend the required Certificate of Occupancy form one year after Closing to 2 year after Closing. They have agreed to enter into a Right of Re-Entry Agreement at Closing that would enable the City to recover the property at no cost to the City if the project does not move forward. Stories has communicated to the City that it has spent over $60,000 in engineering/design and site plans cost. As part of the proposed Closing in December 2021 they would also need to pay the City $67,953.60 for acquisition of the outlot. This level of commitment warrants consideration for an extension as proposed. Staff supports this request and believes an EDA recommendation to Council to move forward with the Second Amendment to Purchase Agreement and the Right of Re-Entry Agreement is appropriate.

Notification:

Notification is not required.

Observations/Alternatives:

Observations: The site is .52 acres in size with a purchase price of $67,953.60. ($3.00/SF) This price is within the approved "deal range". The mixed use project will be developed by Stories Foundation. The project will consist of a Cafe', retail store on the first floor with apartments and a patio on the second floor. A copy of the preliminary site plan and elevations are attached to the Original Purchase Agreement. The developer has received approval for a SAC and WAC Deferral loan when the building permit is pulled.

The following modification are worth highlighting:

Closing	Closing date remains on or before December 31, 2021 (subject to title work and closer availability)
Extensions	The Certificate of Occupancy date is proposed to be changed from 1 year after Closing to 2 years after Closing. A Right of Re-Entry Agreement will be entered into at Closing providing the City the legal right to recover the Property if the Project is not Completed and A C/O is not issued 2 years from the Closing.

Legal Description	The legal description of the subject property in the Purchase Agreement is Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota. (the “Property”) to be platted as Lot 1, Block 1, STORYTELLER CAFÉ ADDITION.

Alternatives:

1. Adopt Resolution #21-350 Approving Second Amendment to Purchase Agreement for Outlot B, COR Stone Brook Academy as presented; subject to City Attorney review (EDA recommendation)
2. Adopt Resolution #21-350 Approving Second Amendment to Purchase Agreement for Outlot B, COR Stone Brook Academy with changes; subject to City Attorney review
3. Something else.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

The EDA met on December 9, 2021 and recommends adoption of Resolution #21-350 Approving Second Amendment to Purchase Agreement for Outlot B, COR Stone Brook Academy as presented; subject to City Attorney review.

Action:

Motion to Resolution #21-350 Approving Second Amendment to Purchase Agreement for Outlot B, COR Stone Brook Academy as presented; subject to City Attorney review.

Attachments

Site Location Map
ACTION - Resolution #21-350
ACTION - 2nd Amendment to PA
ACTION - Right of ReEntry
Executed Original Purchase Agreement
Executed First Amendment to PA
Letter from Stories requesting Extension

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	12/09/2021 09:08 AM
Bruce Westby	Bruce Westby	12/09/2021 10:39 AM
Brian Hagen	Brian Hagen	12/09/2021 01:07 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 01:35 PM
Form Started By: Sean Sullivan		Started On: 12/06/2021 04:27 PM
Final Approval Date: 12/09/2021		

Site Location Map - Outlot B COR Stone Brook Academy



September 28, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

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

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

RESOLUTION #21-350

RESOLUTION APPROVING SECOND AMENDMENT TO PURCHASE AGREEMENT FOR OUTLOT B, COR STONE BROOK ACADEMY

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

WHEREAS, the City approved the terms of a Purchase Agreement for the sale of a Outlot B, COR STONE BROOK ACADEMY (the "Property"), with Stories Foundation, a Minnesota Nonprofit Corporation (the "Developer") on October 29, 2020; and

WHEREAS, the City approved the terms of a First Amendment to Purchase Agreement for the sale of a Outlot B, COR STONE BROOK ACADEMY, with Stories Foundation, a Minnesota Nonprofit Corporation (the "Developer") on September 28, 2021; and

WHEREAS, the Developer has cited need for more time to obtain financing and to construct and occupy the 12,000 square foot mixed used project outlined in the Purchase Agreement and First Amendment to Purchase Agreement and has requested that the required Certificate of Occupancy Date be extended from 1 to 2 years after the Closing Date; and

WHEREAS, the Developer will close on Outlot B, COR STONE BROOK ACADEMY by December 31, 2021 subject to title work being completed and closer availability; and

WHEREAS, the Developer agrees to enter into a Right of Re-Entry Agreement with a and understands that if the required Certificate of Occupancy 2 years after the Closing Date is not obtained the City has the right to exercise its right under the Right of Re-Entry Agreement which includes retaking possession of Outlot B, COR STONE BROOK ACADEMY or its platted legal description; and

WHEREAS, the Developer will plat the property as part of the development and the new legal description will be Lot 1, Block 1, Storyteller Café Addition; and

WHEREAS, the purchase price of the Property is $67,953.60; and

WHEREAS, The EDA has reviewed Second Amendment Purchase Agreement and recommends approval; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, Stories Foundation is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of December 8, 2021; and

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

1) That the City hereby declares the Property on attached Exhibit A to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property on attached Exhibit A to Stories Foundation, a Minnesota Nonprofit Corporation, for $67,953.60 (22,651 square feet).

3) That the City authorizes approval and execution of the Second Amendment to Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Outlot B, COR STONE BROOK ACADEMY, Anoka County Minnesota (28-32-25-31-0023)

To be platted as:

Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, Minnesota

PURCHASE AGREEMENT
SECOND AMENDMENT

This is the Second Amendment is to the Purchase Agreement by and between **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer"), and the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), with an effective date of December 14, 2021.

Recitals

1. Pursuant to the terms of the Purchase Agreement First Amendment, the Closing Date is to be no later than December 31, 2021.
2. Buyer seeks to extend the required Certificate of Occupancy Date from 1 year after the Closing to 2 years after the Closing.
3. The Buyer seeks to enter into a Right of Re-Entry Agreement that requires a Certificate of Occupancy to be issued 2 years after the Closing.
4. The Buyer acknowledges that if a Certificate of Occupancy is not issued 2 years after Closing that the City can exercise it rights in the Right of Re-Entry Agreement to impose a penalty of $50,000 against the Property or re-enter and take physical possession of the Property
5. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title and has formally given a Notice to Proceed to Seller.
6. Buyer has cited difficulties in obtaining financing as reason to ask for additional time to complete project.
7. The legal description of the subject property in the Purchase Agreement is Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property") and is being to be platted as Lot 1, Block 1, STORYTELLER CAFÉ ADDITION.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The above recitals are incorporated into the Agreement.
2. The required Certificate of Occupancy date is hereby extended from 1 year after Closing to 2 years after Closing
3. The Buyer and Seller will enter into a Right of Re-Entry Agreement at the Closing that requires a Certificate of Occupancy to be issued 2 years after the Closing.
4. The Buyer acknowledges that if a Certificate of Occupancy is not issued 2 years

after Closing that the City can exercise it rights in the Right of Re-Entry Agreement to impose a penalty of $50,000 against the Property or re-enter and take physical possession of the Property

5. Buyer acknowledges that the Inspection Period expired on April 30, 2021 and that a Notice to Proceed was provided to the Seller.

6. The legal description of the Property is:

   Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota.

   To be platted as:

   Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, MN. (the "Property")

7. All other terms of the Purchase Agreement remain unchanged except to the extent inconsistent with this Second Amendment to Purchase Agreement and the First Amendment to Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2021
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2021
Kurt Ulrich, City Administrator

BUYER: STORIES FOUNDATION, a Minnesota Nonprofit Corporation.

By: _____ Dated: _____, 2021
Stephanie Page, President

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2021, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer").

Recitals

A. On _____, 2021, Seller conveyed title of the following Property to Buyer:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and **Stories Foundation**, a Minnesota Nonprofit Corporation, with an Effective Date of **October 29, 2020**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by _____.

Project Description:

i. **Stories Foundation** Site Plan with contingencies, approved by the City of Ramsey on April 27, 2021 by Resolution #21-090; subject to revisions approved by the City of Ramsey.

ii. Development Agreement to be entered into by the Buyer after Final Site Plan approval.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum 12,000 square foot retail building compliant with COR Zoning and design standards, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Kurtis G. Ulrich, City Administrator

This instrument was acknowledged before me on _____, 2021, by Mark E. Kuzma and Kurtis G. Ulrich as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

_____
Notary Public

Stories Foundation, a Minnesota Nonprofit Corporation

By: _____
Stephanie Page, President

This instrument was acknowledged before me on _____, 2021, by Stephanie Page, President of Stories Foundation, a Minnesota Nonprofit Corporation on behalf of the Minnesota nonprofit corporation.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763-433-9868

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is **October 29, 2020** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately .52 acres (22,651 square feet) of vacant land, legally described as follows:

   Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: 28-32-25-31-0023 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $67,953.60 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $1,000.00 (the "Earnest Money") with Commercial Partners Title Company ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller has provided the Buyer an ALTA/NSPS 2016 survey (Table A, items 1, 2, 3, 4, 6, 8, and 11) for Outlot B, COR One (the "Survey") from a duly licensed surveyor dated April 18, 2017. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3)

business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **April 30, 2021** Date to (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and
   (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of

Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known

and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: kulrich@cityoframsey.com

Buyer: Stories Foundation
Stephanie Page
3917 Douglas Drive N
Crystal MN, 55422
Email: page.stephaniem@gmail.com and thurston0612@gmail.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Five Thousand and 00/100 Dollars ($2,000.00) earnest money with Escrow Agent for each extension. Each $2,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid

the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes due at the time of Closing for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written

agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties

acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE. Within one year from the Closing Date,** Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 12,000 SF building compliant with COR Zoning requirements to be further defined by an approved Site Plan.. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 10/30/2020, 2020
John LeTourneau, Mayor

By: _____ Dated: 10/29/2020, 2020
Kurt Ulrich, City Administrator

BUYER: STORIES FOUNDATION

By: Stephanie Page Dated: 10/29/2020, 2020
Stephanie Page, President

Exhibit A

Legal Description

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota,

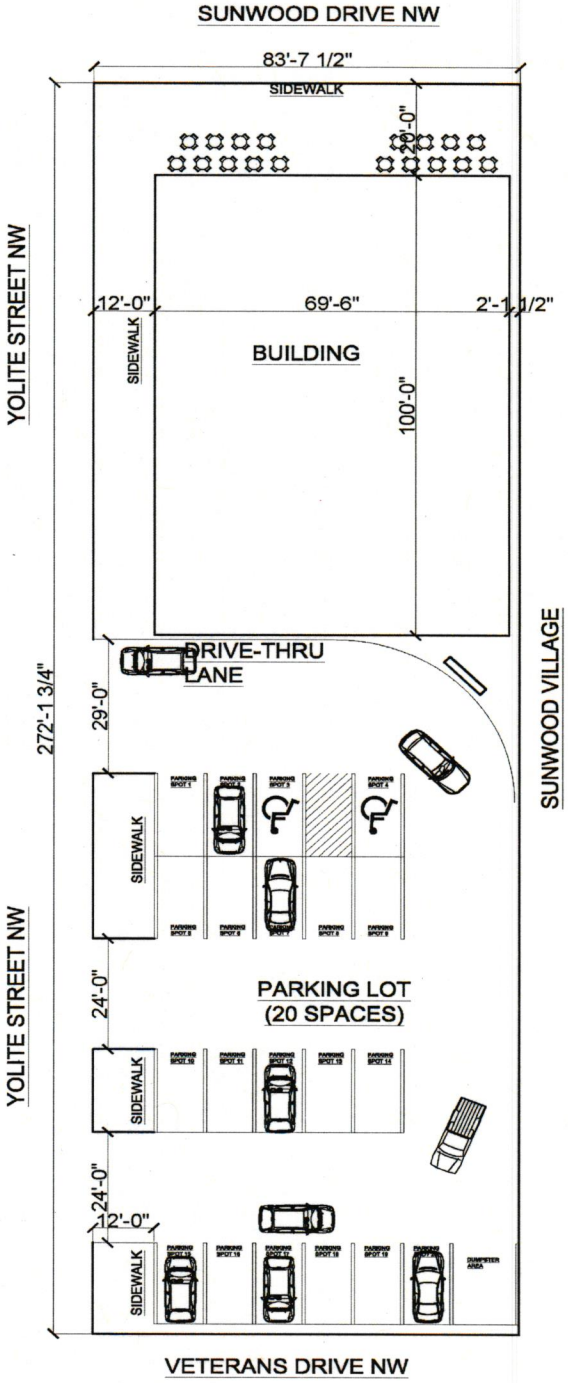
To be platted as: T.B.D. Anoka County, Minnesota

PID Number: 28-32-25-31-0023 ("Property")

Exhibit B

Concept Plan

LITTFIN | DESIGN
© COPYRIGHT 2020
MLITTFIN@HOTMAIL.COM
320-224-7844




STORYTELLER CAFE

PURCHASE AGREEMENT
FIRST AMENDMENT

This is the First Amendment is to the Purchase Agreement by and between **Stories Foundation**, a Minnesota Nonprofit Corporation ("Buyer"), and the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), with an effective date of September 28, 2021.

Recitals

1. Pursuant to the terms of the original Purchase Agreement, the Closing Date is to be no later than September 30, 2021.
2. Buyer seeks to move the Closing Date to be no later than December 31, 2021.
3. Buyer agrees to pay $1,000 in non-refundable Earnest Money per month for each month extended, on the first day of each month starting on October 1st, 2021 and concluding on December 1, 2021 to extend the Closing Date.
4. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title and has formally given a Notice to Proceed to Seller.
5. Buyer has cited difficulties in obtaining financing as reason to ask for additional time to complete project.
6. The legal description of the subject property in the Purchase Agreement is Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property") and is being modified to add: to be platted as Lot 1, Block 1, STORYTELLER CAFÉ ADDITION.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The above recitals are incorporated into the Agreement.
2. The Closing Date is hereby extended from September 30, 2021 to December 31, 2021.
3. Buyer will pay $1,000 in non-refundable Earnest Money per month for each month extended, on the first day of each month starting on October 1st, 2021 and concluding on December 1, 2021 to extend the Closing Date.
4. Buyer acknowledges that the Inspection Period expired on April 30, 2021 and that a Notice to Proceed was provided to the Seller.
5. The legal description of the Property is modified to:

Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota.

To be platted as:

Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, MN. (the "Property")

6. All other terms of the Purchase Agreement remain unchanged except to the extent inconsistent with this First Amendment to Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 10-7, 2021
Mark E. Kuzma, Mayor

By: _____ Dated: 10 - 6, 2021
Kurt Ulrich, City Administrator

BUYER: STORIES FOUNDATION, a Minnesota Nonprofit Corporation.

By: _____ Dated: 10-7-, 2021
Stephanie Page, President

Date: November 30, 2021

To: Sean Sullivan

Economic Development Manager

City of Ramsey

From: Stephanie Page
Executive Director
Stories Foundation

Mark Thurston
Vice Chairman - BOD
Stories Foundation

This letter is to request the following regarding the purchase of the real property in Anoka County, Minnesota legally described as follows: Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota, to be platted as: T.B.D. Anoka County, Minnesota.

- Stories Foundation would like to close on the above described subject property not later than the end of the year, 2021.
- Stories Foundation is requesting an extension on the Right of Re-entry to be extended from one year to two years, with the Certificate of Occupancy due to the City of Ramsey not later than two years from the actual date of closing.

Thank you so much for your time and attention to this request. We look forward to hearing from you and answering any questions you may have.

Stephanie Page
Executive Director
Stories Foundation
page.stephaniem@gmail.com
612-987-9077

Mark Thurston
Vice Chairman - BOD
Stories Foundation
thurston0612@gmail.com
612-232-7895

CC Regular Session **5. 29.**

Meeting Date: 12/14/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #21-351 Regarding Purchase Agreement for Lot 4, Block 1, Riverside West; Case of Windows and Doors USA

Purpose/Background:

The City Council may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the City Council chooses to enter into to closed session the statute and reason above needs to be referenced along with legal description (Lot, 4, Block1, Riverside West) and the Anoka County Tax ID number 34-32-25-13-0005.

The City Council approved a Purchase Agreement for Windows and Doors USA to purchase Lot 4, Block 1, Riverside West, Anoka County and to commit to construct a 10,000 square foot building within one year of the closing date. Staff has been in sporadic contact with the Owner of Windows and Doors USA and has been unable to get the purchase agreement executed and has not received the $3,000 in Earnest Money. Mr. Frank Serna has asked to remove the Right of Re-Entry Agreement requirement but staff has communicated that this is the City process and it will not be removed. Staff continues to reach out to Mr. Frank Serna (via email and phone) but has been unable to connect. During the 2 months since approval of the Purchase Agreement from the City Council, staff has received interest from others having interest in the property. In addition, the City needs to complete the Plat for the vacation of Dolomite Street and the uncertainty of not having a purchase agreement with a site plan is delaying that process.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

City Staff has worked hard to make contact with Mr. Frank Serna and to get the Purchase Agreement executed. Staff believes the proposed project would be a great fit on this lot but is concerned with the lack of communication from the Buyer and the unwillingness to execute the Purchase Agreement . Site options in Hwy 10 are limited in Ramsey and the city has effectively held this property off the market since the City Council approved the Purchase Agreement on September 28, 2021 via Resolution #21-274. Staff has presented some alternatives below and is looking for some direction:

Alternatives:

1. Continue to work with Windows and Doors USA LLC to get the existing Purchase Agreement executed
2. Recommendation by EDA to City Council to provide written notice to Windows and Doors USA LLC that the Purchase Agreement approved on September 28, 2021 is no longer valid
3. Something else.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

It is recommended that the City Council adopt the attached Resolution #21-351 Regarding Purchase Agreement for Lot 4, Block 1, Riverside West; Case of Windows and Doors USA, and to authorize City Staff to provide written notice to Windows and
Doors USA that the Purchase Agreement approved on September 28, 2021 is no longer valid, and to continue to work with Windows and Doors USA in the event that they would like to submit another offer for consideration or enter into a new purchase agreement.

Action:

Motion to adopt the attached Resolution #21-351 Regarding Purchase Agreement for Lot 4, Block 1, Riverside West; Case of Windows and Doors USA, and to authorize City Staff to provide written notice to Windows and Doors USA that the Purchase Agreement approved on September 28, 2021 is no longer valid, and to continue to work with Windows and Doors USA in the event that they would like to submit another offer for consideration or enter into a new purchase agreement.

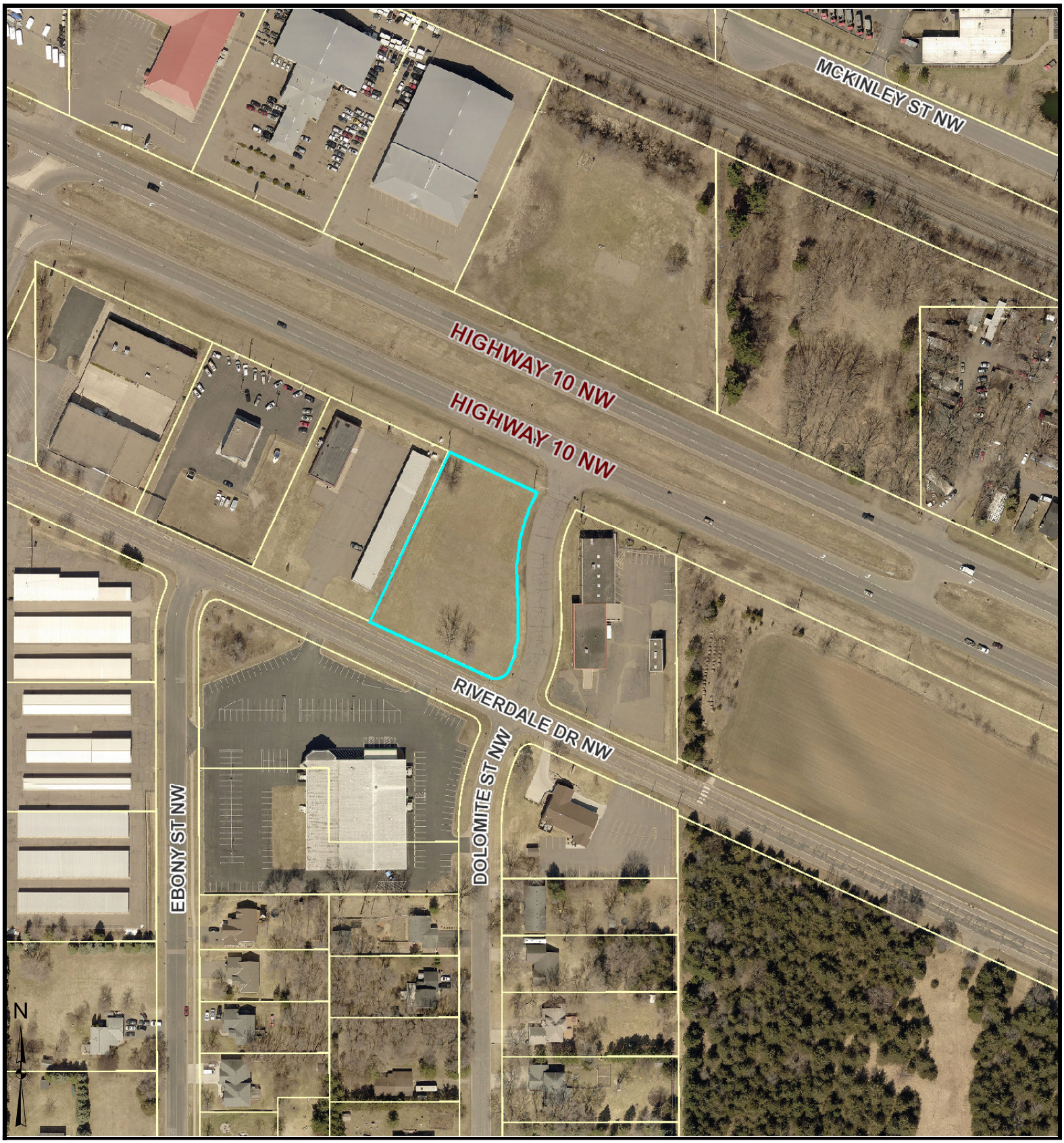
Attachments

Site Location Map - Parcel 40
ACTION - RESOLUTION #21-351
Approved PA by City Council
Resolution #21-274
Draft Plat Lot Reconfiguration

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	12/09/2021 10:56 AM
Bruce Westby	Kathy Schmitz	12/09/2021 11:13 AM
Brian Hagen	Brian Hagen	12/09/2021 01:15 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 01:42 PM
Form Started By: Sean Sullivan		Started On: 12/06/2021 04:29 PM
Final Approval Date: 12/09/2021		

Site Location Map - Parcel 40



Parcel Information:
34-32-25-13-0005
6710 HIGHWAY 10 NW
RAMSEY
MN 55303
Plat: RIVERSIDE WEST

Approx. Acres: 1.23
Commissioner: MATT LOOK

Owner Information:

Anoka County GIS	1:2,400	Date: 9/1/2021

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

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

RESOLUTION #21-351

RESOLUTION REGARDING PURCHASE AGREEMENT FOR LOT 4, BLOCK 1, RIVERSIDE WEST: CASE OF WINDOWS AND DOORS USA

WHEREAS, on September 28, 2021 the Ramsey City Council approved a purchase Agreement with Windows and Doors USA (the "Buyer")to purchase Lot 4, Block 1, Riverside West and to construct a 10,000 SF Office, showroom / warehouse; and

WHEREAS, as of December 9, 2021 the City has not received an executed Purchase Agreement and $3000.00 in Earnest Money from the Buyer; and

WHEREAS, City staff has made efforts to contact the Buyer to discuss the status of the Purchase Agreement but has been unable to connect with the Buyer since October 27, 2021; and

WHEREAS, Due to the uncertain status of the Purchase Agreement with Windows and Doors USA, Lot 4, Block 1, Riverside West has effectively been off the market for over two months; and

WHEREAS, on December 9, 2021, the EDA unanimously recommended that the City Council provide written notice to Windows and Doors USA the Purchase Agreement is no longer valid but to continue to work with them in the event that they would like to submit another offer for consideration or enter into a new purchase agreement.

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

1) That the City of Ramsey authorizes City Staff provide written notice to Windows and Doors USA the Purchase Agreement approved on September 28, 2021 is no longer valid but to continue to work with Windows and Doors USA in the event that they would like to submit another offer for consideration or enter into a new purchase agreement

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 December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Windows and Doors USA LLC**, a Minnesota Limited Liability Company ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____ (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 1.46 acres of vacant land, legally described as follows:

   Lot 4, Block 1 Riverside West, Anoka County, Minnesota and a portion of Dolomite Street NW,

   Anoka County PID Number: 34-32-25-13-0005

   to be platted as:

   Lot 1, Block 1, Riverside West Rearrangement (Subject to approval of Final Plat)

   ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $2.79 per usable square foot including the easement area on +/- 1.46 acres (63,971 square feet) subject to approval of Final Plat (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $3,000.00 (the "Earnest Money") with Commercial Partners Title Company ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer

deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. SURVEY. Seller to provide Draft Plat for Lot 1, Block 1, Riverside Rearrangement. Buyer at own expense may arrange to obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) for the Property (the "Survey")

6. TITLE COMMITMENT.

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title

to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **Insert date 120 days after the Effective Date** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to

subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors,

and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: kulrich@cityoframsey.com

Buyer: Windows and Doors USA LLC
Frank Serna
11871 Jamestown St NE
Blaine, MN 55303
Email: info@wdmninc.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional Three Thousand and 00/100 Dollars ($3,000.00) earnest money with Escrow Agent for each extension. Each $3,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at

some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

    i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

    ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

    iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

    i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

    ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

    i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

        1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2021 for the Property.
        2. Seller's own attorney's fees.
        3. One-half the cost of any closing fees.

4. The cost of real estate broker commission fees as prescribed in Section 14.
5. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than REMAX Commercial ("Buyer's Broker") Seller shall pay Buyers Broker 2.5% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements

that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and

drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. CONSTRUCTION DEADLINE. Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of a minimum 10,000 SF building compliant with City Zoning requirements to be further defined by an approved Site Plan a year after closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must be in the process of obtaining Site Plan Approval and Development Agreement, and approved building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2021
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2021
Kurt Ulrich, City Administrator

BUYER: Windows and Doors USA LLC

By: _____ Dated: _____, 2021
Frank Serna, President

Exhibit A

Lot 4, Block 1 Riverside West, Anoka County, Minnesota and a portion of Dolomite Street NW,

Anoka County PID Number: 34-32-25-13-0005

to be platted as:

Lot 1, Block 1, Riverside West Rearrangement (Subject to approval of Final Plat)

("Property")

Exhibit B


to finish
(Press CTRL to
enable
snapping)
290.00
180
100
55'
80
135'
205.18
6650
6650

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

RESOLUTION #21-274

RESOLUTION APPROVING PURCHASE AGREEMENT FOR LOT 4, BLOCK 1, RIVERSIDE WEST – WINDOWS AND DOORS USA LLC

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

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the **Property**"), with Windows and Doors USA LLC, a Minnesota Limited Liability Company (the "Developer"); and

WHEREAS, the City and Developer have negotiated a Purchase Price of $2.79 per square foot on +/- 1.46 acres (63,971 square feet) subject to Final Plat filing of Riverside West Rearrangement for the Property referenced in the Purchase Agreement; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, the Ramsey EDA recommends the sale and development of the Property to Windows and Doors USA LLC; and

WHEREAS, Windows and Doors LLC is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of September 21, 2021; and

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to Windows and Doors LLC, a Minnesota Limited Liability Company for $2.79 per square foot on +/- 1.46 acres (63,971 square feet) subject to Final Plat filing of Riverside West Rearrangement for the Property referenced in the Purchase Agreement for the development of a minimum 10,000 square foot office/showroom/warehouse building.

3) That the City authorizes execution of the Purchase Agreement and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of September, 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Lot 4, Block 1 Riverside West, Anoka County, Minnesota and a portion of Dolomite Street NW,

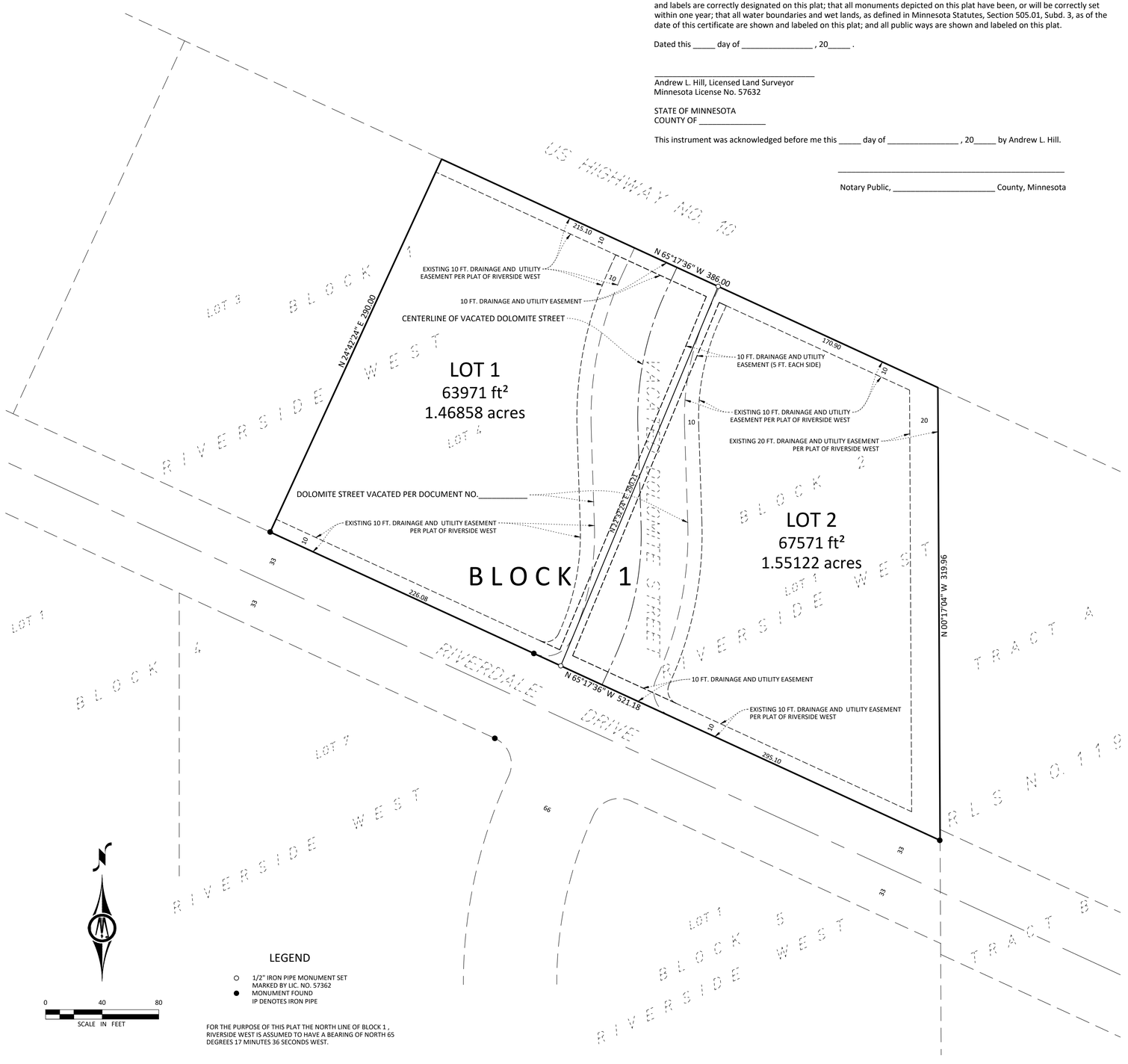
Anoka County PID Number: 34-32-25-13-0005

to be platted as:

Lot 1, Block 1, Riverside West Rearrangement (Subject to approval of Final Plat)

RIVERSIDE WEST REARRANGEMENT

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 34, TWP. 32 N, RGE. 25 W



LEGEND

- ○ 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 57362
- ● MONUMENT FOUND IP DENOTES IRON PIPE

0 40 80
SCALE IN FEET

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF BLOCK 1 , RIVERSIDE WEST IS ASSUMED TO HAVE A BEARING OF NORTH 65 DEGREES 17 MINUTES 36 SECONDS WEST.

SURVEYORS CERTIFICATION

I Andrew Hill 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_____ .

_____
Andrew L. Hill, Licensed Land Surveyor
Minnesota License No. 57632

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Andrew L. Hill.

_____
Notary Public, _____ County, Minnesota

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That The Housing and Redevelopment Authority in and for the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, owner of the following described property:

Lot 4, Block 1, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
AND
That part of vacated Dolomite Steet NW, as dedicated and delineated on RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota, lying westerly of the centerline of said Dolomite Street NW, northerly of the easterly extension of the southerly line of Lot 4, Block 1, said RIVERSIDE WEST, and southerly of the easterly extension of the northerly line of Lot 4, Block 1, said RIVERSIDE WEST

AND

That Able Property Management Inc., a corporation under the laws of the State of Minnesota, owner of the following described property:

Lot 1, Block 2, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
AND
That part of vacated Dolomite Steet NW, as dedicated and delineated on RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota, lying easterly of the centerline of said Dolomite Street NW, northerly of the easterly extension of the southerly line of Lot 4, Block 1, said RIVERSIDE WEST, and southerly of the easterly extension of the northerly line of Lot 4, Block 1, said RIVERSIDE WEST

Have caused the same to be surveyed and platted as RIVERSIDE WEST REARRANGEMENT and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said The Housing and Redevelopment Authority in and for the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, has caused these presents to be signed by its _____ and its _____ this _____ day of _____ , 202___.

The Housing and Redevelopment Authority in and for the City of Ramsey

_____ , _____ ,
xxxxxxxxxxxx, xxxxxxxx — xxxxxxxx, xxxxxxxx

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 202___ , by _____, _____ and xxxxxxxx, _____,The Housing and Redevelopment Authority in and for the City of Ramsey on behalf of The Housing and Redevelopment Authority in and for the City of Ramsey.

_____
Notary Public, _____ County, Minnesota

In witness whereof said Able Property Management Inc., a corporation under the laws of Minnesota, has caused these presents to be signed by its _____ and its _____ this _____ day of _____ , 202___.

Able Property Management Inc.

_____ , _____ ,
xxxxxxxxxxxx, xxxxxxxx — xxxxxxxx, xxxxxxxx

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 202___ , by _____, _____ and _____, _____,Able Property Management Inc., a corporation under the laws of Minnesota, on behalf of Able Property Management Inc.

_____
Notary Public, _____County, Minnesota

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSIDE WEST REARRANGEMENT was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 202___ , 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
Mark Kuzma

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_____ .

_____
David M. Zieglmier, 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 RIVER CROSSING SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 20_____ , at _____ o'clock __ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy

This Plat Prepared By:
BOLTON & MENK

CC Regular Session **5. 30.**

Meeting Date: 12/14/2021
Submitted For: Sean Sullivan, Community Development
By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #21-353 Authorizing Execution of Certain Deeds and Documents on Behalf of the City of Ramsey Housing and Redevelopment Authority by Current City of Ramsey Officials.

Purpose/Background:

The purpose of this case is to transfer City of Ramsey HRA owned properties to the City of Ramsey

On November 12, 2014 the Ramsey Housing and Redevelopment Authority (Ramsey HRA) adopted Resolution #14-11-236 Approving the transfer of HRA Property to the City. The resolution identified 28 parcels to be transferred to the City of Ramsey along with all other assets the HRA had. The City Council subsequently adopted Resolution #14-12-262 Dissolving the Ramsey Housing and Redevelopment Authority on December 9, 2014 with an effective date of December 31, 2014 and affirming that the property and assets of the HRA are to be transferred to the City.

City Staff has identified two properties identified in the HRA Resolution that have not yet been transferred to the City of Ramsey These parcels include:

1) 35-32-25-13-0005 (Lot 4, Block 1, Riverside West)
2) 28-32-25-21-0033 (formerly Outlot D, RTC 8th Addition, remnant now platted as Outlot A, COR THREE with a new Tax ID number of 28-32-25-21-0094)

Staff has worked with the City Attorney to draft a Resolution to authorize legally transferring these properties into the name of the City of Ramsey.

Notification:

N/A

Observations/Alternatives:

Alternatives include:

1) Adopt Resolution #21-353 Authorizing Execution of Certain Deeds and Documents on Behalf of the City of Ramsey Housing and Redevelopment Authority by Current City of Ramsey Officials (as presented)
2) Adopt Resolution #21-353 Authorizing Execution of Certain Deeds and Documents on Behalf of the City of Ramsey Housing and Redevelopment Authority by Current City of Ramsey Officials (with changes)
3) Something else

Funding Source:

The cost of the filing the deeds of transfer will be from 9230-6315 (EDA Professional Services)

Recommendation:

Staff recommends adoption of Resolution #21-353 Authorizing Execution of Certain Deeds and Documents on Behalf of the City of Ramsey Housing and Redevelopment Authority by Current City of Ramsey Officials

Action:

Motion to Adopt Resolution #21-353 Authorizing Execution of Certain Deeds and Documents on Behalf of the City of Ramsey Housing and Redevelopment Authority by Current City of Ramsey Officials

---

Attachments

ACTION - Resolution #21-353

Site Location L4 B1 Riverside West

Site Location OL A COR THREE

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	12/09/2021 01:15 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 01:29 PM
Form Started By: Sean Sullivan		Started On: 12/07/2021 10:20 AM
Final Approval Date: 12/09/2021		

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

RESOLUTION #21-353

RESOLUTION AUTHORIZING EXECUTION OF CERTAIN DEEDS AND DOCUMENTS ON BEHALF OF FORMER RAMSEY HOUSING AND REDEVELOPMENT AUTHORITY BY CURRENT CITY OF RAMSEY OFFICIALS

WHEREAS, the City of Ramsey, Minnesota, is a Minnesota municipality organized under and empowered by the law of that State and is fully authorized to own, buy, and sell property in the State of Minnesota (hereinafter, "the City"); and

WHEREAS, the City of Ramsey formerly established a Housing and Redevelopment Authority under Minnesota law that owned property within the City (hereinafter, "the HRA"); and

WHEREAS, the Board of Commissioners (hereinafter, "the Commissioners") of the aforesaid HRA determined that it was in the best interest of the City "for the HRA's assets to be transferred to the City and the HRA dissolved….and upon transfer of its assets to the City, the HRA will become inactive and thereafter dissolved as provided by law," expressing this determination in its Resolution HRA #14-11-236, adopted on November 12, 2014, (a copy of which is attached and incorporated herein as "Exhibit 1"); and

WHEREAS, the aforesaid Resolution 14-11-236 further provided that certain listed property "shall be transferred to the City of Ramsey as soon a practicable and prior to the dissolution of the HRA". The properties expressly listed to be transferred included the properties identified as " #18. 283225210033" and "#28. 343225130005" and identifying the owner as "Ramsey City of HRA" and "The Housing and Redevelopment Authority" respectively (hereinafter the "Properties"); and

WHEREAS, in 2014 parcel #18. 283225210033 was legally described as Outlot D, Ramsey Town Center 8th Addition and was included in the plat of COR THREE of record in Anoka County, MN. The remaining HRA owned portion of parcel #18. 283225210033 is now legally described as: Outlot A, COR THREE and has a new Tax ID number of 28-32-25-21-0094; and

WHEREAS, in 2014, Parcel #28. 343225130005 was legally described as: Lot 4, Block 1, Riverside West and a Tax ID number of 34-32-25-13-0005 and that legal description or Tax ID number has not changed; and

WHEREAS, the aforesaid Resolution further provided that "in the event the HRA holds right, title or interest in any other real property…such right, title or interests is hereby transferred to the City" and "and all other HRA property, assets, cash or other funds are hereby transferred to the City"; and

WHEREAS, the City, acting through its city council, on December 9, 2014, adopted Resolution #14-12-262 (hereinafter attached and incorporated herein as "Exhibit 2") which formally and legally dissolved the HRA effective December 31, 2014; and

WHEREAS, the City, in that same resolution, directed "City staff shall undertake all necessary actions to effectuate the transfer of all HRA assets, agreements and related documents to the City" and that "Upon dissolution, all rights of the HRA against any person, firm or corporation shall accrue to and be enforced by the City"; and

WHEREAS, the City, by Ordinance #15-05, effective April 13, 2015 (and incorporated herein by reference as "Exhibit 3"), expressly ordained, under the authority of Section 12.5 of the City Charter, that the above Properties, among others, were no longer needed for present or future City functions and authorized them to be marketed for sale and conveyance; and

WHEREAS, it is currently believed that all properties formerly owned by the HRA have been directly and formally conveyed by the HRA to the City by deeds of record, except for the Properties above noted which remain in the public record nominally in the name of the HRA notwithstanding the stated intention of the HRA to the contrary; and

WHEREAS, the City is in all respects the legal successor in interest to the HRA and is fully authorized by the above-noted Resolutions and Minnesota law to effect any and all necessary transfers, action or other matters related to the Properties; and

WHEREAS, it is the desire of the City to clear any confusion as to the status of the title of the Properties in the public record caused by the name of the now-dissolved HRA on the title records by establishing that they are clearly, and in fact, the property of the City by law and through the valid transfer of the property and authority of the HRA to the City.

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

1. The City is the successor in interest to the HRA and is fully empowered to act as necessary on its behalf to effect all transfers of real estate from the HRA to the City.

2. It is in the City's interest to have the parcels identified below as:

    a. Property I.D. # 28-32-25-21-0094 legally described as Outlot A, COR THREE, located in Anoka County, MN.
    b. Property I.D. #34-32-25-13-0005 legally described as Lot 4, Block 1, Riverside West, located in Anoka County, MN.

    transferred from the nominal ownership of the former HRA to the City.

3. The City expressly authorizes its Mayor and City Administrator to execute on the City's behalf as successor in interest any and all documents necessary to accomplish the

transfer the named ownership of Outlot A, COR THREE and Lot 4, Block 1, Riverside West from the HRA to the City.

That the motion for the adoption of the forgoing resolution was duty seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor:

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT 1

Commissioner Riley introduced the following resolution and moved its adoption.

RESOLUTION HRA #14-11-236

RESOLUTION APPROVING TRANSFER OF HRA PROPERTY TO THE CITY

WHEREAS, the HRA is the fee owner of 28 parcels of real property within the City of Ramsey as well as the owner of personal property, including funds, as set forth on Exhibit A; and

WHEREAS, the HRA Board of Commissioners determined that it is in the best interests of the City for the HRA's assets to be transferred to the City and the HRA dissolved; and

WHEREAS, upon transfer of its assets to the City, the HRA will become inactive and thereafter dissolved as provided by law.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY as follows:

1. The real property listed in Exhibit A shall be transferred to the City of Ramsey as soon as practicable and prior to dissolution of the HRA. Staff is directed to prepare the requisite deeds to the City, and the HRA Chair and Executive Director are authorized to execute the deeds and any other documents necessary to effectuate the transfer. The deeds shall be recorded by the City at City expense.

2. In the event any properties listed in Exhibit A are subject to a pending purchase agreement, the HRA Chair and Executive Director are authorized to execute any amendment to the purchase agreement necessary to change the seller from the HRA to the City.

3. In the event the HRA holds right, title or interest in any other real property, including easements, such right, title or interest is hereby transferred to the City.

4. The existing agreement with CBRE to market the HRA's real estate assets, the prior agreement with Landform, and any other agreements to which the HRA is a party, shall be transferred to the City. The HRA Chair and Executive Director are authorized to execute any amendments to the agreements necessary to effectuate the transfers.

5. All other HRA property, assets, cash or other funds are hereby transferred to the City. The cash or other funds shall be used in a manner consistent with the restrictions set forth in Minnesota Statutes section 469.033, subdivision 7.

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

Chairperson Backous
Commissioner Riley
Commissioner Johns
Commissioner Kuzma
Commissioner Strommen

and the following voted against:

None

and the following abstained:

None

and the following were absent:

Commissioner LeTourneau
Commissioner Tossey

Whereupon said resolution was duly passed and adopted by the Ramsey Housing and Redevelopment Authority Board of Commissioners this 12th day of November, 2014.

Chairperson

ATTEST:

HRA Executive Director

Resolution #HRA-14-11-236

Exhibit A	**Property ID**	**Listed Owner**
1.	283225130007	RAMSEY CITY OF HRA
2.	283225130033	RAMSEY CITY OF HRA
3.	283225130034	RAMSEY CITY OF HRA
4.	283225140007	RAMSEY CITY OF HRA
5.	283225140008	RAMSEY CITY OF HRA
6.	283225220056	RAMSEY CITY OF HRA
7.	283225240002	RAMSEY CITY OF HRA
8.	283225240003	RAMSEY CITY OF HRA
9.	283225240005	RAMSEY CITY OF HRA
10.	283225240006	RAMSEY CITY OF HRA
11.	283225240009	RAMSEY CITY OF HRA
12.	283225240011	RAMSEY CITY OF HRA
13.	283225240012	RAMSEY CITY OF HRA
14.	283225240013	RAMSEY CITY OF HRA
15.	283225140094	RAMSEY CITY OF HRA
16.	283225140095	RAMSEY CITY OF HRA
17.	283225210030	RAMSEY CITY OF HRA
18.	283225210033	RAMSEY CITY OF HRA
19.	283225210035	RAMSEY CITY OF HRA
20.	283225310009	RAMSEY CITY OF HRA
21.	283225410009	RAMSEY CITY OF HRA
22.	283225420017	RAMSEY CITY OF HRA
23.	283225420018	RAMSEY CITY OF HRA
24.	283225420019	HRA RAMSEY
25.	283225440012	RAMSEY CITY OF HRA
26.	283225240007	HOUSING AND REDEVELOPMENT AUTH
27.	283225240008	HOUSING AND REDEVELOPMENT AUTH
28.	343225130005	THE HOUSING AND REDEVELOPMENT AUTHORITY

Exhibit 2

Councilmember Backous introduced the following resolution and moved its adoption:

RESOLUTION #14-12-262

RESOLUTION DISSOLVING THE RAMSEY HOUSING AND REDEVELOPMENT AUTHORITY

WHEREAS, the City Council has found that it is in the public's best interest to dissolve the Ramsey Housing and Redevelopment Authority; and

WHEREAS, by Resolution #14-11-236, the HRA approved the transfer of all HRA assets to the City; and

WHEREAS, the HRA has not entered into any contract with the federal government or any agency or instrumentality thereof for a loan or a grant with respect to any urban redevelopment or low-rent public housing project that remains in effect; and

WHEREAS, a public hearing on the dissolution of the HRA was held after due notice on December 9, 2014.

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

1) The Ramsey Housing and Redevelopment Authority is hereby dissolved effective December 31, 2014.
2) This resolution shall be published, and a certified copy provided to the Commissioner of the Department of Employment and Economic Development, as required by Minnesota Statute section 469.033, subdivision 7.
3) City staff shall undertake all necessary actions to effectuate the transfer of all HRA assets, agreements and related documents to the City.
4) Upon dissolution, all rights of the HRA against any person, firm or corporation shall accrue to and be enforced by the City.

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

Mayor Strommen
Councilmember Backous
Councilmember Tossey
Councilmember Johns
Councilmember Kuzma
Councilmember LeTourneau
Councilmember Riley

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 9th day of December, 2014.

Mayor

ATTEST:

City Clerk

Exhibit 3

ORDINANCE #15-05

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AUTHORIZING THE CITY OF RAMSEY TO SELL/CONVEY THIRTY-FIVE (35) PARCELS OF REAL PROPERTY.

The City of Ramsey Ordains:

SECTION 1. PURPOSE

It is the purpose of this Ordinance to authorize the City of Ramsey to convey certain real property which the City Council has determined is no longer necessary for the City's purposes. This Ordinance is adopted pursuant to and under the authority of Section 12.5 of the City Charter.

SECTION 2. SALE/CONVEYANCE AUTHORIZATION

The City Council hereby declares the following described real property owned by the City, as surplus City owned land, no longer needed for current or future City functions, and authorizes said property to be marketed for sale and conveyed/sold:

Property ID	Address or Nearby Roadway	General Description
28-32-25-21-0035	Bunker Lake Boulevard/Zeolite Street	COR Northwest
28-32-25-21-0030	Bunker Lake Boulevard/Zeolite Street	COR Northwest
28-32-25-24-0005	Center Street/Ramsey Parkway West	COR Center
28-32-25-13-0034	Center Street/Ramsey Parkway West	COR Center
28-32-25-13-0033	Center Street/Ramsey Parkway West	COR Center
28-32-25-14-0094	Bunker/Ramsey Boulevard NW	COR Northeast
28-32-25-41-0009	Sunwood Drive NW	COR East End
28-32-25-42-0019	Ramsey Parkway East	COR Transit Station Northeast
28-32-25-42-0017	Ramsey Parkway East	COR Transit Station Northeast
28-32-25-42-0018	Sunwood Drive/Center Street NW	COR Transit Station Northeast
28-32-25-24-0008	Sunwood Drive/Center Street NW	COR Transit Station Northwest
28-32-25-24-0012	Sunwood Drive NW	COR Transit Station Northwest
28-32-25-24-0010	Sunwood Drive NW	COR Transit Station Northwest
28-32-25-24-0013	Sunwood Drive NW	COR Transit Station Northwest
28-32-25-24-0011	Sunwood Drive NW	COR Transit Station Northwest
28-32-25-24-0009	Sunwood Drive NW	COR Transit Station Northwest
28-32-25-31-0019	Sunwood Drive NW	COR Transit Station West
28-32-25-23-0010	Sunwood Drive NW	COR Transit Station West
28-32-25-22-0058	Sunwood Drive NW	COR West End
28-32-25-23-0011	Sunwood Drive NW	COR West End
28-32-25-23-0013	Sunwood Drive NW	COR West End

34-32-25-13-0005	6710 Highway 10	Former Bookstore Site
25-32-25-43-0043	5195 142nd Ave NW	Former Amoco Station
25-32-25-41-0035	15240 Helium Street NW	Former Municipal Center
23-32-25-41-0019	15153 Nowthen Boulevard	Former Municipal Center
23-32-25-41-0018	15153 Nowthen Boulevard	Former Municipal Center
27-32-25-44-0003	6590 141st Ave NW	Business Park Redevelopment
27-32-25-33-0006	14165 Ramsey Boulevard	Former B&A Cylinder
20-32-25-31-0003	Puma Street/Alpine Drive	Legacy Plat Dedication
29-32-25-14-0009	8020 147th Ave NW	Armstrong Interchange ROW
29-32-25-14-0010	8019 146th Ave NW	Armstrong Interchange ROW
29-32-25-14-0013	14590 Armstrong BLVD NW	Armstrong Interchange ROW
11-32-25-34-0008	Quick Silver Street Extension	167/Hwy 47 Water Tower Site
11-32-25-34-0006	Quick Silver Street Extension	167/Hwy 47 Water Tower Site
11-32-25-43-0004	Quick Silver Street Extension	167/Hwy 47 Water Tower Site

SECTION 3. TERMS OF SALE/CONVEYANCE

The City Council shall establish sale/conveyance terms and conditions in the future, at the time of purchase agreement negotiation, for each individual parcel identified in Section 2 of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective upon its passage and thirty (30) days after its publication according to law, subject to City Charter Provision, Section 5.7.

PASSED by the City Council of the City of Ramsey, Minnesota, the 10th day of March, 2015

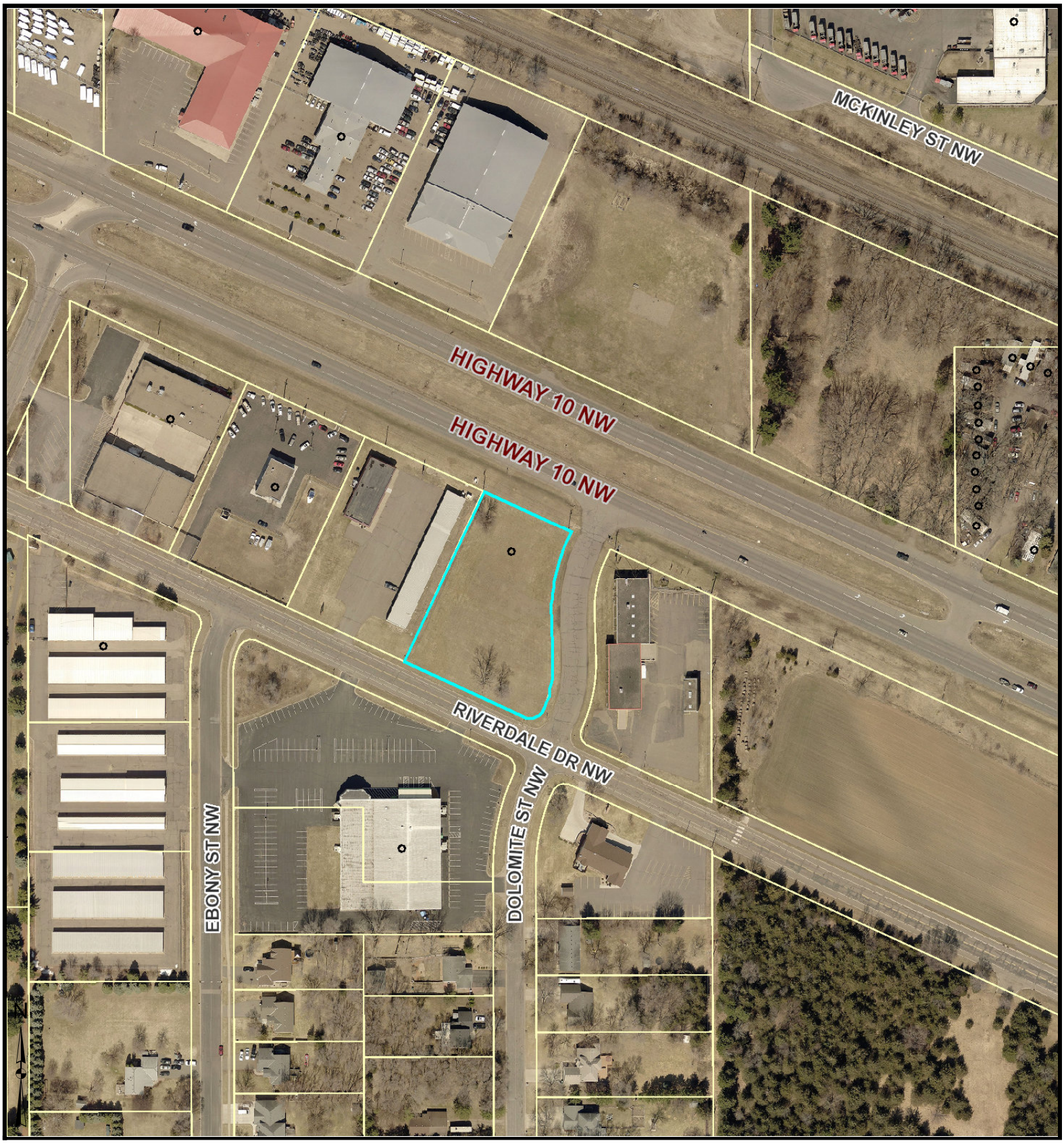
Mayor Sarah Strommen

ATTEST:

City Clerk Jo Ann M. Thieling

Introduction date: February 24, 2015
Posting dates: February 24 – March 11, 2015
Adoption date: March 10, 2015
Publication date: March 13, 2015
Effective date: April 13, 2015

Lot 4, Block 1, Riverside West



Parcel Information:
34-32-25-13-0005
6710 HIGHWAY 10 NW
RAMSEY
MN 55303
Plat: RIVERSIDE WEST

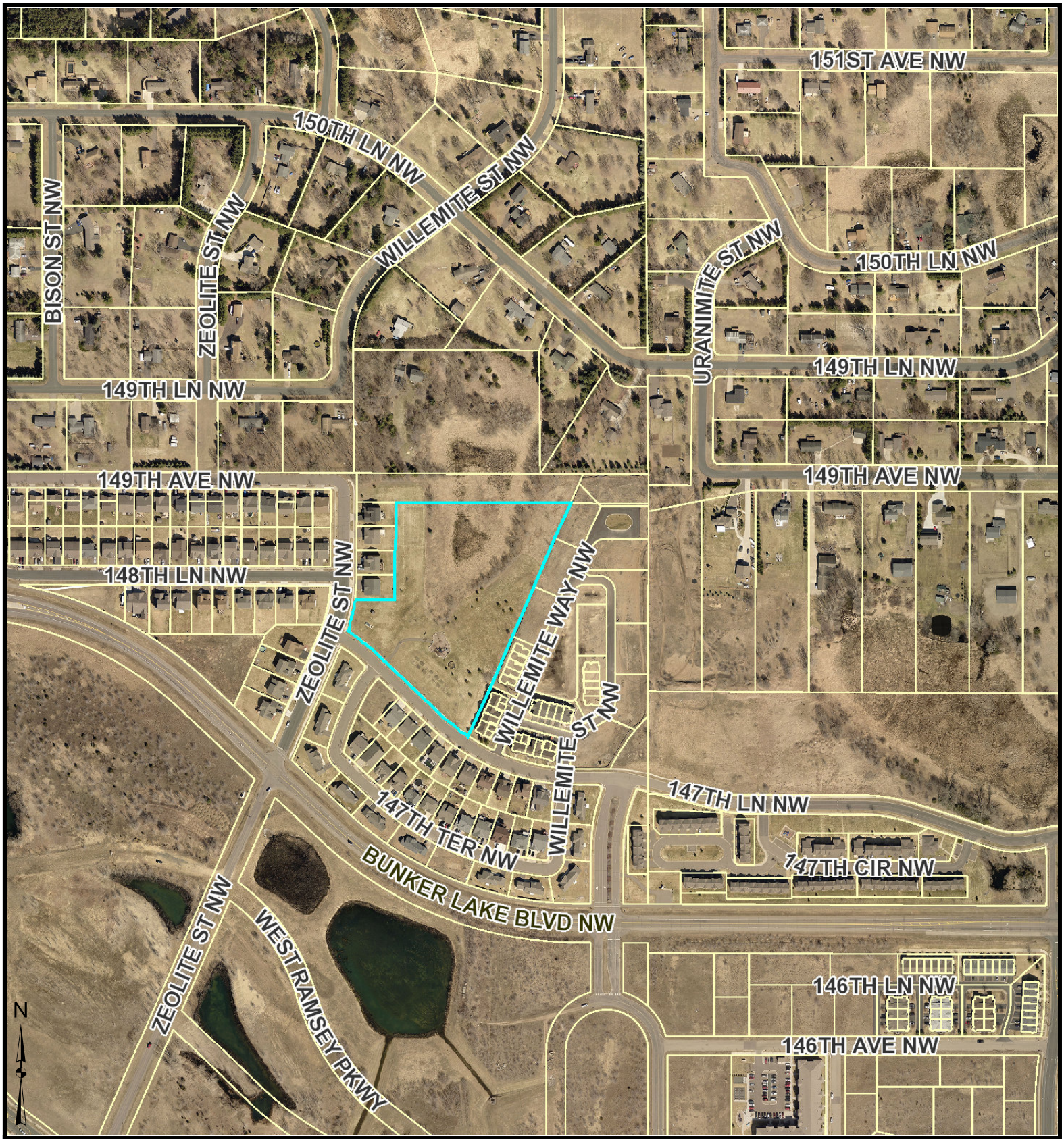
Approx. Acres: 1.23
Commissioner: MATT LOOK

Owner Information:

Sean Sullivan | 1:2,400 | Date: 12/8/2021

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

Outlot A, COR THREE



Parcel Information:
28-32-25-21-0094

RAMSEY
MN 55303
Plat: COR THREE

Approx. Acres: 6.32
Commissioner: MATT LOOK

Owner Information:

Sean Sullivan | 1:4,800 | Date: 12/8/2021

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

CC Regular Session **5. 31.**

Meeting Date: 12/14/2021

By: Colleen Lasher, Administrative Services

Information

Title:

Adopt Resolution #21-356 Authorizing the City's 2022 Non-Union City Health and Dental Insurance Contributions and Wage Adjustments

Purpose/Background:

The purpose of this case is for City Council consideration of non-union employee City health and dental insurance contributions and wage adjustments. To-date, all settled union contracts have received the same wage and benefit adjustments as are being proposed for non-union employees. Wage adjustments for the cost of living (COLA) are at 3%. In addition, certain positions are listed below to receive a market rate adjustment.

Health Insurance

The City continues to be a member of LOGIS (Local Government Information Systems) which is a consortium of Minnesota local government units. This consortium has many benefits including coverage by the group's health plan. LOGIS went out for bid and received a 3% rate reduction on health insurance premiums for 2022 and future rate caps. Employees may choose a health plan that best meets their needs by selecting one of four tiers and choosing between two networks; or they may choose to waive the City's health insurance.

If approved, the City's total monthly contribution to health insurance will be as follows:

- Employee only (single) City contribution, not to exceed $877.50; and
- Employee and Children City contribution is $1053.30; and
- Employee and Spouse City contribution is $1106.10; and
- Family City contribution is $1369.50; and

In addition to the premium contributions listed above, the city will contribute the following to the H.R.A./V.E.B.A. or H.S.A., as follows:

- Single plans with a $4000 deductible receive $194.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.

Or

The City will pay $370 per month in 2022 in lieu of health insurance benefits for employees who waive such coverage. Employees receiving the waiving benefit prior to 2013 will continue to be grandfathered in to the waiving benefit. Other employees to the program are subject to the following terms: Employee must agree to the terms of the waiving benefit as described within the City's policy and signs the acknowledgement form.

Life Insurance

If approved, the City will continue to purchase $20,000 of basic life and AD&D insurance for full-time regular employees working 30 hours per week and employees participating in the PERA's phased retirement program. The cost of basic life insurance is $3.40 per month per employee.

Single Dental Insurance

If approved, the City's monthly contribution to single dental insurance will be $33.45 per month. The City will not

offer credit in lieu of coverage for dental insurance.

Wages

- Cost-of-living Adjustment (COLA): If approved, the City's COLA will be 3.00%, effective January 1, 2022. Annual cost of living adjustments are carefully researched, budgeted for, and are necessary for recruitment and retention of employees.
- Market Rate Adjustments: From time to time, specific position wage scales may require adjustments and may be amended by the City Council. In making such adjustments, the City considers the following factors: maintenance of equitable relationship between classes, based on their relative duties and responsibilities; comparable wages in similarly sized cities; current recruitment and retention experience and comparable worth for all positions within the organization.
    - All non-union position wages were reviewed relative to the current market and the recommended adjustments were discussed with the City Council at a previous work session. The following positions are recommended for a wage scale adjustment: City Administrator, Finance Director, Police Chief, Fire Chief, City Engineer, PW Superintendent, Admin Services Director, IT Manager, Building Official, City Planner, Building Maintenance Supervisor, Deputy City Clerk, PW Parks Supervisor, PW Utilities Supervisor, PW Streets Supervisor. The total budget impact to adjust the above listed wages scales in 2022 is $32,290 and has been included in the 2022 budget.

Non-union COLA Wage History
2021 2.75%
2020 3%
2019 2.75%
2018 2.5%, 1-1-18 through 06-30-18 plus .5% beginning 07-01-18
2014 through 2017 2%
2013 1%
2012 2% for all employee groups, with the exception of Department Heads at 1%
2010 & 2011 Zero %
2003 to 2009 3%

Funding Source:

The funding required for this action is included in the 2022 budget.

Recommendation:

Staff recommends adopting resolution #21-356 to move forward with the City non-union insurance contributions, COLA and market rate adjustments, effective January 1, 2022.

Outcome/Action:

Motion to adopt resolution #21-356, contingent upon approval of the 2022 general fund budget including these actions, as follows:

1) Authorize the following non-union monthly City health insurance contributions, effective January 1, 2022: Employee only (single) City contribution, not to exceed $877.50; Employee and Children City contribution $1053.30; Employee and Spouse City contribution $1106.10; and Family City contribution $1369.50; and the following H.R.A./V.E.B.A. or H.S.A. contributions: Single plans with a $4000 deductible receive $194.00, other single plans receive $130.00 per month; all employee + children and employee + spouse plans will receive $160.00 per month and all family plans will receive $192.00 per month; or the Employer will pay $370 per month in lieu of health insurance benefits for employees who waive such coverage; and
2) Authorize the non-union dental contribution, effective January 1, 2022, of $33.45 per month; and
3) Authorize increasing the non-union wage scale by three percent (3.00), effective January 1, 2022; and
4) Authorize market rate adjustments the following positions, effective January 1, 2022: City Administrator, Finance Director, Police Chief, Fire Chief, City Engineer, PW Superintendent, Admin Services Director, IT Manager, Building Official, City Planner, Building Maintenance Supervisor, Deputy City Clerk, PW Parks Supervisor, PW Utilities Supervisor, PW Streets Supervisor.

Attachments

Resolution 21-356
Non-Union 2022 Wages

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 02:32 PM
Form Started By: Colleen Lasher		Started On: 11/30/2021 03:13 PM
Final Approval Date: 12/09/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-356

RESOLUTION TO AUTHORIZE THE CITY'S 2022 NON-UNION CITY HEALTH AND DENTAL INSURANCE CONTRIBUTIONS AND NON-UNION WAGE ADJUSTMENTS

WHEREAS, the 2022 City budget accounts for the non-union health and dental insurance contributions and wage adjustment; and

WHEREAS, Staff recommends authorizing the non-union health insurance contributions, as follows Employee only (single) City contribution, not to exceed $877.50; Employee and Children City contribution is $1053.30; and Employee and Spouse City contribution is $1106.10; and Family City contribution is $1369.50; and

WHEREAS, Staff recommends authorizing the following contributions to the H.R.A./V.E.B.A. or H.S.A., as follows: Single plans with a $4000 deductible receive $194.00 per month; other single plans receive $130.00 per month; all employee + children and employee + spouse plans will receive $160.00 per month and all family plans will receive $192.00 per month ; and

WHEREAS, or the Employer will pay $370 per month in 2022 in lieu of health insurance benefits for employees who waive such coverage; and

WHEREAS, Staff recommends authorizing the non-union dental contribution of $33.45 per month; and

WHEREAS, Staff recommends increasing the non-union wage scale by three percent (3%) and market rate adjustments effective on January 1, 2022.

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

Motion to adopt resolution #21-356, contingent upon approval of the 2022 general fund budget including these actions, as follows:

1) Authorize the following non-union monthly City health insurance contributions, effective January 1, 2022: Employee only (single) City contribution, not to exceed $877.50; Employee and Children City contribution is $1053.30; Employee and Spouse City contribution is $1106.10; and Family City contribution is $1369.50; and the following H.R.A./V.E.B.A. or H.S.A. contributions: Single plans with a $4000 deductible receive $194.00, other single plans receive $130.00 per month; all employee + children and employee + spouse plans will receive $160.00 per month and all family plans will receive $192.00

per month; or the Employer will pay $370 per month in 2022 in lieu of health insurance benefits for employees who waive such coverage; and

2) Authorize the non-union dental contribution, effective January 1, 2022, of $33.45 per month; and

3) Authorize increasing the non-union wage scale by three percent (3.00), effective January 1, 2022; and

4) Authorize market rate adjustments the following positions, effective January 1, 2022: City Administrator, Finance Director, Police Chief, Fire Chief, City Engineer, PW Superintendent, Admin Services Director, IT Manager, Building Official, City Planner, Building Maintenance Supervisor, Deputy City Clerk, PW Parks Supervisor, PW Utilities Supervisor, PW Streets Supervisor.

The motion for the adoption of the `foregoing resolution was duly seconded by Council Member, , 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 December 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Non-Union Position Pay - 2022	Step 1 Annually	Step 2 Annually	Step 3 Annually	Step 4 Annually	Step 5 Annually	Step 6 Annually
Accountant III	70,682	74,216	77,750	81,284	84,818	88,353
Adm Services Director	102,453	107,576	112,698	117,821	122,944	128,066
Asst Finance Director	87,377	91,746	96,115	100,484	104,853	109,222
Asst Fire Chief/Fire Marshall	87,410	91,781	96,151	100,522	104,892	109,263
Building Maint Supervisor	64,711	67,946	71,182	74,417	77,653	80,888
Building Official	88,334	92,750	97,167	101,584	106,000	110,417
City Administrator	138,111	145,017	151,922	158,828	165,733	172,639
City Engineer	110,131	115,638	121,144	126,651	132,158	137,664
City Planner	76,931	80,778	84,624	88,471	92,317	96,164
Civil Engr II	74,497	78,222	81,947	85,672	89,396	93,121
Civil Engr IV	81,191	85,251	89,311	93,370	97,430	101,489
Community Development Director	109,811	115,302	120,792	126,283	131,774	137,264
Deputy City Clerk	61,730	64,817	67,903	70,990	74,076	77,163
Economic Development Manager	91,351	95,918	100,486	105,053	109,621	114,188
Finance Director	117,832	123,724	129,615	135,507	141,398	147,290
Fire Chief	115,566	121,345	127,123	132,901	138,679	144,458
Fire Inspector/Firefighter-	68,844	72,286	75,728	79,170	82,613	86,055
HR Generalist	63,079	66,233	69,387	72,541	75,695	78,849
IT Manager	94,053	98,756	103,458	108,161	112,864	117,566
Network Specialst	70,682	74,216	77,750	81,284	84,818	88,353
Office Supervisor (Police)	70,682	74,216	77,750	81,284	84,818	88,353
Parks and Asst PW Superintendent	90,633	95,165	99,696	104,228	108,760	113,291
Parks Supervisor	74,813	78,553	82,294	86,034	89,775	93,516
Planning Manager	88,334	92,750	97,167	101,584	106,000	110,417
Police Chief	119,897	125,892	131,887	137,882	143,877	149,872
Utilities Supervisor	74,813	78,553	82,294	86,034	89,775	93,516
Senior Planner	82,455	86,578	90,700	94,823	98,946	103,069
Sr Engineering Tech	70,052	73,554	77,057	80,559	84,062	87,564
Street Superviser	74,813	78,553	82,294	86,034	89,775	93,516
Superintendent of PW	103,990	109,190	114,389	119,589	124,788	129,988

CC Regular Session **5. 32.**

Meeting Date: 12/14/2021

By: Diana Lund, Finance

Information

Title

Adopt Resolution #21-354 Decertifying Tax Increment Financing District #8

Purpose/Background:

Purpose: The City Council needs to formally adopt a resolution when a tax increment financing district decertifies and forward a copy of the resolution to Anoka County.

Tax Increment Financing (TIF) District #8 (also known as Amcor) was a redevelopment district created in 2000. The term of TIF District #8 officially expires on December 31, 2028. The City proposes to decertify the district early as the last note payable will be completed by year-end 2021. The City Council is required to formally decertify the TIF district and return any excess tax increment to the County in accordance with Minnesota Statute, Section 469.176, subdivision 2.

Notification:

A copy of the resolution will be forwarded to Anoka County when completed.

Observations/Alternatives:

No alternatives. Decertify TIF #8 and return to tax rolls. As the district does not have any qualifying expenditures, future increment cannot be collected.

Recommendation:

Staff recommends adopting the resolution decertifying Tax Increment Financing District #8.

Action:

Adopt Resolution #21-354 Decertifying Tax Increment Financing District #8 and Returning Excess Tax Increments to Other Jurisdictions (if applicable)

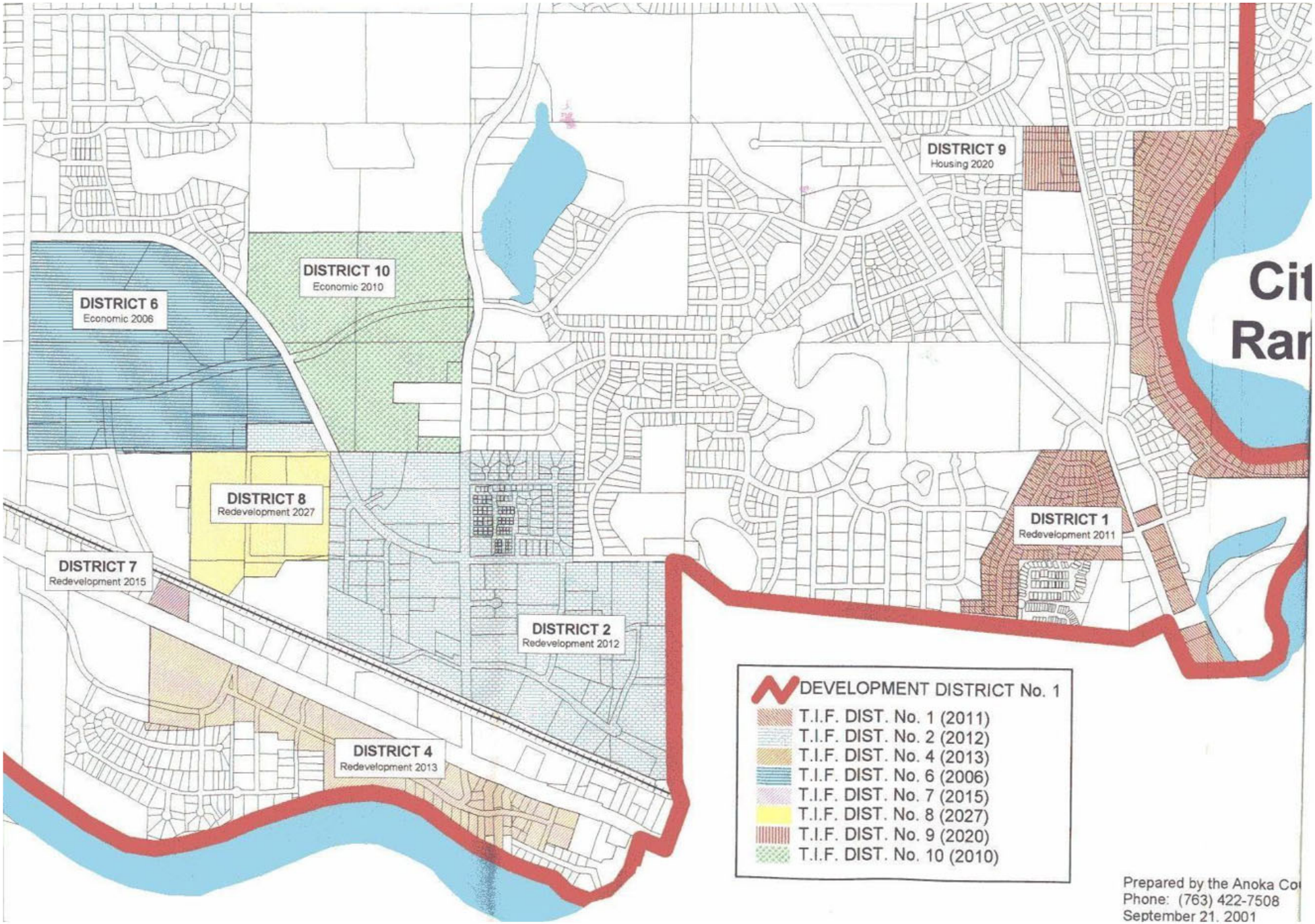
Attachments

TIF Districts Map

Reso #21-354 Decertify TIF#8

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:32 AM
Form Started By: Diana Lund		Started On: 11/05/2021 09:41 AM
Final Approval Date: 12/09/2021		


DISTRICT 9
Housing 2020
DISTRICT 10
Economic 2010
DISTRICT 6
Economic 2006
DISTRICT 8
Redevelopment 2027
DISTRICT 1
Redevelopment 2011
DISTRICT 7
Redevelopment 2015
DISTRICT 2
Redevelopment 2012
DISTRICT 4
Redevelopment 2013
DEVELOPMENT DISTRICT No. 1
T.I.F. DIST. No. 1 (2011)
T.I.F. DIST. No. 2 (2012)
T.I.F. DIST. No. 4 (2013)
T.I.F. DIST. No. 6 (2006)
T.I.F. DIST. No. 7 (2015)
T.I.F. DIST. No. 8 (2027)
T.I.F. DIST. No. 9 (2020)
T.I.F. DIST. No. 10 (2010)
Prepared by the Anoka Co
Phone: (763) 422-7508
September 21, 2001

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-354

RESOLUTION DECERTIFYING TAX INCREMENT FINANCING DISTRICT NO. 8 AND RETURNINGEXCESS TAX INCREMENTS TO OTHER TAXING JURISDICTIONS

WHEREAS, the city of Ramsey (the "City") has heretofore created Tax Increment Financing District No. 8 (the "Tax Increment District"); and

WHEREAS, the developments to be undertaken within the Tax Increment District as set forth in the tax increment financing plans have been completed and the final tax increment payment has been made or decertification of the Tax Increment District is required pursuant to law.

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

1. The City Council hereby finds, declares and determines to decertify Tax Increment Financing District No. 8 effective as of December 31, 2021.

2. Any tax increments collected from Tax Increment Financing District No. 8 shall be returned to the County Auditor of Anoka County for distribution to the affected tax jurisdictions in accordance with Minnesota Statutes, Section 469.176, subdivision 2.

3. The City Administrator is hereby directed to send a copy of this resolution to the County Auditor of Anoka County and to take all other steps which are necessary to decertify Tax Increment Financing District No. 8, and to distribute the tax increments to the County.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF)

I, the undersigned, being the duly qualified and acting Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the City Council of the City of Ramsey, Minnesota, duly called and held, as such minutes relate to the decertification of Tax Increment Financing District No. 8.

Dated: December 14, 2021

_____
City Clerk

CC Regular Session **5. 33.**

Meeting Date: 12/14/2021

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #21-357 Authorizing Partial Payment #15 to RJM Construction for Improvement Project 20-07 New Public Works Facility

Purpose/Background:

Resolution and Pay Estimate #15 attached.

Observations/Alternatives:

Checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursement as listed in the attached Resolution #21-357.

Funding Source:

Funding for this this item was budgeted as part of the public works building project.

Recommendation:

The Public Works Superintendent has inspected the completed work and recommends approving partial payment #15 in the amount of $609,565.25 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Action:

Motion to adopt Resolution #21-357 authorizing partial payment #15 to RJM Construction for Improvement Project #20-07, New Public Works Facility.

Attachments

Resolution

Pay Application

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	12/09/2021 08:29 AM
Mary Jo Warner	MaryJo Warner	12/09/2021 11:45 AM
Grant Riemer	Grant Riemer	12/09/2021 12:33 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 01:28 PM
Form Started By: Katie Schmidt		Started On: 12/07/2021 03:22 PM
Final Approval Date: 12/09/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-357

RESOLUTION AUTHORIZING PARTIAL PAYMENT #15 TO RJM CONSTRUCTION AND ITS CONTRACTORS FOR THE NEW RAMSEY PUBLIC WORKS FACILITY, IMPROVEMENT PROJECT #20-07

WHEREAS, the City of Ramsey has planned for a new public works facility and added it to our Capital Improvement Plan in 2006; and

WHEREAS, the property for the new public works facility was purchased in 2008 adjacent to the current facility and that purchase was finalized in 2013; and

WHEREAS, a third party architectural firm (BKV Group) was hired in 2015 to perform a space needs analysis to determine the size of facility needed to serve the public works departments needs for now and 30-50 years into the future.; and

WHEREAS, the old facility consists of three buildings and multiple off site storage locations, the new site will contain all public works functions and equipment at one centralized location; and

WHEREAS, on September 10th 2019 Ramsey City Council entered into a contract with RJM Construction to provide construction management services for the new Ramsey public works facility; and

WHEREAS, as of December14, 2021 $13,300,198.07 has been paid to date; and

WHEREAS, the Public Works Superintendent has inspected the completed work and recommends authorizing partial payment #15 to RJM Construction for Improvement Project #20-07, New Ramsey Public Works Facility; and

WHEREAS, checks are made payable and addressed to contractors, payments will be sent to RJM Construction, LLC for disbursment as listed below:

CONTRACTOR	PAY REQUEST AMOUNT
Professional Service Industries	17,891.59
Midwest Specialty Maintenance	48,798.65
Donlar Construction Company	4,213.25
Steenberg-Watrud Construction	2,823.40
Met-Con Construction	859.71
Bredemus Hardware	7,846.05
Top Lite Contract Glazin	1,955.10
W. L. Hall Company	75,007.25
Tim's Construction Group LLC	513.00

Acoustics Associates	28,321.40
Henricksen & Company Inc	823.65
Swanson & Youngdale	17,905.60
Spectrum Sign Systems	17,690.90
Construction Supply	14,311.28
Acoustics Associates	18,522.15
Pump & Meter Service	49,177.02
Miner LTD dba Star Equipment	-4,750.00
Distinctive Cabinet Design	1,726.15
Klamm Mechanical Contractors	3,462.67
Wolf River Electric	6,624.35
Minnesota Utilities & Excavating	-856.60
Midwest Fence & Mfg. Co	289,124.90
Jacon LLC	-3,116.00
RJM Construction	1,967.18
Subtotal	**$600,842.65**
Miner LTD dba Star Equipment; add back credit to be used against next payment.	4,750.00
Minnesota Utilities & Excavating; add back credit to be used against next payment.	856.60
Jacon LLC; add back credit to be used against next payment.	3,116.00
Total	**$609,565.25**

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

1) The City Council authorizes partial payment #15 to RJM Construction for disbursement for Improvement Project #20-07, New Public Works Facility, in the amount of $609,565.25.

2) The City Council hereby authorizes the Mayor or City Administrator to sign the release from for payment.

3) That the total amount of this payment is included in resolutions approving payment of bills for the date of December 14, 2021.

4) That the City of Ramsey Finance Department will be given a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

PAYMENT SUMMARY
FOR PERIOD ENDING 11-31-2021
PROJECT: City of Ramsey Public Works
Job #19520-0180

CONTRACT PAYMENTS

*Checks are to be made payable and address to the contractors. Payments should then be sent to RJM Construction, LLC for disbirsement.

Contractor	Application #	Certified Amount
Professional Service Industries	15	17,891.59
Midwest Specialty Maintenance	15	48,798.65
Donlar Construction Company	15	4,213.25
Steenberg-Watrud Construction	15	2,823.40
Met-Con Construction	15	859.71
Bredemus Hardware	15	7,846.05
Top Lite Contract Glazing	15	1,955.10
W. L . Hall Company	15	75,007.25
Tim's Construction Group LLC	15	513.00
Acoustics Associates	15	28,321.40
Henricksen & Company Inc	15	823.65
Swanson & Youngdale	15	17,905.60
Spectrum Sign Systems	15	17,690.90
Construction Supply	15	14,311.28
Acoustics Associates	15	18,522.15
Pump & Meter Service	15	49,177.02
Miner LTD dba Star Equipment	15	-4,750.00
Distinctive Cabinet Design	15	1,726.15
Klamm Mechanical Contractors	15	3,462.67
Wolf River Electric	15	6,624.35
Minnesota Utilities & Excavating	15	-856.60
Midwest Fence & Mfg. Co	15	289,124.90
Jacon LLC	15	-3,116.00
RJM Construction	15	1,967.18
	Totals	600,842.65

+ 8,722.60 credits to be offset by next payment

$609,565.25 to be paid

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

Please Remit Payment to: RJM Construction, LLC

CONSTRUCTION

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner:	City of Ramsey 7550 Sunwood Drive NW Ramsey, MN 55303	**Project:** 19520-0180 City of Ramsey Public Works 14100 Jasper Street NW Ramsey, MN 55303	**Invoice #:** 0180-15 **Application No.:** 15 **Application Date:** 11/30/2021 **Period From:** **To:**	**Distribution to :** ☐ Owner ☐ Architect ☐ Contractor
		Architect:		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum				$16,361,624.00
2. Net Change By Change Order				-$1,644,262.64
3. Contract Sum To Date				$14,717,361.36
4. Total Completed and Stored To Date				$14,632,030.65
5. Retainage:				
a.	5.00%	of Completed Work	$730,989.93	
b.	0.00%	of Stored Material	$0.00	
Total Retainage				$730,989.93
6. Total Earned Less Retainage				$13,901,040.72
7. Less Previous Certificates For Payments				$13,300,198.07
8. Current Payment Due				$600,842.65
9. Balance To Finish, Plus Retainage				$816,320.64

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$1,644,262.64
TOTALS	$0.00	$1,644,262.64
Net Changes By Change Order	**-$1,644,262.64**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **RJM Construction LLC**

By: DocuSigned by: Curtis Sell Date: 12/8/2021

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ARCHITECT'S CERTIFICATE FOR PAYMENT

AMOUNT CERTIFIED **$600,842.65**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Date: 12/08/2021

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 15
Application Date : 11/30/21
To:
Architect's Project No.:

Invoice # : 0180-15 **Contract :** 19520-0180 City of Ramsey Public Works

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	%	Balance To Finish	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)	(G / C)	(C-G)	
1	City of Ramsey Public Works	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1A	Special Inspections	41,699.75	22,866.50	18,833.25	0.00	41,699.75	100.00%	0.00	2,084.99
1B	Survey	22,963.00	22,160.00	0.00	0.00	22,160.00	96.50%	803.00	1,108.00
1C	Final Cleaning	51,367.00	0.00	51,367.00	0.00	51,367.00	100.00%	0.00	2,568.35
3A	Concrete	1,367,119.50	1,362,684.50	4,435.00	0.00	1,367,119.50	100.00%	0.00	68,355.98
3B	Architectural Precast Concrete	1,508,599.00	1,508,599.00	0.00	0.00	1,508,599.00	100.00%	0.00	75,429.95
3C	Polished and Sealed Concrete	91,285.00	91,285.00	0.00	0.00	91,285.00	100.00%	0.00	4,564.25
4A	Masonry	227,431.00	224,459.00	2,972.00	0.00	227,431.00	100.00%	0.00	11,371.55
5A	Structural Steel/Misc. Metals - Material	846,773.90	846,773.90	0.00	0.00	846,773.90	100.00%	0.00	42,338.70
5B	Structural Steel/Misc. Metals - Erection	329,366.57	328,461.61	904.96	0.00	329,366.57	100.00%	0.00	16,468.34
6A	Carpentry Materials and Install	142,917.00	142,917.00	0.00	0.00	142,917.00	100.00%	0.00	7,145.86
7A	Waterproofing & Weatherproofing	44,000.00	44,000.00	0.00	0.00	44,000.00	100.00%	0.00	2,200.00
7B	Architectural Metal Panels	202,443.72	202,443.72	0.00	0.00	202,443.72	100.00%	0.00	10,122.19
7C	EPDM Roofing	860,519.00	860,519.00	0.00	0.00	860,519.00	100.00%	0.00	43,025.95
7D	Joint Sealants	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
8A	Doors, Frames, and Hardware - Materials	105,054.00	96,795.00	8,259.00	0.00	105,054.00	100.00%	0.00	5,252.70
8B	Overhead Coiling Doors	21,575.00	21,575.00	0.00	0.00	21,575.00	100.00%	0.00	1,078.75
8C	Accordian Security Doors	20,273.00	20,273.00	0.00	0.00	20,273.00	100.00%	0.00	1,013.65
8D	Sectional Overhead Doors	196,558.00	196,558.00	0.00	0.00	196,558.00	100.00%	0.00	9,827.90
8E	Aluminum Framed Storefronts & Entrances	119,615.00	117,557.00	2,058.00	0.00	119,615.00	100.00%	0.00	5,980.75
8F	Translucent Wall Panels	79,602.00	647.00	78,955.00	0.00	79,602.00	100.00%	0.00	3,980.10
9A	Gypsum Board Assemblies	240,061.80	240,061.80	0.00	0.00	240,061.80	100.00%	0.00	12,003.10
9B	Tiling	32,720.80	32,180.80	540.00	0.00	32,720.80	100.00%	0.00	1,636.04
9C	Acoustical Ceilings	29,812.00	0.00	29,812.00	0.00	29,812.00	100.00%	0.00	1,490.60
9D	Carpet and Resilient Base	12,232.20	12,009.00	223.20	0.00	12,232.20	100.00%	0.00	0.00
9E	Painting	159,929.00	141,081.00	18,848.00	0.00	159,929.00	100.00%	0.00	7,996.45
10A	Signage	18,622.00	0.00	18,622.00	0.00	18,622.00	100.00%	0.00	931.10
10B	Specialties Materials	15,064.50	0.00	15,064.50	0.00	15,064.50	100.00%	0.00	753.23
10C	Lockers	51,718.00	51,718.00	0.00	0.00	51,718.00	100.00%	0.00	2,585.90
10D	Operable Partitions	19,497.00	0.00	19,497.00	0.00	19,497.00	100.00%	0.00	974.85
11A	Vehicle Wash Equipment	52,877.71	0.00	0.00	0.00	0.00	0.00%	52,877.71	0.00

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 15
Application Date : 11/30/21
To:
Architect's Project No.:

Invoice # : 0180-15 **Contract :** 19520-0180 City of Ramsey Public Works

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)			
11B	Vehicle Fueling System	265,611.00	213,845.71	51,765.29	0.00	265,611.00	100.00%	0.00	13,280.55
11C	Loading Dock Equipment	6,695.00	11,695.00	-5,000.00	0.00	6,695.00	100.00%	0.00	334.75
12A	Window Treatments	20,531.00	20,531.00	0.00	0.00	20,531.00	100.00%	0.00	1,026.55
12B	Casework Materials	54,650.00	52,833.00	1,817.00	0.00	54,650.00	100.00%	0.00	2,732.50
14A	Vehicle Lifts	281,054.00	261,054.00	0.00	0.00	261,054.00	92.88%	20,000.00	13,052.70
21A	Fire Supression Systems	138,300.00	138,300.00	0.00	0.00	138,300.00	100.00%	0.00	6,915.00
22A	Plumbing Systems	1,011,155.73	1,007,510.81	3,644.92	0.00	1,011,155.73	100.00%	0.00	50,557.79
23A	HVAC Systems	1,265,766.08	1,265,766.08	0.00	0.00	1,265,766.08	100.00%	0.00	63,288.27
26A	Electrical Systems	908,466.29	901,493.29	6,973.00	0.00	908,466.29	100.00%	0.00	45,423.32
31A	Earthwork	633,761.48	634,663.16	-901.68	0.00	633,761.48	100.00%	0.00	31,688.08
32A	Asphalt Paving	628,619.66	628,619.66	0.00	0.00	628,619.66	100.00%	0.00	31,430.98
32B	Site Concrete	148,630.44	148,630.44	0.00	0.00	148,630.44	100.00%	0.00	7,431.52
32C	Fences and Gates	304,342.00	0.00	304,342.00	0.00	304,342.00	100.00%	0.00	15,217.10
32D	Landscaping	66,745.77	66,745.77	0.00	0.00	66,745.77	100.00%	0.00	3,337.29
33A	Site Utilities	487,782.00	479,412.00	-3,280.00	0.00	476,132.00	97.61%	11,650.00	23,806.60
41A	Overhead Crane System	83,348.00	83,348.00	0.00	0.00	83,348.00	100.00%	0.00	4,167.40
01-00	General Conditions & Requirements	1,027,318.46	1,025,247.74	2,070.72	0.00	1,027,318.46	100.00%	0.00	51,365.93
01-80	Preconstruction	19,985.00	19,985.00	0.00	0.00	19,985.00	100.00%	0.00	999.25
90-40	Building Permit	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
90-50	General Liability Insurance	184,462.00	184,462.00	0.00	0.00	184,462.00	100.00%	0.00	9,223.10
90-65	Construction Contigency	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
99-99	Contractors Fee	268,441.00	268,441.00	0.00	0.00	268,441.00	100.00%	0.00	13,422.02
	Grand Totals	**14,717,361.36**	**14,000,208.49**	**631,822.16**	**0.00**	**14,632,030.65**	**99.42%**	**85,330.71**	**730,989.93**

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-15**
	830 Boone Avenue North	*Invoice Date:*	**11/30/21**
	Golden Valley, MN 55427	*Due Date:*	**12/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

Special Inspections				
SUBCONTRACTS				
Professional Service Industries	Special Inspections	Inv#	19520-01803	18,833.25
	Total SUBCONTRACTS			**18,833.25**
	Special Inspections Sub-Total:			**18,833.25**
Final Cleaning				
SUBCONTRACTS				
Midwest Specialty Maintenance, Inc	Final Cleaning	Inv#	19520-01801	51,367.00
	Total SUBCONTRACTS			**51,367.00**
	Final Cleaning Sub-Total:			**51,367.00**
Concrete				
SUBCONTRACTS				
Donlar Construction Company	Polished Concrete	Inv#	19520-01805	4,435.00
	Total SUBCONTRACTS			**4,435.00**
	Concrete Sub-Total:			**4,435.00**
Masonry				
SUBCONTRACTS				
Steenberg-Watrud Construction LLC	Masonry	Inv#	19520-01807	2,972.00
	Total SUBCONTRACTS			**2,972.00**
	Masonry Sub-Total:			**2,972.00**
Structural Steel/Misc. Metals - Material				
SUBCONTRACTS				
Thornberg Steel and Erecting Services	Structural Steel	Inv#	19520-018010	0.00
	Total SUBCONTRACTS			**0.00**
	Structural Steel/Misc. Metals - Material Sub-Total:			**0.00**
Structural Steel/Misc. Metals - Erection				
SUBCONTRACTS				
Met-Con Construction, Inc.	Structural Steel Erection	Inv#	19520-01808	904.96
	Total SUBCONTRACTS			**904.96**
	Structural Steel/Misc. Metals - Erection Sub-Total:			**904.96**
Doors, Frames, and Hardware - Materials				
SUBCONTRACTS				
Bredemus Hardware Company	Doors and Frames	Inv#	19520-01805	8,259.00
	Total SUBCONTRACTS			**8,259.00**
	Doors, Frames, and Hardware - Materials Sub-Total:			**8,259.00**
Sectional Overhead Doors				

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-15**
	830 Boone Avenue North	*Invoice Date:*	**11/30/21**
	Golden Valley, MN 55427	*Due Date:*	**12/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0160 City of Ramsey Public Works

Sectional Overhead Doors

SUBCONTRACTS

Twin City Garage Door Co.	Sectional Overhead Garage Doors	Inv#	19520-01805	0.00
	Total SUBCONTRACTS			**0.00**
	Sectional Overhead Doors Sub-Total:			**0.00**

Aluminum Framed Storefronts & Entrances

SUBCONTRACTS

Top Lite Contract Glazing Inc.	Glass	Inv#	19520-01808	2,058.00
	Total SUBCONTRACTS			**2,058.00**
	Aluminum Framed Storefronts & Entrances Sub-Total:			**2,058.00**

Translucent Wall Panels

SUBCONTRACTS

W.L. Hall Company	Transluscent Wall Panels	Inv#	19520-01802	78,955.00
	Total SUBCONTRACTS			**78,955.00**
	Translucent Wall Panels Sub-Total:			**78,955.00**

Gypsum Board Assemblies

SUBCONTRACTS

RTL Construction, Inc.	Drywall	Inv#	19520-018011	0.00
	Total SUBCONTRACTS			**0.00**
	Gypsum Board Assemblies Sub-Total:			**0.00**

Tiling

SUBCONTRACTS

Tim's Construction Group LLC	Tile	Inv#	19520-01802	540.00
	Total SUBCONTRACTS			**540.00**
	Tiling Sub-Total:			**540.00**

Acoustical Ceilings

SUBCONTRACTS

Acoustics Associates, Inc	Acoustical Ceilings	Inv#	19520-01801AC	29,812.00
	Total SUBCONTRACTS			**29,812.00**
	Acoustical Ceilings Sub-Total:			**29,812.00**

Carpet and Resilient Base

SUBCONTRACTS

Henricksen & Company, Inc.	Carpet - Furnish and Install	Inv#	19520-01803	223.20
	Total SUBCONTRACTS			**223.20**
	Carpet and Resilient Base Sub-Total:			**223.20**

Painting

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-15**
	830 Boone Avenue North	*Invoice Date:*	**11/30/21**
	Golden Valley, MN 55427	*Due Date:*	**12/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

Painting				
SUBCONTRACTS				
Swanson & Youngdale, Inc.	Painting	Inv#	19520-01805	18,848.00
	Total SUBCONTRACTS			**18,848.00**
	Painting Sub-Total:			**18,848.00**
Signage				
SUBCONTRACTS				
Spectrum Sign Systems, Inc	Signage	Inv#	19520-01801	18,622.00
	Total SUBCONTRACTS			**18,622.00**
	Signage Sub-Total:			**18,622.00**
Specialties Materials				
SUBCONTRACTS				
Construction Supply, Inc	Specialties - General	Inv#	19520-01801	15,064.50
	Total SUBCONTRACTS			**15,064.50**
	Specialties Materials Sub-Total:			**15,064.50**
Operable Partitions				
SUBCONTRACTS				
Acoustics Associates, Inc	Operable Partitions	Inv#	19520-01801OP	19,497.00
	Total SUBCONTRACTS			**19,497.00**
	Operable Partitions Sub-Total:			**19,497.00**
Vehicle Fueling System				
SUBCONTRACTS				
Pump & Meter Service, Inc	Vehicle Fueling System	Inv#	19520-01804	51,765.29
	Total SUBCONTRACTS			**51,765.29**
	Vehicle Fueling System Sub-Total:			**51,765.29**
Loading Dock Equipment				
SUBCONTRACTS				
Miner LTD dba Star Equipment	Loading Dock Equipment	Inv#	19520-01803	-5,000.00
	Total SUBCONTRACTS			**-5,000.00**
	Loading Dock Equipment Sub-Total:			**-5,000.00**
Casework Materials				
SUBCONTRACTS				
Distinctive Cabinet Design	Millwork - Sub Furnish	Inv#	19520-01803	1,817.00
	Total SUBCONTRACTS			**1,817.00**
	Casework Materials Sub-Total:			**1,817.00**
Plumbing Systems				

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-15**
	830 Boone Avenue North	*Invoice Date:*	**11/30/21**
	Golden Valley, MN 55427	*Due Date:*	**12/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

Plumbing Systems				
SUBCONTRACTS				
Klamm Mechanical Contractors	Plumbing	Inv#	19520-018011	3,644.92
		Total SUBCONTRACTS		**3,644.92**
		Plumbing Systems Sub-Total:		**3,644.92**
HVAC Systems				
SUBCONTRACTS				
Architect Mechanical Inc.	HVAC	Inv#	19520-018011	0.00
		Total SUBCONTRACTS		**0.00**
		HVAC Systems Sub-Total:		**0.00**
Electrical Systems				
SUBCONTRACTS				
Wolf River Electric	Electrical	Inv#	19520-018012	6,973.00
		Total SUBCONTRACTS		**6,973.00**
		Electrical Systems Sub-Total:		**6,973.00**
Earthwork				
SUBCONTRACTS				
Minnesota Utilities & Excavating, LLC	Earthwork	Inv#	19520-018013	-901.68
		Total SUBCONTRACTS		**-901.68**
		Earthwork Sub-Total:		**-901.68**
Asphalt Paving				
SUBCONTRACTS				
Northland Paving LLC	Asphalt Paving	Inv#	19520-01805	0.00
		Total SUBCONTRACTS		**0.00**
		Asphalt Paving Sub-Total:		**0.00**
Site Concrete				
SUBCONTRACTS				
Stapf Concrete Construction, Inc	Site Concrete	Inv#	19520-01806	0.00
		Total SUBCONTRACTS		**0.00**
		Site Concrete Sub-Total:		**0.00**
Fences and Gates				
SUBCONTRACTS				
Midwest Fence & Mfg. Co	Site Fencing	Inv#	19520-01801	304,342.00
		Total SUBCONTRACTS		**304,342.00**
		Fences and Gates Sub-Total:		**304,342.00**
Landscaping				

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

INVOICE

From:	**RJM Construction, LLC**	*Invoice:*	**0180-15**
	830 Boone Avenue North	*Invoice Date:*	**11/30/21**
	Golden Valley, MN 55427	*Due Date:*	**12/30/21**
		Disc Date:	
To:	**City of Ramsey**		
	7550 Sunwood Drive NW		
	Ramsey, MN 55303		

Contract : 19520-0180 City of Ramsey Public Works

Landscaping

SUBCONTRACTS

Peterson Companies, Inc.	Landscaping	Inv#	19520-01804	0.00
	Total SUBCONTRACTS			**0.00**
	Landscaping Sub-Total:			**0.00**

Site Utilities

SUBCONTRACTS

Jacon LLC	Site Utilities	Inv#	19520-01805	-3,280.00
	Total SUBCONTRACTS			**-3,280.00**
	Site Utilities Sub-Total:			**-3,280.00**

General Conditions & Requirements

SUBCONTRACTS

RJM Construction, LLC	General Requirements	Inv#	9520018015	2,070.72
	Total SUBCONTRACTS			**2,070.72**
	General Conditions & Requirements Sub-Total:			**2,070.72**

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

INVOICE

Summary

1A Special Inspections			18,833.25
Retainage	631,822.16@	5.00%	(941.66)
1C Final Cleaning			51,367.00
Retainage	631,822.16@	5.00%	(2,568.35)
3A Concrete			4,435.00
Retainage	631,822.16@	5.00%	(221.75)
4A Masonry			2,972.00
Retainage	631,822.16@	5.00%	(148.60)
5A Structural Steel/Misc. Metals - Material			
Retainage	631,822.16@	5.00%	0.00
5B Structural Steel/Misc. Metals - Erection			904.96
Retainage	631,822.16@	5.00%	(45.25)
8A Doors, Frames, and Hardware - Materials			8,259.00
Retainage	631,822.16@	5.00%	(412.95)
8D Sectional Overhead Doors			
Retainage	631,822.16@	5.00%	0.00
8E Aluminum Framed Storefronts & Entrances			2,058.00
Retainage	631,822.16@	5.00%	(102.90)
8F Translucent Wall Panels			78,955.00
Retainage	631,822.16@	5.00%	(3,947.75)
9A Gypsum Board Assemblies			
Retainage	631,822.16@	5.00%	0.00
9B Tiling			540.00
Retainage	631,822.16@	5.00%	(27.00)
9C Acoustical Ceilings			29,812.00
Retainage	631,822.16@	5.00%	(1,490.60)
9D Carpet and Resilient Base			223.20
Retainage	631,822.16@	5.00%	(11.16)
9E Painting			18,848.00
Retainage	631,822.16@	5.00%	(942.40)
10A Signage			18,622.00
Retainage	631,822.16@	5.00%	(931.10)
10B Specialties Materials			15,064.50
Retainage	631,822.16@	5.00%	(753.23)
10D Operable Partitions			19,497.00
Retainage	631,822.16@	5.00%	(974.85)
11B Vehicle Fueling System			51,765.29
Retainage	631,822.16@	5.00%	(2,588.26)

DocuSign Envelope ID: CA7C5DE0-B84C-4328-AAE8-5926E4007F32

INVOICE

11C Loading Dock Equipment			-5,000.00
Retainage	631,822.16@	5.00%	250.00
12B Casework Materials			1,817.00
Retainage	631,822.16@	5.00%	(90.85)
22A Plumbing Systems			3,644.92
Retainage	631,822.16@	5.00%	(182.25)
23A HVAC Systems			
Retainage	631,822.16@	5.00%	0.00
26A Electrical Systems			6,973.00
Retainage	631,822.16@	5.00%	(348.65)
31A Earthwork			-901.68
Retainage	631,822.16@	5.00%	45.08
32A Asphalt Paving			
Retainage	631,822.16@	5.00%	0.00
32B Site Concrete			
Retainage	631,822.16@	5.00%	0.00
32C Fences and Gates			304,342.00
Retainage	631,822.16@	5.00%	(15,217.10)
32D Landscaping			
Retainage	631,822.16@	5.00%	0.00
33A Site Utilities			-3,280.00
Retainage	631,822.16@	5.00%	164.00
01-00 General Conditions & Requirements			2,070.72
Retainage	631,822.16@	5.00%	(103.54)
CURRENT DUE :			600,231.04

CC Regular Session **6. 1.**

Meeting Date: 12/14/2021

By: Diana Lund, Finance

Information

Title:

PUBLIC HEARING - Adopt Resolution #21-338 Adopting the City's 2022-2031 Capital Improvement Plan (CIP)

Purpose/Background:

Purpose: The 2022-2031 Capital Improvement Plan (CIP) is a strategic planning tool to assist the City Council in identifying proposed capital improvement projects over the next ten years.

The Capital Improvement Plan (CIP) is a long-term financial plan of at least five years that consists of projects and facilities that are, or will be needed by the City in carrying out the future needs for the public health, safety and welfare of the City. The City's charter directs that a five-year capital improvement plan will be adopted annually. The City is undertaking a 10-year plan for years 2022-2031.

The CIP has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction. Also, the CIP reflects priorities for projects and equipment that have been identified as priorities in the City's adopted Strategic Plan.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

Each project includes preliminary funding sources and appropriate background information citing needs and projected cost estimates.

A supplemental section titled 'Future Consideration Projects' has also been included. This is a listing of park projects that are contingent upon availability of resources. These projects are unfunded and unscheduled until resources become available.

Notification:

The draft document of the 2022-2031 was presented at the Work Sessions of October 26 and November 23, 2021.

The request for the public hearing was adopted at the regular City Council meeting of November 23, 2021 and the notice was posted in the Union on December 3, 2021.

Time Frame/Observations/Alternatives:

Options:
1. Adopt Plan as outlined noting that this is a planning tool only and not the authorization of any one project listed.
2. Take no Action at this time for further review of each project. Per the City Charter, at least a five-year Capital Improvement
Program (CIP) needs to be adopted annually.

Funding Source:

Each project contained within the 2022-2031 Capital Improvement Program states the respective funding source(s).

Recommendation:

Staff recommends Option #1 to adopt the 2022-2031 Capital Improvement Plan that is attached noting that this is a forecasting tool and not actual, committed projects and expenditures.

Outcome/Action:

Motion to adopt Resolution #21-338 adopting the City of Ramsey's 2022-2031 Capital Improvement Plan (CIP).

Attachments

2022-2031 CIP
2022-2031 Parks Supplemental
Reso #21-338 Adopting 2022-2031 CIP

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/02/2021 01:45 PM
Form Started By: Diana Lund		Started On: 11/24/2021 01:23 PM
Final Approval Date: 12/02/2021		

CITY OF RAMSEY
CAPITAL IMPROVEMENT PROGRAM
2022-2031

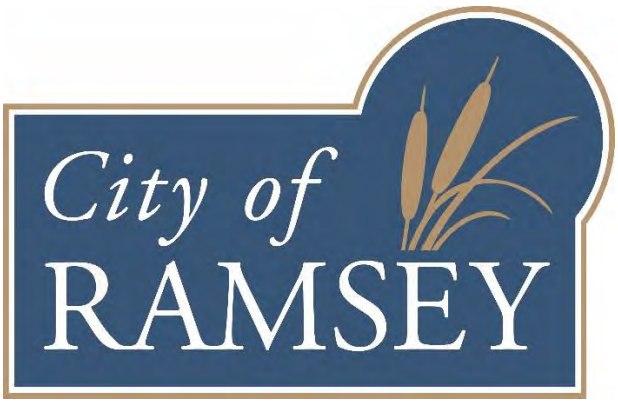
The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.











THIS PAGE INTENTIONALLY BLANK

CITY OF RAMSEY
2022-2031
CAPITAL IMPROVEMENT PLAN

TABLE OF CONTENTS

PAGE NUMBER

INTRODUCTORY SECTION……... 7

Capital Improvement Plan..... 8-10

OVERVIEW SECTION……..… 11

Category Summary..... 12
Funding Source Summary..... 13
Priority Codes & Definitions Key..... 14
Projects by Year & Priority..... 15-22
Projects & Funding Sources by Category..... 22-37

PROJECT DETAILS……..... 39

Equipment Replacement:
Detailed Equipment..... 40-166

Municipal Buildings:
Community Center..... 167
Old Town Hall Restoration……. 168
Sprinkler System @ Fire Station #1 …… 169
Storage Bldg @ Fire Station #1 ……..…… 170
City Hall Exterior Lighting..... 171
City Hall Landscaping…..……. 172
Repair Roof on Fire Station #1…… ……..……..…… 173
Replace City Hall Carpeting…..……..……..…….. 174
Replace City Hall Caulking & Grout …… 175
Repair City Hall Counter Tops… ……..…… 176
Resurface Fire #1 Apparatus Bay Floor Resurfacing…… 177
Fire #1 Apparatus Bay Paint… ……..…… 178

Park Improvements:
Elmcrest Park Entrance and Signage…..... 179
Irrigation for Titterud Park…..... 180
Observation Boardwalk – Lake Itasca……..... 181
Rabbit Park Phase Two……..... 182
Observation Deck of the Mississippi East Dolomite..... 183
Trail Connections……..……..……..……..……..... 184
Park Development in the COR…… 185
Additional Land for Central Park…..... 186
Field Lighting – Central or Alpine Park..... 187
Northfork North Trail Connection..... 188
Amphitheater Lighting..... 189
Aeration for Sunfish Lake & The Draw…..... 190

Park Improvements:
River's Bend South Shelter Replacement……..... 191
Central Park Main Parking Lot Improvements..... 192
Playground Replacement Program……..... 193
Boulevard Trees – Sunwood Drive in CORent……..... 194
Disc Golf Course……..... 195
Off Leash Area……..... 196
Acquire Outlots "A" in Rivers Bluff & Reilly East..... 197
Alpaca Estates Outlot..... 198

Sewer Improvements:
Fire Station 1 Sanitary Sewer Service …….. 199
Replace Pumps at Lift Station #2…….. 200

Storm Water Improvements:
Stormwater Drainage Improvements …… 201
Outlet Control Structure for Improvements.…… 202

Street Improvements:
Zeolite Roadway Improvement ……..…….. 203
Sunwood Drive Roundabout Landscaping…… 204
Hwy 10 & BNSF RR Grade Separation at Ramsey Boulevard…….. 205
Hwy 10 & BNSF RR Grade Separation at Sunfish Lake Boulevard ……..…… 206
Reconstruction of Streets-Barthels Rum River Acres…… 207
Reconstruction of Streets-Wood Pond Hills 2nd-5th Additions…….. 208
Reconstruction of Streets-Autumn Heights …….. 209
Reconstruction of Streets-Halls Dover Acres .. …….. 210
Reconstruction of Streets-Nature View …… 211
Reconstruction of Streets-Sorteberg 6th…… 212
Reconstruction of Streets-Fox Ridge Estates 1st & 2nd…….. 213
Reconstruction of Streets-Rodeo Hills Est/Valley View…… . 214
Reconstruction of Streets-McKinley St & Alpine Drive to Puma & Armstrong…… 215
Concrete Repairs…..…….. 216
Reconstruction of Streets-Whispering Pine Estates Plat 3…….. 217
Reconstruction of Streets-Sports Haven ……..…….. 218
Reconstruction of Streets-Barthels Rum River Acres 2nd ……...…….. 219
Reconstruction of Streets-161st Avenue ……..……. 220
Reconstruction of Streets-Carol-Rose Acres…….……..…….. 221
Reconstruction of Streets-Ford Brook Estates 3rd ……..……. 222
Reconstruction of Streets-Windsorwood ……..…….. 223
Reconstruction of Streets-Countryside Estates ……..…….. 224
Reconstruction of Streets-Waco Street – Sunwood Drive to 150th …… 225
Reconstruction of Streets-Xkimo Street & Waco Street……..……..…….. 226
2022 MSA Overlays……..……..……..…….. 227
2022 Neighborhood Overlays……... ……..……. 228
Reconstruction of Sunwood Drive……... ……..…….. 229
2023 MSA Overlays……. ……..…….. 230
2023 Neighborhood Overlays……. …… 231
Reconstruction of Streets-167th Avenue……..……..…….. 232
2024 Neighborhood Overlays……..……..……..…….. 233
2025 Neighborhood Overlays……..…… 234
2026 Neighborhood Overlays.. ……..…….. 235
Reconstruction of Streets-Flintwood Hills 2nd & 3rd……..…… 236
2027 MSA Overlays…… 237
2027 Neighborhood Overlays…….. …….. 238

Street Improvements:
Reconstruction of Streets-156th Avenue & Juniper Ridge Dr,,,,….. ……..…… 239
2028 MSA Overlays……...…… 240
2028 Neighborhood Overlays……..…….. 241
Reconstruction of Streets- 142nd Avenue……..…… 242
2029 MSA Overlays…….. 243
2029 Neighborhood Overlays……..…….. 244
2030 MSA Overlays…….. .. ……..…….. 245
2030 Neighborhood Overlays ……..…… 246
Reconstruction of Streets-Alpine Drive Between TH 47 & Roanoke St……..…… 247
Reconstruction of Streets-Sunwood Drive……..……..…….. 248
Annual MSA Pavement Marking Improvements……..…….…. 249
Reconstruction of Streets-Sortebergs……..,,,,….. ……..…… 250
2031 MSA Overlays……...…… 251
Reconstruction of Streets-Section 01 Unplatted……..,,,,….. ……..…… 252
2031 Neighborhood Overlays……..…….. 253
Reconstruction of Streets- Klemish & Klemish & Flores…….…… 254
Reconstruction of Streets-Magnesium…….. 255
2029 Neighborhood Overlays……..…….. 256
Reconstruction of Streets-North Forty……..…….…… 257

Street Light Improvements
Bunker Lake Blvd & Puma Street Lighting……..……..…….. 258
Riverdale Drive Street Lighting……..……..…… 259

Water Improvements:
Water Treatment Facility…… 260
Fire Station 1 Extension of Water……. 261
Refurbish Water Tower #2 ……..……. 262
Refurbish Water Tower #1 ……..……. 263
Construct Well #9 and Pumphouse #5……. 264

CASH FLOW PROJECTIONS……... 265

Business Revolving Fund……..……..…….. 266
Capital Maintenance Fund……..……..…….. 267
Equipment Revolving Fund……..……..…….. 268
Facility Fund……..……..…….. 269
Fleet Vehicle Fund……..……..…….. 270
Landfill Trust Fund..... 271
Lawful Gambling Fund……. 272
MSA Fund…… 273
Park Improvement Trust Fund…….. 274
Pavement Management Fund…….. 275
Public Improvement Revolving Fund……..……..... 276
Sewer Utility Fund…..……..…… 277
Storm Water Management Fund……..……..... 278
Storm Water Utility Fund……..…… 279
Street Light Utility Fund……... 280
Water Utility Fund…… 281

TIF Funds
TIF District 1 (Rivers Bend) …….……..…….. 282
TIF District 2 (Gateway) . ……. 283
TIF District 8 (Maken) ……..……..……..……. 284
TIF District 9 (AACAP) …….……..... 285
TIF District 14 (The COR)…….……..... 286
TIF District 15 (Life Fitness)…….. 287
TIF District 16 (PSD Business Park)……. 288
TIF District 17 (Delta Mod)…… 289
TIF District 18 (Oppidank)……. 290

INTRODUCTORY SECTION

CITY OF RAMSEY

CAPITAL IMPROVEMENT/CAPITAL OUTLAY PLAN

2022-2031

Enclosed is the Ramsey Capital Improvements/Capital Outlay Plan (CIP) for the years 2022-2031. It has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation, which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

The process for completing the 2022-2031 CIP was much the same as the process for the 2022 General Fund Budget. Project requests were submitted by all divisions and reviewed by the Management Team and appropriate supervisors to establish the feasibility and priority of the projects and match with available financing.

CAPITAL IMPROVEMENT PLAN GOALS
ACKNOWLEDGE AND COMMUNICATE PUBLIC INFRASTRUCTURE PRIORITIES AND DYNAMICS
ENSURE APPROPRIATE RESPONSES TO CHANGING INFRASTRUCTURE NEEDS AND DEMANDS
DEVELOP A FINANCIAL ASSESSMENT OF CAPITAL RESOURCES AVAILABLE TO MEET FUTURE CAPITAL PROJECT NEEDS
ENCOMPASS THE CITY'S STRATEGIC PLAN'S IMPERATIVES: FINANCIAL STABILITY; A BALANCE OF RURAL CHARACTER & URBAN GROWTH; A CONNECTED COMMUNITY; SMART, CITIZEN-FOCUSED GOVERNMENT; AN EFFECTIVE ORGANIZATION

Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. Therefore, the CIP should receive ratification only if the Council perceives actions contemplated within the plan as reasonable and planned within justified time frames. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

Capital improvements are improvements to land, streets, parks, utilities and buildings. This plan shows improvements with revenues projected from various funding sources. Improvements from the General Fund are those requiring a tax levy, referendum or similar other authority resulting in listed projects being less than certain. The other funding sources (except for intergovernmental revenue - grant funds) have increased stability over the general fund projects.

Specific information on the funding sources for each project is shown under the individual project. Cash flow projections are completed to examine the long-term stability of each fund and its ability to provide for planned expenditures.

Potential funding sources for capital improvement expenditures may include:

- General Fund
- Capital Equipment Certificates
- General Obligation Bonds
- CIP General Obligation Bonds*
- Tax Increment Financing
- Developer Fees
- Grants/Outside Sources
- Utility Funds (Water, Sewer, Recycling, Street Lights, Storm Water)
- Special Revenue Funds (Equipment Revolving, Fleet, Lawful Gambling, Storm Water Management)
- Capital Project Funds (Facility, Landfill, MSA, Park Improvement, Public Improvement Revolving (PIR), Pavement Management Fund)
- Special Assessments

**Only City Hall, Public Works facilities and Public Safety facilities may be financed with CIP General Obligation bonds under the CIP Act (Minnesota Statutes Chapter 475). Other capital improvements described in this plan as being financed under General Obligation Bonds may be financed with special assessment bonds under Minnesota Statutes, Chapter 429 and utility revenue bonds under Minnesota Statutes, Chapter 444.*

For a City to use its authority to finance expenditures under the CIP Act, it must meet the requirements provided therein. Specifically, the City Council must approve the sale of capital improvement bonds by a two-thirds vote of its membership. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the City at least fourteen, but not more that twenty-eight days prior to the date of the public hearing. The City Council approves the CIP following the public hearing.

The bonds are not subject to referendum unless, within 30 days after the hearing, a petition is filed with the City Administrator signed by voters equal to at least five percent of the votes cast in the last general City election. In that event, the bonds are subject to a referendum, and may be issued only if approved by a majority of voters who vote on that question. If the referendum passes, the taxes to pay the debt service on the bonds would be levied on market value rather than tax capacity. However, if no timely petition is filed, the taxes to pay debt service are levied on tax capacity.

The CIP Act has established certain criteria that must be met. In accordance with these criteria, the City has considered the following eight points:

1. Condition of the City's infrastructure and need for the project
2. Demand for the improvement
3. Cost of the improvement
4. Availability of public resources
5. Level of overlapping debt
6. Const/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Options for shared facilities with other cities or local governments.

OVERVIEW SECTION

City of Ramsey, Minnesota

Capital Improvement Program

2022 thru 2031

CATEGORY SUMMARY

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Equipment	689,327	1,005,800	884,000	1,693,000	1,177,500	529,000	779,800	1,204,000	539,500	540,000	*9,041,927*
Municipal Building	140,000	40,000	15,000			221,300		20,000,000			*20,416,300*
Park Improvement	1,830,000	290,000	700,000	625,000	436,000	570,000	100,000	100,000	100,000	100,000	*4,851,000*
Sewer Utility Improvement	60,000	35,000									*95,000*
Storm Water Utility Improvement	130,000					350,000					*480,000*
Street Improvement	2,686,517	3,864,313	5,450,137	4,172,423	3,411,130	3,121,824	3,571,121	3,427,253	3,355,947	2,986,054	*36,046,719*
Street Light Utility Improvement		100,000			85,000						*185,000*
Water Utility Improvement	32,105,000	20,000	1,020,000	2,350,000							*35,495,000*
TOTAL	**37,640,844**	**5,355,113**	**8,069,137**	**8,840,423**	**5,109,630**	**4,792,124**	**4,450,921**	**24,731,253**	**3,995,447**	**3,626,054**	***106,610,946***

City of Ramsey, Minnesota

Capital Improvement Program

2022 thru 2031

FUNDING SOURCE SUMMARY

Source	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund	120,000	40,000	165,000								*325,000*
Equipment Revolving Fund	477,000	30,000									*507,000*
Facility Fund	20,000										*20,000*
Fleet Vehicles	23,800	24,000		60,000							*107,800*
General Fund		961,800	430,000	1,408,000	1,109,500	529,000	701,800	750,000	539,500	520,000	*6,949,600*
Grants/Outside Sources	2,800,000					50,000					*2,850,000*
Landfill Fund	63,000										*63,000*
Lawful Gambling Fund	100,000	100,000	100,000	100,000	100,000	250,000	100,000	100,000	100,000	100,000	*1,150,000*
MSA	465,866	1,543,150	2,077,441	1,005,000	6,000	760,105	887,053	1,101,775	1,009,850	960,257	*9,816,497*
Park Improvement Trust Fund	1,650,000	180,000	400,000	525,000	336,000	270,000					*3,361,000*
Pavement Management Fund	1,961,420	1,972,680	1,697,955	1,955,884	1,876,482	2,079,189	2,359,875	2,071,545	2,043,373	1,756,519	*19,774,922*
Public Improvement Revolving Fund	20,000		1,000,000	1,014,500	206,000						*2,240,500*
Sewer Utility Fund	9,060,000	35,000	196,500		41,000		39,000	437,000			*9,808,500*
Storm Water Utility Fund	494,758	348,483	549,741	422,039	351,648	632,530	324,193	253,933	302,724	269,278	*3,949,327*
Street Light Utility Fund		100,000			131,000						*231,000*
Tax Increment Fund #14	80,000										*80,000*
Tax Increment Fund #2					517,000						*517,000*
To Be Determined						221,300		20,000,000			*20,221,300*
Water Utility Fund	20,305,000	20,000	1,452,500	2,350,000	435,000		39,000	17,000		20,000	*24,638,500*
GRAND TOTAL	**37,640,844**	**5,355,113**	**8,069,137**	**8,840,423**	**5,109,630**	**4,792,124**	**4,450,921**	**24,731,253**	**3,995,447**	**3,626,054**	***106,610,946***

Capital Improvement Plan - Priority Codes & Definitions

Priority	
1	**Existing Obligations - High Priority: Year 2022 or 2023** Projects under this priority are previously committed to or are replacements Example: Road reconstructions, equipment replacement
2	**New Addition - High Priority: Year 2022 or 2023** Projects under this priority are needed, but have no previous commitments Example: Road extensions, additional park amenities
3	**Existing Obligations - Medium Priority: Year 2024-2031** Projects under this priority are previously committed to or are replacements but not as urgent to fulfull as those in priority 1 Example: 5th year forward of road reconstructions; equipment replacement
4	**New Addition - Medium Priority: Year 2024-2031** Projects under this priority are needed, but have no previous commitments but need is not as great as those listed in priority 2 Example: Public Works Campus; new capital equipment
5	**Opportunity Driven/Unfunded/Placeholder** Projects under this priority are development driven and/or have outside funding capacities such as grants and/or placeholders for projects that may occur after year 2031. Full funding on these projects have not been determined. Example: Community Center

City of Ramsey, Minnesota

Capital Improvement Program

Data in Year 2022 and 2031

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2022				
Priority 1-Existing Obligation (High)				
Universal Power Supply Replacement	Capital Equipment	*17-IT-008*	1	30,000
Replace 14R Siren	Capital Equipment	*CIVIL-14R*	1	15,000
Replace 15R Siren	Capital Equipment	*CIVIL-15R*	1	15,000
Refurbish Tanker 11 (501)	Capital Equipment	*FIRE-501*	1	25,000
Replacement Extrication Tools R-11	Capital Equipment	*FIRE-565*	1	50,000
Replace Training Room Tables/Chairs	Capital Equipment	*FIRE-577*	1	25,000
Replace Maintenance Utility Tractor #409	Capital Equipment	*GENGOV-002*	1	45,000
2022 Ford Explorer Relace 2018 Ford Explorer #372	Capital Equipment	*POL-368*	1	32,000
Replace 2006 Tandem Axle Plow Truck Unit #668	Capital Equipment	*PW-668*	1	265,800
Line Striper Replacement	Capital Equipment	*PW-720*	1	19,000
City Hall Exterior Lighting	Municipal Buildings	*20-BLDG-001*	1	40,000
City Hall Landscaping	Municipal Buildings	*20-BLDG-002*	1	15,000
Repair Roof on Fire Station #1	Municipal Buildings	*20-BLDG-004*	1	15,000
Replace City Hall Carpeting	Municipal Buildings	*20-BLDG-005*	1	15,000
Resurface Fire #1 Apparatus Bay Floor Resurfacing	Municipal Buildings	*21-BLDG-001*	1	20,000
Fire 1 Apparatus Bay Paint	Municipal Buildings	*21-BLDG-002*	1	15,000
River's Bend South Shelter Replacement	Park Improvements	*21-PARK-001*	1	50,000
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Sunwood Drive Roundabout Landscaping	Street Improvements	*15-STR-003*	1	20,000
Reconstruction Streets: Wood Pond Hills 2nd-5th	Street Improvements	*17-STR-004*	1	549,945
Reconstruction Streets: Autumn Heights	Street Improvements	*17-STR-005*	1	983,791
Reconstruction Streets:MSA Waco St-Sunwood Dr/150	Street Improvements	*19-STR-018*	1	137,209
2022 MSA Overlays	Street Improvements	*21-STR-005*	1	69,438
2022 Neighborhood Overlays	Street Improvements	*21-STR-006*	1	623,827
MSA - Sunwood Drive Street Reconstruction	Street Improvements	*21-STR-007*	1	267,307
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	35,000
			Total for: Priority 1	3,478,317
Priority 2-New Addition (High)				
Copier - Administration Dept	Capital Equipment	*22-IT-002*	2	10,000
2022 Ford Explorer	Capital Equipment	*POL-405*	2	32,000
2022 Bobcat Mini Excavator	Capital Equipment	*PW-730*	2	112,321
Dura Base Composite Mats	Capital Equipment	*PW-731*	2	13,206
Storage Building at Fire Station 1	Municipal Buildings	*18-BLDG-002*	2	20,000
Elmcrest Park & The Draw Entrance Monument & Sign	Park Improvements	*04-PARK-003*	2	80,000
Observation boardwalk - Lake Itasca	Park Improvements	*06-PARK-011*	2	60,000
Park Development in The COR	Park Improvements	*08-PARK-005*	2	1,200,000
Northfork North Trail Connection	Park Improvements	*17-PARK-007*	2	150,000
Amphitheater Lighting	Park Improvements	*18-PARK-003*	2	40,000
Aeration for Sunfish Lake & The Draw	Park Improvements	*18-PARK-005*	2	40,000
Boulevard Trees - Sunwood Drive in COR	Park Improvements	*22-PARK-002*	2	80,000
Fire Station 1 Sanitary Sewer Service	Sewer Utility	*12-SEW-002*	2	60,000
Outlet Control Structure Improvements	Stormwater Utility	*19-STRM-001*	2	100,000
Water Treatment Facility	Water Utility	*04-WTR-017*	2	32,000,000

Project Name	Department	Project #	Priority	Project Cost
Fire Station #1 Extension of Water	Water Utility	*11-WTR-003*	2	55,000
			Total for: Priority 2	34,052,527
Priority 3-Existing Obligation (Med)				
Stormwater Drainage Improvements	Stormwater Utility	*12-STRM-001*	3	30,000
			Total for: Priority 3	30,000
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	30,000
Construct Well #9 and Pumphouse #5	Water Utility	*16-WTR-002*	5	50,000
			Total for: Priority 5	80,000
	Total for 2022			**37,640,844**
2023				
Priority 1-Existing Obligation (High)				
Engineering Plotter Replacement	Capital Equipment	*17-IT-011*	1	10,000
Building Copier	Capital Equipment	*17-IT-017*	1	10,000
Community Development Workroom Copier	Capital Equipment	*17-IT-018*	1	10,000
Replace 16R Siren	Capital Equipment	*CIVIL-16R*	1	15,000
Replace 17R Siren	Capital Equipment	*CIVIL-17R*	1	15,000
Replace Rescue 11 (559)	Capital Equipment	*FIRE-564*	1	250,000
Replace Fire Duty Officer Vehicle (570)	Capital Equipment	*FIRE-570A*	1	45,000
2023 Ford Explorer Replace 2016 Ford Explorer #351	Capital Equipment	*POL-335*	1	32,000
2024 Ford Taurus Replace 2018 Ford Taurus #383	Capital Equipment	*POL-366*	1	33,000
2023 Ford Taurus Replace 2018 Ford Taurus #384	Capital Equipment	*POL-367*	1	33,000
2023 Chev Tahoe Replace 2018 Chev Tahoe #373	Capital Equipment	*POL-369*	1	37,000
2022 Chev Tahoe Replace 2016 Chev Tahoe #361	Capital Equipment	*POL-372*	1	40,000
Replace Engr Car #407 With Equinox	Capital Equipment	*PW-407*	1	24,000
Replace 2006 3/4 Ton Truck 2x4 Unit #654	Capital Equipment	*PW-654*	1	31,000
Replace 2007 Tandem Axle Plow Truck: Unit #662	Capital Equipment	*PW-662*	1	280,800
Replace Unit 676- 2010 4 Wheel Drive 1ton	Capital Equipment	*PW-676*	1	68,000
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680	Capital Equipment	*PW-680*	1	62,000
Replace City Hall Caulking & Grout	Municipal Buildings	*20-BLDG-006*	1	15,000
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Replace Pumps at Lift Station #2	Sewer Utility	*19-SEW-003*	1	35,000
Reconstruction Streets: Barthels Rum River Acres 2	Street Improvements	*19-STR-001*	1	1,748,076
2023 MSA Overlays	Street Improvements	*21-STR-008*	1	171,105
2023 Neighborhood Overlays	Street Improvements	*21-STR-009*	1	421,872
MSA 167th Avenue Street Reconstruction	Street Improvements	*21-STR-010*	1	1,492,260
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	31,000
Refurbish Water Tower #2	Water Utility	*14-WTR-001*	1	20,000
			Total for: Priority 1	5,030,113
Priority 2-New Addition (High)				
2nd Floor Workroom Copier	Capital Equipment	*17-IT-016*	2	10,000
Sprinkler System @ Fire Station #1	Municipal Buildings	*10-BLDG-004*	2	25,000
Observation deck on the Mississippi E of Dolomite	Park Improvements	*06-PARK-015*	2	100,000
Disc Golf Course	Park Improvements	*22-PARK-003*	2	10,000
Bunker Lake Blvd & Puma Street Lights	Street Light Utility	*19-STLT-001*	2	100,000
			Total for: Priority 2	245,000
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	80,000
			Total for: Priority 5	80,000

Project Name	Department	Project #	Priority	Project Cost
	Total for 2023			**5,355,113**
2024				
Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	28,000
Refurbish Water Tower #2	Water Utility	*14-WTR-001*	1	1,000,000
Refurbish Water Tower #1	Water Utility	*14-WTR-002*	1	20,000
			Total for: Priority 1	1,148,000
Priority 2-New Addition (High)				
Disc Golf Course	Park Improvements	*22-PARK-003*	2	50,000
HWY 10 and BNSF RR Grade Separation at Ramsey Blvd	Street Improvements	*16-STR-002*	2	1,000,000
HWY 10 & BNSF RR Grade Separation at Sunfish Lk Bl	Street Improvements	*16-STR-003*	2	1,000,000
			Total for: Priority 2	2,050,000
Priority 3-Existing Obligation (Med)				
Council Chamber, Fire 1/2, Park Ramp &P W Switch	Capital Equipment	*17-IT-013*	3	30,000
Public Works Utilities Switch	Capital Equipment	*17-IT-014*	3	7,000
Replace 10R Siren	Capital Equipment	*CIVIL-10R*	3	15,000
Replace 11R Siren	Capital Equipment	*CIVIL-11R*	3	15,000
Replace Fire Rescue #21 (557)	Capital Equipment	*FIRE-557*	3	80,000
EQPT REPLACE-ASSISTANT FIRE CHIEF VEHICLE	Capital Equipment	*FIRE-562*	3	50,000
2024 Ford F-150 Replace 2005 F150 #359	Capital Equipment	*POL-359*	3	37,000
2024 Chev Tahoe Replace 2020 Chev Tahoe #395	Capital Equipment	*POL-381*	3	41,000
2024 Chev Impala Replace 2016 Chev Impala #366	Capital Equipment	*POL-382*	3	35,000
2024 Acadia Replaces 2016 Acadia #367	Capital Equipment	*POL-396*	3	35,000
Replace 2004 Mobile Generator	Capital Equipment	*PW-006*	3	164,000
Replace 2009 2WD Pickup: Unit 674	Capital Equipment	*PW-674*	3	40,000
Replace Unit 681 Utility truck	Capital Equipment	*PW-681*	3	65,000
Replace 2019 Exmark Mower (Orig Unit #683)	Capital Equipment	*PW-683*	3	15,000
Replace 2019 Exmark Mower (Orig Unit #684)	Capital Equipment	*PW-684*	3	15,000
Replace 2019 Exmark Mower (Orig Unit #685)	Capital Equipment	*PW-685*	3	15,000
Replace 2016 Street Sweeper - Unit #691	Capital Equipment	*PW-691A*	3	225,000
Replace City Hall Counter Tops	Municipal Buildings	*20-BLDG-007*	3	15,000
Central Park Main Parking Lot Reconstruction	Park Improvements	*21-PARK-002*	3	350,000
2024 MSA Overlays: McKinley St & Alpine Dr-Puma	Street Improvements	*17-STR-011*	3	658,324
Reconstruction Streets: Whispering Pine Est Pl 3	Street Improvements	*17-STR-013*	3	1,194,749
Reconstruction Streets: 161st Avenue	Street Improvements	*19-STR-004*	3	548,939
Reconstruction Streets: MSA Xkimo St-TH47 to 142nd	Street Improvements	*20-STR-002*	3	347,123
2024 Neighborhood Overlays	Street Improvements	*21-STR-012*	3	673,002
			Total for: Priority 3	4,671,137
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	200,000
			Total for: Priority 5	200,000
	Total for 2024			**8,069,137**
2025				
Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	5,000
Refurbish Water Tower #1	Water Utility	*14-WTR-002*	1	750,000

Project Name	Department	Project #	Priority	Project Cost
			Total for: Priority 1	855,000
Priority 2-New Addition (High)				
HWY 10 and BNSF RR Grade Separation at Ramsey Blvd	Street Improvements	*16-STR-002*	2	1,000,000
HWY 10 & BNSF RR Grade Separation at Sunfish Lk Bl	Street Improvements	*16-STR-003*	2	1,000,000
			Total for: Priority 2	2,000,000
Priority 3-Existing Obligation (Med)				
Replace 1R Siren	Capital Equipment	*CIVIL-1R*	3	15,000
Replace 2R Siren	Capital Equipment	*CIVIL-2N*	3	15,000
Replace Engine #21 (565)	Capital Equipment	*FIRE-502*	3	325,000
Replace Fire Prevention Vehicle #571	Capital Equipment	*FIRE-566A*	3	45,000
Replace Fire Chief Vehicle (569)	Capital Equipment	*FIRE-569A*	3	50,000
Replace Maintenance Vehicle (564)	Capital Equipment	*GENGOV-001*	3	60,000
Replace 2013 F-250 Pickup Unit #410	Capital Equipment	*GENGOV-004*	3	42,000
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	Capital Equipment	*POL-383*	3	35,000
2025 Chevy Caprice Replace 2021 Chevy Caprice #3XX	Capital Equipment	*POL-384*	3	33,500
2025 Chevy Impala Replace2017 Chev Impala #377	Capital Equipment	*POL-385*	3	33,500
Replace 2004 Tree Spade	Capital Equipment	*PW-002*	3	52,000
Replace 2004 Snow Thrower	Capital Equipment	*PW-005*	3	130,000
Replace 2019 Brush Chipper - Unit #605	Capital Equipment	*PW-605*	3	40,000
Replace 2007 Chevy Pickup: Unit #665	Capital Equipment	*PW-665*	3	27,000
Replace Unit 688 2015 Case Loader	Capital Equipment	*PW-688*	3	210,000
Replace 2015 Kaboa ATV Unit #689	Capital Equipment	*PW-689*	3	20,000
Replace 2015 Kabota Mower	Capital Equipment	*PW-690*	3	20,000
Replace 2016 Street Sweeper - Unit #694	Capital Equipment	*PW-694A*	3	225,000
Reconstruction Streets: Rodeo Hills/Valley View	Street Improvements	*17-STR-009*	3	884,312
2025 Neighborhood Overlays	Street Improvements	*21-STR-013*	3	1,098,355
Sorteberg's Street Reconstruction	Street Improvements	*22-STR-002*	3	184,756
			Total for: Priority 3	3,545,423
Priority 4-New Addition (Med)				
Sweeper Scrubber	Capital Equipment	*GENGOV-003*	4	30,000
New Velocity Patcher	Capital Equipment	*PW-700*	4	250,000
New Electric Utility Vehicle	Capital Equipment	*PW-702*	4	35,000
Rabbit Park Phase Two	Park Improvements	*06-PARK-012*	4	125,000
			Total for: Priority 4	440,000
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	400,000
Construct Well #9 and Pumphouse #5	Water Utility	*16-WTR-002*	5	1,600,000
			Total for: Priority 5	2,000,000
	Total for 2025			**8,840,423**
2026				
Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	6,000
			Total for: Priority 1	106,000
Priority 3-Existing Obligation (Med)				
Core Switch Replacement	Capital Equipment	*17-IT-009*	3	52,000
Virtual Server Refresh	Capital Equipment	*20-IT-001*	3	33,000
Replace 3R Siren	Capital Equipment	*CIVIL-3R*	3	15,000

Project Name	Department	Project #	Priority	Project Cost
Replace 4R Siren	Capital Equipment	*CIVIL-4R*	3	15,000
Replace Engine #21 (565)	Capital Equipment	*FIRE-502*	3	325,000
2026 Ford Explorer Replace 2022 Ford Explorer #3XX	Capital Equipment	*POL-390*	3	35,500
2026 Ford Explorer replace2022 Ford Explorer #3XX	Capital Equipment	*POL-391*	3	44,000
Replace 1999 John Deere Grader: Unit #603	Capital Equipment	*PW-603*	3	280,000
Replace 2007 International Water Truck: Unit #669	Capital Equipment	*PW-669*	3	136,000
Replace Unit 678 2013-1ton Truck w/ Plow Equipment	Capital Equipment	*PW-678A*	3	62,000
Replace Unit #686 - 2015 Kubota Tractor	Capital Equipment	*PW-686*	3	45,000
Replace Unit #687 2015 Toolcat	Capital Equipment	*PW-687*	3	60,000
Replace 2016- 1-ton truck Unit #692	Capital Equipment	*PW-692A*	3	75,000
Reconstruction Streets: Halls Dover Acres	Street Improvements	*17-STR-006*	3	716,909
Reconstruction Streets: Ford Brook Est 3rd	Street Improvements	*19-STR-015*	3	460,845
2026 Neighborhood Overlays	Street Improvements	*21-STR-014*	3	321,090
Flintwood Hills 2nd & 3rd Street Reconstruction	Street Improvements	*21-STR-015*	3	527,258
Section 01 Unplatted Street Reconstruction	Street Improvements	*22-STR-004*	3	288,028
			Total for: Priority 3	3,491,630
Priority 4-New Addition (Med)				
Irrigation for Titterud Park	Park Improvements	*06-PARK-010*	4	76,000
Off Leash Area	Park Improvements	*22-PARK-004*	4	25,000
Zeolite Roadway Improvements	Street Improvements	*04-STR-012*	4	1,091,000
Riverdale Drive Street Lights	Street Light Utility	*19-STLT-002*	4	85,000
			Total for: Priority 4	1,277,000
Priority 5-Opportunity/Unfunded/Placeholder				
Trail Connections	Park Improvements	*06-PARK-019*	5	200,000
Alpaca Estates Outlot	Site Acquisitions	*08-ACQ-002*	5	35,000
			Total for: Priority 5	235,000
	Total for 2026			**5,109,630**
2027				
Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	14,000
			Total for: Priority 1	114,000
Priority 3-Existing Obligation (Med)				
Replace 5R Siren	Capital Equipment	*CIVIL-5R*	3	15,000
Replace 6R Siren	Capital Equipment	*CIVIL-6N*	3	15,000
Replace Grass 11 (562)	Capital Equipment	*FIRE-505*	3	45,000
Replace, Boat, Motor, Trailer Rescue	Capital Equipment	*FIRE-561*	3	10,000
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-393*	3	44,500
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	Capital Equipment	*POL-394*	3	44,500
2027 Ford Utility SUV Replace 2023 Ford Utili #3XX	Capital Equipment	*POL-395*	3	36,000
Replace 2004 Pull Behind PTO Mower	Capital Equipment	*PW-004*	3	28,000
Replace Paver, Trailer, Roller	Capital Equipment	*PW-660*	3	140,000
Replace Unit 679 Area Mower (2020 Replaced)	Capital Equipment	*PW-679A*	3	111,000
Replace 2017 UTV - Unit #695	Capital Equipment	*PW-695*	3	20,000
Replace 2017 UTV - Unit #696	Capital Equipment	*PW-696*	3	20,000
Stormwater Drainage Improvements	Stormwater Utility	*12-STRM-001*	3	350,000
Reconstruction Streets: Barthels Rum River Acres	Street Improvements	*17-STR-001*	3	822,938
Reconstruction Streets: Sortebergs 6th	Street Improvements	*17-STR-007A*	3	680,295
2027 MSA Overlays	Street Improvements	*21-STR-016*	3	485,216
2027 Neighborhood Overlays	Street Improvements	*21-STR-017*	3	783,875

Project Name	Department	Project #	Priority	Project Cost
MSA 156th Avenue & Juniper Ridge Dr Street Reconst	Street Improvements	*21-STR-018*	3	335,500
			Total for: Priority 3	3,986,824
Priority 4-New Addition (Med)				
Additional Land for Central Park	Park Improvements	*15-PARK-01*	4	250,000
Field Lighting - Central or Alpine Park	Park Improvements	*17-PARK-006*	4	200,000
			Total for: Priority 4	450,000
Priority 5-Opportunity/Unfunded/Placeholder				
Old Town Hall Restoration	Municipal Buildings	*08-BLDG-005*	5	221,300
Acquire outlots A in Rivers Bluff & Reilly Estates	Site Acquisitions	*06-ACQ-002*	5	20,000
			Total for: Priority 5	241,300
	Total for 2027			**4,792,124**
2028				
Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	5,000
			Total for: Priority 1	105,000
Priority 3-Existing Obligation (Med)				
Replace 7R Siren	Capital Equipment	*CIVIL-7R*	3	15,000
Replace 9R Siren	Capital Equipment	*CIVIL-9R*	3	15,000
2028 Chevy Tahoe Replace 2024 Chevy Tahoe	Capital Equipment	*POL-398*	3	45,000
2028 Ford Utility Replace 2024 Ford Utility	Capital Equipment	*POL-399*	3	32,000
Replace 2018 Ford F-250 Extended Cab: Unit #601	Capital Equipment	*PW-705*	3	56,400
Replace 2017 International Plow Truck: Unit # 693	Capital Equipment	*PW-706*	3	230,000
Replace 2018 Ford F350 With Box: Unit #697	Capital Equipment	*PW-707*	3	78,000
Replace 2018 Ford F250 Pickup: Unit #698	Capital Equipment	*PW-708*	3	53,400
Replace 2018 Ford F350 -Dump & Plow: Unit #699	Capital Equipment	*PW-709*	3	78,000
Replace Unit 679 - 2013 Toro Wide Area Mower	Capital Equipment	*PW-726*	3	102,000
Reconstruct Streets: Fox Ridge Estates 1st & 2nd	Street Improvements	*17-STR-008*	3	2,381,033
2028 MSA Overlays	Street Improvements	*21-STR-019*	3	912,450
2028 Neighborhood Overlays	Street Improvements	*21-STR-020*	3	214,830
MSA 142nd Avenue Street Reconstruction	Street Improvements	*21-STR-021*	3	57,808
			Total for: Priority 3	4,270,921
Priority 4-New Addition (Med)				
New 1-Ton Pickup With Box & Plow Equipment	Capital Equipment	*PW-703*	4	75,000
			Total for: Priority 4	75,000
	Total for 2028			**4,450,921**
2029				
Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	4,000
			Total for: Priority 1	104,000
Priority 3-Existing Obligation (Med)				
Replace Aerial Ladder Truck	Capital Equipment	*FIRE-560*	3	375,000
2029 Ford Explorer Replace 2025 Ford Explorer	Capital Equipment	*POL-400*	3	33,000
2029 Chevy Caprice Replace 2025 Chev Caprice	Capital Equipment	*POL-401*	3	34,000
Replace 2009 Jetter/Vac Truck - Unit #673	Capital Equipment	*PW-673*	3	420,000

Project Name	Department	Project #	Priority	Project Cost
Replace Unit #611 2019 Chev Pickup	Capital Equipment	*PW-716*	3	52,000
Replace Unit #602: 2019 Utility Tractor	Capital Equipment	*PW-717*	3	165,000
Replace Unit #604: 2019 Backhoe	Capital Equipment	*PW-718*	3	80,000
Replace Unit #415: 2019 Chevy Silverado Pickup	Capital Equipment	*PW-719*	3	45,000
Concrete Repairs	Street Improvements	*17-STR-012*	3	630,000
Reconstruction Streets: Countryside Estates	Street Improvements	*19-STR-017*	3	2,001,038
2029 MSA Overlays	Street Improvements	*21-STR-022*	3	514,553
2029 Neighborhood Overlays	Street Improvements	*21-STR-023*	3	277,662
			Total for: Priority 3	4,627,253
Priority 5-Opportunity/Unfunded/Placeholder				
Community Center Construction	Municipal Buildings	*04-BLDG-002*	5	20,000,000
			Total for: Priority 5	20,000,000
	Total for 2029			**24,731,253**

2030

Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	26,000
			Total for: Priority 1	126,000
Priority 3-Existing Obligation (Med)				
Replace Police Copier	Capital Equipment	*21-IT-001*	3	18,000
Replace Aerial Ladder Truck	Capital Equipment	*FIRE-560*	3	375,000
2030 Ford Explorer Replace 2021 Ford Explorer #313	Capital Equipment	*POL-370*	3	32,000
Replace 2026 Ford Utility	Capital Equipment	*POL-402*	3	35,500
Repalce 2026 Chevrolet Tahoe	Capital Equipment	*POL-403*	3	45,000
Replace 2026 Chevrolet Caprice	Capital Equipment	*POL-404*	3	34,000
Reconstruction Streets: Nature View	Street Improvements	*17-STR-007*	3	378,552
Reconstruction Streets: Sports Haven	Street Improvements	*18-STR-003*	3	386,781
Reconstruction Streets: Carol-Rose Acres	Street Improvements	*19-STR-011*	3	600,744
Reconstruction Streets: Windsorwood	Street Improvements	*19-STR-016*	3	544,374
2030 MSA Overlays	Street Improvements	*21-STR-024*	3	48,510
2030 Neighborhood Overlays	Street Improvements	*21-STR-025*	3	337,260
MSA Alpine Drive Street Reconstruction	Street Improvements	*21-STR-026*	3	759,413
MSA Sunwood Drive Street Reconstruction	Street Improvements	*21-STR-027*	3	274,313
			Total for: Priority 3	3,869,447
	Total for 2030			**3,995,447**

2031

Priority 1-Existing Obligation (High)				
Playground Replacement Program	Park Improvements	*22-PARK-001*	1	100,000
Annual MSA Pavement Marking Improvements	Street Improvements	*22-STR-001*	1	24,000
			Total for: Priority 1	124,000
Priority 3-Existing Obligation (Med)				
Ramsey Networking Switches Replacement	Capital Equipment	*22-IT-001*	3	40,000
Replace Unit 616 - 2021 Bobcat Skidsteer	Capital Equipment	*PW-721*	3	65,000
Replace Unit 620 - 2021 F350	Capital Equipment	*PW-722*	3	60,000
Replace Unit 621- 2021 John Deere Mower	Capital Equipment	*PW-723*	3	20,000
Replacement truck for Unit 622 -2022 Western Star	Capital Equipment	*PW-724*	3	250,000
Replace unit 624 - 2021 KMI Patching Trailer	Capital Equipment	*PW-725*	3	40,000
Replace Unit 618 a 2021 Felling Trailer	Capital Equipment	*PW-727*	3	13,000

Project Name	Department	Project #	Priority	Project Cost
Replace Unit 623 - 2021 H&H Tandem Mow Trailer	Capital Equipment	*PW-728*	3	12,000
Replace Unit 615 - 2021 Kubota Skid Steer	Capital Equipment	*PW-729*	3	40,000
2031 MSA Pavement Overlay Improvements	Street Improvements	*22-STR-003*	3	632,852
2031 Neighborhood Pavement Overlay Impr	Street Improvements	*22-STR-005*	3	647,667
MSA - Alpine Drive Street Reconstruction	Street Improvements	*22-STR-006*	3	397,031
Klemish & Klemish & Flores Street Reconstruction	Street Improvements	*22-STR-007*	3	538,374
Magnesium Street Reconstruction	Street Improvements	*22-STR-008*	3	131,670
The North Forty Street Reconstructions	Street Improvements	*22-STR-009*	3	614,460
			Total for: Priority 3	3,502,054
	Total for 2031			**3,626,054**
GRAND TOTAL				**106,610,946**

City of Ramsey, Minnesota

Capital Improvement Program

2022 thru 2031

PROJECTS & FUNDING SOURCES BY CATEGORY

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Equipment												
Universal Power Supply Replacement	17-IT-008	30,000										*30,000*
Equipment Revolving Fund		***30,000***										***30,000***
Core Switch Replacement	17-IT-009					52,000						*52,000*
General Fund						***52,000***						***52,000***
Engineering Plotter Replacement	17-IT-011		10,000									*10,000*
General Fund			***10,000***									***10,000***
Council Chamber, Fire 1/2, Park Ramp &P W Switch	17-IT-013			30,000								*30,000*
General Fund				***30,000***								***30,000***
Public Works Utilities Switch	17-IT-014			7,000								*7,000*
General Fund				***7,000***								***7,000***
2nd Floor Workroom Copier	17-IT-016		10,000									*10,000*
Equipment Revolving Fund			***10,000***									***10,000***
Building Copier	17-IT-017		10,000									*10,000*
Equipment Revolving Fund			***10,000***									***10,000***
Community Development Workroom Copier	17-IT-018		10,000									*10,000*
Equipment Revolving Fund			***10,000***									***10,000***
Virtual Server Refresh	20-IT-001					33,000						*33,000*
General Fund						***33,000***						***33,000***
Replace Police Copier	21-IT-001									18,000		*18,000*
General Fund										***18,000***		***18,000***
Ramsey Networking Switches Replacement	22-IT-001										40,000	*40,000*
General Fund											***40,000***	***40,000***
Copier - Administration Dept	22-IT-002	10,000										*10,000*
Equipment Revolving Fund		***10,000***										***10,000***
Replace 10R Siren	CIVIL-10R			15,000								*15,000*
General Fund				***15,000***								***15,000***
Replace 11R Siren	CIVIL-11R			15,000								*15,000*
General Fund				***15,000***								***15,000***
Replace 14R Siren	CIVIL-14R	15,000										*15,000*
Equipment Revolving Fund		***15,000***										***15,000***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Replace 15R Siren	CIVIL-15R	15,000										*15,000*
Equipment Revolving Fund		***15,000***										***15,000***
Replace 16R Siren	CIVIL-16R		15,000									*15,000*
General Fund			***15,000***									***15,000***
Replace 17R Siren	CIVIL-17R		15,000									*15,000*
General Fund			***15,000***									***15,000***
Replace 1R Siren	CIVIL-1R				15,000							*15,000*
General Fund					***15,000***							***15,000***
Replace 2R Siren	CIVIL-2N				15,000							*15,000*
General Fund					***15,000***							***15,000***
Replace 3R Siren	CIVIL-3R					15,000						*15,000*
General Fund						***15,000***						***15,000***
Replace 4R Siren	CIVIL-4R					15,000						*15,000*
General Fund						***15,000***						***15,000***
Replace 5R Siren	CIVIL-5R						15,000					*15,000*
General Fund							***15,000***					***15,000***
Replace 6R Siren	CIVIL-6N						15,000					*15,000*
General Fund							***15,000***					***15,000***
Replace 7R Siren	CIVIL-7R							15,000				*15,000*
General Fund								***15,000***				***15,000***
Replace 9R Siren	CIVIL-9R							15,000				*15,000*
General Fund								***15,000***				***15,000***
Refurbish Tanker 11 (501)	FIRE-501	25,000										*25,000*
Equipment Revolving Fund		***25,000***										***25,000***
Replace Engine #21 (565)	FIRE-502				325,000	325,000						*650,000*
General Fund					***325,000***	***325,000***						***650,000***
Replace Grass 11 (562)	FIRE-505						45,000					*45,000*
General Fund							***45,000***					***45,000***
Replace Fire Rescue #21 (557)	FIRE-557			80,000								*80,000*
General Fund				***80,000***								***80,000***
Replace Aerial Ladder Truck	FIRE-560								375,000	375,000		*750,000*
General Fund									***375,000***	***375,000***		***750,000***
Replace, Boat, Motor, Trailer Rescue	FIRE-561						10,000					*10,000*
General Fund							***10,000***					***10,000***
EQPT REPLACE-ASSISTANT FIRE CHIEF VEHICLE	FIRE-562			50,000								*50,000*
General Fund				***50,000***								***50,000***
Replace Rescue 11 (559)	FIRE-564		250,000									*250,000*
General Fund			***250,000***									***250,000***
Replacement Extrication Tools R-11	FIRE-565	50,000										*50,000*
Equipment Revolving Fund		***50,000***										***50,000***
Replace Fire Prevention Vehicle #571	FIRE-566A				45,000							*45,000*
General Fund					***45,000***							***45,000***
Replace Fire Chief Vehicle (569)	FIRE-569A				50,000							*50,000*
General Fund					***50,000***							***50,000***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Replace Fire Duty Officer Vehicle (570)	FIRE-570A		45,000									*45,000*
General Fund			***45,000***									***45,000***
Replace Training Room Tables/Chairs	FIRE-577	25,000										*25,000*
Equipment Revolving Fund		***25,000***										***25,000***
Replace Maintenance Vehicle (564)	GENGOV-001				60,000							*60,000*
Fleet Vehicles					***60,000***							***60,000***
Replace Maintenance Utility Tractor #409	GENGOV-002	45,000										*45,000*
Equipment Revolving Fund		***45,000***										***45,000***
Sweeper Scrubber	GENGOV-003				30,000							*30,000*
General Fund					***30,000***							***30,000***
Replace 2013 F-250 Pickup Unit #410	GENGOV-004				42,000							*42,000*
General Fund					***42,000***							***42,000***
2023 Ford Explorer Replace 2016 Ford Explorer #351	POL-335		32,000									*32,000*
General Fund			***32,000***									***32,000***
2024 Ford F-150 Replace 2005 F150 #359	POL-359			37,000								*37,000*
General Fund				***37,000***								***37,000***
2024 Ford Taurus Replace 2018 Ford Taurus #383	POL-366		33,000									*33,000*
General Fund			***33,000***									***33,000***
2023 Ford Taurus Replace 2018 Ford Taurus #384	POL-367		33,000									*33,000*
General Fund			***33,000***									***33,000***
2022 Ford Explorer Relace 2018 Ford Explorer #372	POL-368	32,000										*32,000*
Equipment Revolving Fund		***32,000***										***32,000***
2023 Chev Tahoe Replace 2018 Chev Tahoe #373	POL-369		37,000									*37,000*
General Fund			***37,000***									***37,000***
2030 Ford Explorer Replace 2021 Ford Explorer #313	POL-370									32,000		*32,000*
General Fund										***32,000***		***32,000***
2022 Chev Tahoe Replace 2016 Chev Tahoe #361	POL-372		40,000									*40,000*
General Fund			***40,000***									***40,000***
2024 Chev Tahoe Replace 2020 Chev Tahoe #395	POL-381			41,000								*41,000*
General Fund				***41,000***								***41,000***
2024 Chev Impala Replace 2016 Chev Impala #366	POL-382			35,000								*35,000*
General Fund				***35,000***								***35,000***
2025 Ford Explorer Replace 2021 Ford Explorer #3XX	POL-383				35,000							*35,000*
General Fund					***35,000***							***35,000***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
2025 Chevy Caprice Replace 2021 Chevy Caprice #3XX	POL-384				33,500							*33,500*
General Fund					***33,500***							***33,500***
2025 Chevy Impala Replace2017 Chev Impala #377	POL-385				33,500							*33,500*
General Fund					***33,500***							***33,500***
2026 Ford Explorer Replace 2022 Ford Explorer #3XX	POL-390					35,500						*35,500*
General Fund						***35,500***						***35,500***
2026 Ford Explorer replace2022 Ford Explorer #3XX	POL-391					44,000						*44,000*
General Fund						***44,000***						***44,000***
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-393						44,500					*44,500*
General Fund							***44,500***					***44,500***
2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX	POL-394						44,500					*44,500*
General Fund							***44,500***					***44,500***
2027 Ford Utility SUV Replace 2023 Ford Utili #3XX	POL-395						36,000					*36,000*
General Fund							***36,000***					***36,000***
2024 Acadia Replaces 2016 Acadia #367	POL-396			35,000								*35,000*
General Fund				***35,000***								***35,000***
2028 Chevy Tahoe Replace 2024 Chevy Tahoe	POL-398							45,000				*45,000*
General Fund								***45,000***				***45,000***
2028 Ford Utility Replace 2024 Ford Utility	POL-399							32,000				*32,000*
General Fund								***32,000***				***32,000***
2029 Ford Explorer Replace 2025 Ford Explorer	POL-400								33,000			*33,000*
General Fund									***33,000***			***33,000***
2029 Chevy Caprice Replace 2025 Chev Caprice	POL-401								34,000			*34,000*
General Fund									***34,000***			***34,000***
Replace 2026 Ford Utility	POL-402									35,500		*35,500*
General Fund										***35,500***		***35,500***
Repalce 2026 Chevrolet Tahoe	POL-403									45,000		*45,000*
General Fund										***45,000***		***45,000***
Replace 2026 Chevrolet Caprice	POL-404									34,000		*34,000*
General Fund										***34,000***		***34,000***
2022 Ford Explorer	POL-405	32,000										*32,000*
Equipment Revolving Fund		***8,200***										***8,200***
Fleet Vehicles		***23,800***										***23,800***
Replace 2004 Tree Spade	PW-002				52,000							*52,000*

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					***52,000***							***52,000***
Replace 2004 Pull Behind PTO Mower	PW-004						28,000					*28,000*
General Fund							***28,000***					***28,000***
Replace 2004 Snow Thrower	PW-005				130,000							*130,000*
General Fund					***130,000***							***130,000***
Replace 2004 Mobile Generator	PW-006			164,000								*164,000*
Sewer Utility Fund				***164,000***								***164,000***
Replace Engr Car #407 With Equinox	PW-407		24,000									*24,000*
Fleet Vehicles			***24,000***									***24,000***
Replace 1999 John Deere Grader: Unit #603	PW-603					280,000						*280,000*
General Fund						***280,000***						***280,000***
Replace 2019 Brush Chipper - Unit #605	PW-605				40,000							*40,000*
General Fund					***40,000***							***40,000***
Replace 2006 3/4 Ton Truck 2x4 Unit #654	PW-654		31,000									*31,000*
General Fund			***31,000***									***31,000***
Replace Paver, Trailer, Roller	PW-660						140,000					*140,000*
General Fund							***140,000***					***140,000***
Replace 2007 Tandem Axle Plow Truck: Unit #662	PW-662		280,800									*280,800*
General Fund			***280,800***									***280,800***
Replace 2007 Chevy Pickup: Unit #665	PW-665				27,000							*27,000*
General Fund					***27,000***							***27,000***
Replace 2006 Tandem Axle Plow Truck Unit #668	PW-668	265,800										*265,800*
Equipment Revolving Fund		***202,800***										***202,800***
Landfill Fund		***63,000***										***63,000***
Replace 2007 International Water Truck: Unit #669	PW-669					136,000						*136,000*
General Fund						***68,000***						***68,000***
Storm Water Utility Fund						***68,000***						***68,000***
Replace 2009 Jetter/Vac Truck - Unit #673	PW-673								420,000			*420,000*
Sewer Utility Fund									***420,000***			***420,000***
Replace 2009 2WD Pickup: Unit 674	PW-674			40,000								*40,000*
General Fund				***40,000***								***40,000***
Replace Unit 676- 2010 4 Wheel Drive 1ton	PW-676		68,000									*68,000*
General Fund			***68,000***									***68,000***
Replace Unit 678 2013-1ton Truck w/ Plow Equipment	PW-678A					62,000						*62,000*
General Fund						***62,000***						***62,000***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Replace Unit 679 Area Mower (2020 Replaced)	PW-679A						111,000					*111,000*
General Fund							***111,000***					***111,000***
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680	PW-680		62,000									*62,000*
General Fund			***62,000***									***62,000***
Replace Unit 681 Utility truck	PW-681			65,000								*65,000*
Sewer Utility Fund				***32,500***								***32,500***
Water Utility Fund				***32,500***								***32,500***
Replace 2019 Exmark Mower (Orig Unit #683)	PW-683			15,000								*15,000*
General Fund				***15,000***								***15,000***
Replace 2019 Exmark Mower (Orig Unit #684)	PW-684			15,000								*15,000*
General Fund				***15,000***								***15,000***
Replace 2019 Exmark Mower (Orig Unit #685)	PW-685			15,000								*15,000*
General Fund				***15,000***								***15,000***
Replace Unit #686 - 2015 Kubota Tractor	PW-686					45,000						*45,000*
General Fund						***45,000***						***45,000***
Replace Unit #687 2015 Toolcat	PW-687					60,000						*60,000*
General Fund						***60,000***						***60,000***
Replace Unit 688 2015 Case Loader	PW-688				210,000							*210,000*
General Fund					***210,000***							***210,000***
Replace 2015 Kaboa ATV Unit #689	PW-689				20,000							*20,000*
General Fund					***20,000***							***20,000***
Replace 2015 Kabota Mower	PW-690				20,000							*20,000*
General Fund					***20,000***							***20,000***
Replace 2016 Street Sweeper - Unit #691	PW-691A			225,000								*225,000*
Storm Water Utility Fund				***225,000***								***225,000***
Replace 2016- 1-ton truck Unit #692	PW-692A					75,000						*75,000*
General Fund						***75,000***						***75,000***
Replace 2016 Street Sweeper - Unit #694	PW-694A				225,000							*225,000*
Storm Water Utility Fund					***225,000***							***225,000***
Replace 2017 UTV - Unit #695	PW-695						20,000					*20,000*
General Fund							***20,000***					***20,000***
Replace 2017 UTV - Unit #696	PW-696						20,000					*20,000*
General Fund							***20,000***					***20,000***
New Velocity Patcher	PW-700				250,000							*250,000*
General Fund					***250,000***							***250,000***
New Electric Utility Vehicle	PW-702				35,000							*35,000*
General Fund					***35,000***							***35,000***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
New 1-Ton Pickup With Box & Plow Equipment	PW-703							75,000				*75,000*
General Fund								***75,000***				***75,000***
Replace 2018 Ford F-250 Extended Cab: Unit #601	PW-705							56,400				*56,400*
General Fund								***56,400***				***56,400***
Replace 2017 International Plow Truck: Unit # 693	PW-706							230,000				*230,000*
General Fund								***230,000***				***230,000***
Replace 2018 Ford F350 With Box: Unit #697	PW-707							78,000				*78,000*
Sewer Utility Fund								***39,000***				***39,000***
Water Utility Fund								***39,000***				***39,000***
Replace 2018 Ford F250 Pickup: Unit #698	PW-708							53,400				*53,400*
General Fund								***53,400***				***53,400***
Replace 2018 Ford F350 -Dump & Plow: Unit #699	PW-709							78,000				*78,000*
General Fund								***78,000***				***78,000***
Replace Unit #611 2019 Chev Pickup	PW-716								52,000			*52,000*
General Fund									***52,000***			***52,000***
Replace Unit #602: 2019 Utility Tractor	PW-717								165,000			*165,000*
General Fund									***165,000***			***165,000***
Replace Unit #604: 2019 Backhoe	PW-718								80,000			*80,000*
General Fund									***46,000***			***46,000***
Sewer Utility Fund									***17,000***			***17,000***
Water Utility Fund									***17,000***			***17,000***
Replace Unit #415: 2019 Chevy Silverado Pickup	PW-719								45,000			*45,000*
General Fund									***45,000***			***45,000***
Line Striper Replacement	PW-720	19,000										*19,000*
Equipment Revolving Fund		***19,000***										***19,000***
Replace Unit 616 - 2021 Bobcat Skidsteer	PW-721										65,000	*65,000*
General Fund											***65,000***	***65,000***
Replace Unit 620 - 2021 F350	PW-722										60,000	*60,000*
General Fund											***60,000***	***60,000***
Replace Unit 621- 2021 John Deere Mower	PW-723										20,000	*20,000*
Water Utility Fund											***20,000***	***20,000***
Replacement truck for Unit 622 -2022 Western Star	PW-724										250,000	*250,000*
General Fund											***250,000***	***250,000***
Replace unit 624 - 2021 KMI Patching Trailer	PW-725										40,000	*40,000*
General Fund											***40,000***	***40,000***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Replace Unit 679 - 2013 Toro Wide Area Mower	PW-726							102,000				*102,000*
General Fund								***102,000***				***102,000***
Replace Unit 618 a 2021 Felling Trailer	PW-727										13,000	*13,000*
General Fund											***13,000***	***13,000***
Replace Unit 623 - 2021 H&H Tandem Mow Trailer	PW-728										12,000	*12,000*
General Fund											***12,000***	***12,000***
Replace Unit 615 - 2021 Kubota Skid Steer	PW-729										40,000	*40,000*
General Fund											***40,000***	***40,000***
2022 Bobcat Mini Excavator	PW-730	112,321										*112,321*
Storm Water Utility Fund		***112,321***										***112,321***
Dura Base Composite Mats	PW-731	13,206										*13,206*
Storm Water Utility Fund		***13,206***										***13,206***
Capital Equipment Total		**689,327**	**1,005,800**	**884,000**	**1,693,000**	**1,177,500**	**529,000**	**779,800**	**1,204,000**	**539,500**	**540,000**	***9,041,927***
Municipal Building												
Community Center Construction	04-BLDG-002								20,000,000			*20,000,000*
To Be Determined									***20,000,000***			***20,000,000***
Old Town Hall Restoration	08-BLDG-005						221,300					*221,300*
To Be Determined							***221,300***					***221,300***
Sprinkler System @ Fire Station #1	10-BLDG-004		25,000									*25,000*
Capital Maintenance Fund			***25,000***									***25,000***
Storage Building at Fire Station 1	18-BLDG-002	20,000										*20,000*
Facility Fund		***20,000***										***20,000***
City Hall Exterior Lighting	20-BLDG-001	40,000										*40,000*
Capital Maintenance Fund		***40,000***										***40,000***
City Hall Landscaping	20-BLDG-002	15,000										*15,000*
Capital Maintenance Fund		***15,000***										***15,000***
Repair Roof on Fire Station #1	20-BLDG-004	15,000										*15,000*
Capital Maintenance Fund		***15,000***										***15,000***
Replace City Hall Carpeting	20-BLDG-005	15,000										*15,000*
Capital Maintenance Fund		***15,000***										***15,000***
Replace City Hall Caulking & Grout	20-BLDG-006		15,000									*15,000*
Capital Maintenance Fund			***15,000***									***15,000***
Replace City Hall Counter Tops	20-BLDG-007			15,000								*15,000*
Capital Maintenance Fund				***15,000***								***15,000***
Resurface Fire #1 Apparatus Bay Floor Resurfacing	21-BLDG-001	20,000										*20,000*
Capital Maintenance Fund		***20,000***										***20,000***
Fire 1 Apparatus Bay Paint	21-BLDG-002	15,000										*15,000*
Capital Maintenance Fund		***15,000***										***15,000***
Municipal Building Total		**140,000**	**40,000**	**15,000**			**221,300**		**20,000,000**			***20,416,300***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement												
Elmcrest Park & The Draw Entrance Monument & Sign	04-PARK-003	80,000										*80,000*
Park Improvement Trust Fund		***80,000***										***80,000***
Acquire outlots A in Rivers Bluff & Reilly Estates	06-ACQ-002						20,000					*20,000*
Park Improvement Trust Fund							***20,000***					***20,000***
Irrigation for Titterud Park	06-PARK-010					76,000						*76,000*
Park Improvement Trust Fund						***76,000***						***76,000***
Observation boardwalk - Lake Itasca	06-PARK-011	60,000										*60,000*
Park Improvement Trust Fund		***60,000***										***60,000***
Rabbit Park Phase Two	06-PARK-012				125,000							*125,000*
Park Improvement Trust Fund					***125,000***							***125,000***
Observation deck on the Mississippi E of Dolomite	06-PARK-015		100,000									*100,000*
Park Improvement Trust Fund			***100,000***									***100,000***
Trail Connections	06-PARK-019	30,000	80,000	200,000	400,000	200,000						*910,000*
Park Improvement Trust Fund		***30,000***	***80,000***	***200,000***	***400,000***	***200,000***						***910,000***
Alpaca Estates Outlot	08-ACQ-002					35,000						*35,000*
Park Improvement Trust Fund						***35,000***						***35,000***
Park Development in The COR	08-PARK-005	1,200,000										*1,200,000*
Park Improvement Trust Fund		***1,200,000***										***1,200,000***
Additional Land for Central Park	15-PARK-01						250,000					*250,000*
Park Improvement Trust Fund							***250,000***					***250,000***
Field Lighting - Central or Alpine Park	17-PARK-006						200,000					*200,000*
Grants/Outside Sources							***50,000***					***50,000***
Lawful Gambling Fund							***150,000***					***150,000***
Northfork North Trail Connection	17-PARK-007	150,000										*150,000*
Park Improvement Trust Fund		***150,000***										***150,000***
Amphitheater Lighting	18-PARK-003	40,000										*40,000*
Park Improvement Trust Fund		***40,000***										***40,000***
Aeration for Sunfish Lake & The Draw	18-PARK-005	40,000										*40,000*
Park Improvement Trust Fund		***40,000***										***40,000***
River's Bend South Shelter Replacement	21-PARK-001	50,000										*50,000*
Park Improvement Trust Fund		***50,000***										***50,000***
Central Park Main Parking Lot Reconstruction	21-PARK-002			350,000								*350,000*
Capital Maintenance Fund				***150,000***								***150,000***
Park Improvement Trust Fund				***150,000***								***150,000***
Storm Water Utility Fund				***50,000***								***50,000***
Playground Replacement Program	22-PARK-001	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	*1,000,000*
Lawful Gambling Fund		***100,000***	***100,000***	***100,000***	***100,000***	***100,000***	***100,000***	***100,000***	***100,000***	***100,000***	***100,000***	***1,000,000***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Boulevard Trees - Sunwood Drive in COR	22-PARK-002	80,000										80,000
Tax Increment Fund #14		***80,000***										***80,000***
Disc Golf Course	22-PARK-003		10,000	50,000								60,000
General Fund			***10,000***									***10,000***
Park Improvement Trust Fund				***50,000***								***50,000***
Off Leash Area	22-PARK-004					25,000						25,000
Park Improvement Trust Fund						***25,000***						***25,000***
Park Improvement Total		**1,830,000**	**290,000**	**700,000**	**625,000**	**436,000**	**570,000**	**100,000**	**100,000**	**100,000**	**100,000**	***4,851,000***
Sewer Utility Improvement												
Fire Station 1 Sanitary Sewer Service	12-SEW-002	60,000										60,000
Sewer Utility Fund		***60,000***										***60,000***
Replace Pumps at Lift Station #2	19-SEW-003		35,000									35,000
Sewer Utility Fund			***35,000***									***35,000***
Sewer Utility Improvement Total		**60,000**	**35,000**									***95,000***
Storm Water Utility Improvement												
Stormwater Drainage Improvements	12-STRM-001	30,000					350,000					380,000
Storm Water Utility Fund		***30,000***					***350,000***					***380,000***
Outlet Control Structure Improvements	19-STRM-001	100,000										100,000
Storm Water Utility Fund		***100,000***										***100,000***
Storm Water Utility Improvement Total		**130,000**					**350,000**					***480,000***
Street Improvement												
Zeolite Roadway Improvements	04-STR-012					1,091,000						1,091,000
Public Improvement Revolving Fund						***206,000***						***206,000***
Sewer Utility Fund						***41,000***						***41,000***
Storm Water Utility Fund						***96,000***						***96,000***
Street Light Utility Fund						***46,000***						***46,000***
Tax Increment Fund #2						***517,000***						***517,000***
Water Utility Fund						***185,000***						***185,000***
Sunwood Drive Roundabout Landscaping	15-STR-003	20,000										20,000
Public Improvement Revolving Fund		***20,000***										***20,000***
HWY 10 and BNSF RR Grade Separation at Ramsey Blvd	16-STR-002			1,000,000	1,000,000							2,000,000
MSA				***500,000***	***500,000***							***1,000,000***
Public Improvement Revolving Fund				***500,000***	***500,000***							***1,000,000***
HWY 10 & BNSF RR Grade Separation at Sunfish Lk Bl	16-STR-003			1,000,000	1,000,000							2,000,000
MSA				***500,000***	***500,000***							***1,000,000***
Public Improvement Revolving Fund				***500,000***	***500,000***							***1,000,000***

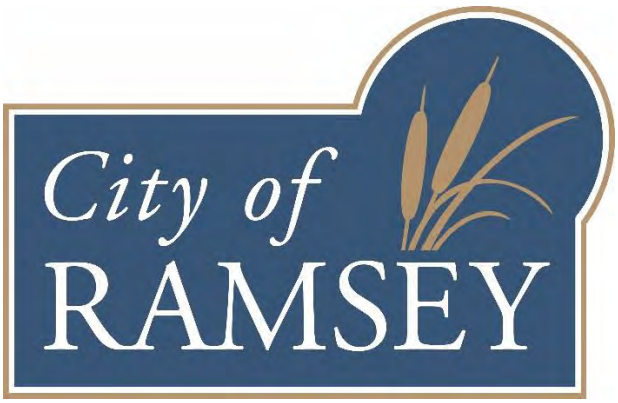
Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Reconstruction Streets: Barthels Rum River Acres	17-STR-001						822,938					*822,938*
Pavement Management Fund							***748,125***					***748,125***
Storm Water Utility Fund							***74,813***					***74,813***
Reconstruction Streets: Wood Pond Hills 2nd-5th	17-STR-004	549,945										*549,945*
Pavement Management Fund		***499,950***										***499,950***
Storm Water Utility Fund		***49,995***										***49,995***
Reconstruction Streets: Autumn Heights	17-STR-005	983,791										*983,791*
Pavement Management Fund		***894,355***										***894,355***
Storm Water Utility Fund		***89,436***										***89,436***
Reconstruction Streets: Halls Dover Acres	17-STR-006					716,909						*716,909*
Pavement Management Fund						***424,463***						***424,463***
Storm Water Utility Fund						***42,446***						***42,446***
Water Utility Fund						***250,000***						***250,000***
Reconstruction Streets: Nature View	17-STR-007									378,552		*378,552*
Pavement Management Fund										***344,138***		***344,138***
Storm Water Utility Fund										***34,414***		***34,414***
Reconstruction Streets: Sortebergs 6th	17-STR-007A						680,295					*680,295*
Pavement Management Fund							***618,450***					***618,450***
Storm Water Utility Fund							***61,845***					***61,845***
Reconstruct Streets: Fox Ridge Estates 1st & 2nd	17-STR-008							2,381,033				*2,381,033*
Pavement Management Fund								***2,164,575***				***2,164,575***
Storm Water Utility Fund								***216,458***				***216,458***
Reconstruction Streets: Rodeo Hills/Valley View	17-STR-009				884,312							*884,312*
Pavement Management Fund					***803,920***							***803,920***
Storm Water Utility Fund					***80,392***							***80,392***
2024 MSA Overlays: McKinley St & Alpine Dr-Puma	17-STR-011			658,324								*658,324*
MSA				***234,840***								***234,840***
Storm Water Utility Fund				***23,484***								***23,484***
Water Utility Fund				***400,000***								***400,000***
Concrete Repairs	17-STR-012								630,000			*630,000*
MSA									***630,000***			***630,000***
Reconstruction Streets: Whispering Pine Est Pl 3	17-STR-013			1,194,749								*1,194,749*
Pavement Management Fund				***1,086,135***								***1,086,135***
Storm Water Utility Fund				***108,614***								***108,614***
Reconstruction Streets: Sports Haven	18-STR-003									386,781		*386,781*
Pavement Management Fund										***351,619***		***351,619***
Storm Water Utility Fund										***35,162***		***35,162***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Reconstruction Streets: Barthels Rum River Acres 2	19-STR-001		1,748,076									*1,748,076*
Pavement Management Fund			***1,589,160***									***1,589,160***
Storm Water Utility Fund			***158,916***									***158,916***
Reconstruction Streets: 161st Avenue	19-STR-004			548,939								*548,939*
MSA				***499,035***								***499,035***
Storm Water Utility Fund				***49,904***								***49,904***
Reconstruction Streets: Carol-Rose Acres	19-STR-011									600,744		*600,744*
Pavement Management Fund										***546,131***		***546,131***
Storm Water Utility Fund										***54,613***		***54,613***
Reconstruction Streets: Ford Brook Est 3rd	19-STR-015					460,845						*460,845*
Pavement Management Fund						***418,950***						***418,950***
Storm Water Utility Fund						***41,895***						***41,895***
Reconstruction Streets: Windsorwood	19-STR-016									544,374		*544,374*
Pavement Management Fund										***494,885***		***494,885***
Storm Water Utility Fund										***49,489***		***49,489***
Reconstruction Streets: Countryside Estates	19-STR-017								2,001,038			*2,001,038*
Pavement Management Fund									***1,819,125***			***1,819,125***
Storm Water Utility Fund									***181,913***			***181,913***
Reconstruction Streets:MSA Waco St-Sunwood Dr/150	19-STR-018	137,209										*137,209*
MSA		***124,735***										***124,735***
Storm Water Utility Fund		***12,474***										***12,474***
Reconstruction Streets: MSA Xkimo St-TH47 to 142nd	20-STR-002			347,123								*347,123*
MSA				***315,566***								***315,566***
Storm Water Utility Fund				***31,557***								***31,557***
2022 MSA Overlays	21-STR-005	69,438										*69,438*
MSA		***63,125***										***63,125***
Storm Water Utility Fund		***6,313***										***6,313***
2022 Neighborhood Overlays	21-STR-006	623,827										*623,827*
Pavement Management Fund		***567,115***										***567,115***
Storm Water Utility Fund		***56,712***										***56,712***
MSA - Sunwood Drive Street Reconstruction	21-STR-007	267,307										*267,307*
MSA		***243,006***										***243,006***
Storm Water Utility Fund		***24,301***										***24,301***
2023 MSA Overlays	21-STR-008		171,105									*171,105*
MSA			***155,550***									***155,550***
Storm Water Utility Fund			***15,555***									***15,555***
2023 Neighborhood Overlays	21-STR-009		421,872									*421,872*
Pavement Management Fund			***383,520***									***383,520***
Storm Water Utility Fund			***38,352***									***38,352***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA 167th Avenue Street Reconstruction	21-STR-010		1,492,260									*1,492,260*
MSA			***1,356,600***									***1,356,600***
Storm Water Utility Fund			***135,660***									***135,660***
2024 Neighborhood Overlays	21-STR-012			673,002								*673,002*
Pavement Management Fund				***611,820***								***611,820***
Storm Water Utility Fund				***61,182***								***61,182***
2025 Neighborhood Overlays	21-STR-013				1,098,355							*1,098,355*
Pavement Management Fund					***984,004***							***984,004***
Public Improvement Revolving Fund					***14,500***							***14,500***
Storm Water Utility Fund					***99,851***							***99,851***
2026 Neighborhood Overlays	21-STR-014					321,090						*321,090*
Pavement Management Fund						***291,900***						***291,900***
Storm Water Utility Fund						***29,190***						***29,190***
Flintwood Hills 2nd & 3rd Street Reconstruction	21-STR-015					527,258						*527,258*
Pavement Management Fund						***479,325***						***479,325***
Storm Water Utility Fund						***47,933***						***47,933***
2027 MSA Overlays	21-STR-016						485,216					*485,216*
MSA							***441,105***					***441,105***
Storm Water Utility Fund							***44,111***					***44,111***
2027 Neighborhood Overlays	21-STR-017						783,875					*783,875*
Pavement Management Fund							***712,614***					***712,614***
Storm Water Utility Fund							***71,261***					***71,261***
MSA 156th Avenue & Juniper Ridge Dr Street Reconst	21-STR-018						335,500					*335,500*
MSA							***305,000***					***305,000***
Storm Water Utility Fund							***30,500***					***30,500***
2028 MSA Overlays	21-STR-019							912,450				*912,450*
MSA								***829,500***				***829,500***
Storm Water Utility Fund								***82,950***				***82,950***
2028 Neighborhood Overlays	21-STR-020							214,830				*214,830*
Pavement Management Fund								***195,300***				***195,300***
Storm Water Utility Fund								***19,530***				***19,530***
MSA 142nd Avenue Street Reconstruction	21-STR-021							57,808				*57,808*
MSA								***52,553***				***52,553***
Storm Water Utility Fund								***5,255***				***5,255***
2029 MSA Overlays	21-STR-022								514,553			*514,553*
MSA									***467,775***			***467,775***
Storm Water Utility Fund									***46,778***			***46,778***
2029 Neighborhood Overlays	21-STR-023								277,662			*277,662*
Pavement Management Fund									***252,420***			***252,420***
Storm Water Utility Fund									***25,242***			***25,242***
2030 MSA Overlays	21-STR-024									48,510		*48,510*
MSA										***44,100***		***44,100***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund										***4,410***		***4,410***
2030 Neighborhood Overlays	21-STR-025									337,260		*337,260*
Pavement Management Fund										***306,600***		***306,600***
Storm Water Utility Fund										***30,660***		***30,660***
MSA Alpine Drive Street Reconstruction	21-STR-026									759,413		*759,413*
MSA										***690,375***		***690,375***
Storm Water Utility Fund										***69,038***		***69,038***
MSA Sunwood Drive Street Reconstruction	21-STR-027									274,313		*274,313*
MSA										***249,375***		***249,375***
Storm Water Utility Fund										***24,938***		***24,938***
Annual MSA Pavement Marking Improvements	22-STR-001	35,000	31,000	28,000	5,000	6,000	14,000	5,000	4,000	26,000	24,000	*178,000*
MSA		***35,000***	***31,000***	***28,000***	***5,000***	***6,000***	***14,000***	***5,000***	***4,000***	***26,000***	***24,000***	***178,000***
Sorteberg's Street Reconstruction	22-STR-002				184,756							*184,756*
Pavement Management Fund					***167,960***							***167,960***
Storm Water Utility Fund					***16,796***							***16,796***
2031 MSA Pavement Overlay Improvements	22-STR-003										632,852	*632,852*
MSA											***575,320***	***575,320***
Storm Water Utility Fund											***57,532***	***57,532***
Section 01 Unplatted Street Reconstruction	22-STR-004					288,028						*288,028*
Pavement Management Fund						***261,844***						***261,844***
Storm Water Utility Fund						***26,184***						***26,184***
2031 Neighborhood Pavement Overlay Impr	22-STR-005										647,667	*647,667*
Pavement Management Fund											***588,788***	***588,788***
Storm Water Utility Fund											***58,879***	***58,879***
MSA - Alpine Drive Street Reconstruction	22-STR-006										397,031	*397,031*
MSA											***360,937***	***360,937***
Storm Water Utility Fund											***36,094***	***36,094***
Klemish & Klemish & Flores Street Reconstruction	22-STR-007										538,374	*538,374*
Pavement Management Fund											***489,431***	***489,431***
Storm Water Utility Fund											***48,943***	***48,943***
Magnesium Street Reconstruction	22-STR-008										131,670	*131,670*
Pavement Management Fund											***119,700***	***119,700***
Storm Water Utility Fund											***11,970***	***11,970***
The North Forty Street Reconstructions	22-STR-009										614,460	*614,460*
Pavement Management Fund											***558,600***	***558,600***
Storm Water Utility Fund											***55,860***	***55,860***
Street Improvement Total		**2,686,517**	**3,864,313**	**5,450,137**	**4,172,423**	**3,411,130**	**3,121,824**	**3,571,121**	**3,427,253**	**3,355,947**	**2,986,054**	***36,046,719***

Category		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Street Light Utility Improvement												
Bunker Lake Blvd & Puma Street Lights	19-STLT-001		100,000									*100,000*
Street Light Utility Fund			***100,000***									***100,000***
Riverdale Drive Street Lights	19-STLT-002					85,000						*85,000*
Street Light Utility Fund						***85,000***						***85,000***
Street Light Utility Improvement Total			**100,000**			**85,000**						***185,000***
Water Utility Improvement												
Water Treatment Facility	04-WTR-017	32,000,000										*32,000,000*
Grants/Outside Sources		***2,800,000***										***2,800,000***
Sewer Utility Fund		***9,000,000***										***9,000,000***
Water Utility Fund		***20,200,000***										***20,200,000***
Fire Station #1 Extension of Water	11-WTR-003	55,000										*55,000*
Water Utility Fund		***55,000***										***55,000***
Refurbish Water Tower #2	14-WTR-001		20,000	1,000,000								*1,020,000*
Water Utility Fund			***20,000***	***1,000,000***								***1,020,000***
Refurbish Water Tower #1	14-WTR-002			20,000	750,000							*770,000*
Water Utility Fund				***20,000***	***750,000***							***770,000***
Construct Well #9 and Pumphouse #5	16-WTR-002	50,000			1,600,000							*1,650,000*
Water Utility Fund		***50,000***			***1,600,000***							***1,650,000***
Water Utility Improvement Total		**32,105,000**	**20,000**	**1,020,000**	**2,350,000**							***35,495,000***
GRAND TOTAL		**37,640,844**	**5,355,113**	**8,069,137**	**8,840,423**	**5,109,630**	**4,792,124**	**4,450,921**	**24,731,253**	**3,995,447**	**3,626,054**	***106,610,946***



THIS PAGE INTENTIONALLY BLANK

PROJECT DETAILS

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-008

Project Name Universal Power Supply Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $30,000

Description

The Universal Power Supply, or UPS, at City Hall provided lightning protection and battery backup to the city's server room. In the event of a mass power outage, the UPS would sustain on-premise city services for a limited time until generator power was available.

Justification

The current UPS went in when the Muncipal Center building was constructed in 2006, and based on research, the unit will no longer be serviceable after 2018.

New batteries will be installed in 2018 to last until the planned replacement year.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	30,000										30,000
Total	**30,000**										**30,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	30,000										30,000
Total	**30,000**										**30,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-009

Project Name Core Switch Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $52,000

Description

The city's core switch is a central hub of our communication network. All servers and remote sites, cameras and workstations eventually connect back to the core switch.

Justification

The core switch may very well be the most important single piece of hardware in our network. Replacements are currently scheduled for every 10 years to prevent hardware failures due to age and to keep the unit serviceable through LOGIS.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					52,000						52,000
Total					**52,000**						**52,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					52,000						52,000
Total					**52,000**						**52,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-011

Project Name Engineering Plotter Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $10,000

Description

The Engineering plotter is a large format printer and scanner used for scanning maps and other large documents in order to send or retain them.

Justification

The Engineering plotter/scanner was last replaced in 2013. The estimated useful life of the plotter is around 10 years. The replacement has been scheduled to evaluate the current health of the machine and to possibly give the opportunity to update to a new plotter with better technology.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		10,000									10,000
Total		**10,000**									**10,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		10,000									10,000
Total		**10,000**									**10,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-013

Project Name Council Chamber, Fire 1/2, Park Ramp &P W Switch

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$30,000**

Description

The networking switch is responsible for network connectivity in the city's council chambers, Fire #1, Fire #2, Parking Ramp and Parking Ramp Extension and the Public Works Trailer.

The respecive costs for each jurisdiction is $5,000 Each

Justification

The equipment has exceeded its expected useful life. The replacement is intended to avoid any outages related to a hardware failure (due to age).

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			30,000								30,000
Total			**30,000**								**30,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			30,000								30,000
Total			**30,000**								**30,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-014

Project Name Public Works Utilities Switch

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $7,000

Description

Networking switch is responsible for network connectivity at the Public Works Utilities building.

Justification

The equipment has exceeded its expected useful life. The replacement is intended to avoid any outages related to a hardware failure (due to age).

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			7,000								7,000
Total			**7,000**								**7,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			7,000								7,000
Total			**7,000**								**7,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-016

Project Name 2nd Floor Workroom Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $10,000

Description

This would provide a copier for the second floor workroom that is currently shared with Finance, Administration and Engineering.

Justification

Admin has put in for a new copier for their side of the second floor. If approved by council, this copier would meet the needs of engiineering and finance.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		10,000									10,000
Total		**10,000**									**10,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund		10,000									10,000
Total		**10,000**									**10,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-017

Project Name Building Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $10,000

Description

The copier in the Building department area provides high-speed and high-volume prints, as well as color and finishing capabilities.

It also serves as the departments fax machine.

Justification

The unit was purchased in 2015 with replacement scheduled at the 10-year mark to evaluate the health and capabilities of the copier.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		10,000									10,000
Total		**10,000**									**10,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund		10,000									10,000
Total		**10,000**									**10,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-IT-018

Project Name Community Development Workroom Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $10,000

Description

The copier in the Engineering and Community Development area provides high-speed and high-volume prints, as well as color and finishing capabilities.

Justification

The unit was purchased in 2015 and will be scheduled for replacement at the 10-year mark to evaluate the health and capabilities of the copier.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		10,000									10,000
Total		**10,000**									**10,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund		10,000									10,000
Total		**10,000**									**10,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-IT-001

Project Name Virtual Server Refresh

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $33,000

Description

The twin virtual servers and SAN (network centralized storage) units were put in service in 2019. Recommended replacement of these units is every 5-7 years. The onsite servers (as of 2019) provide user logon/printing functins, serveillance and telephone services.

Justification

As part of the city's replacement rotation, staff recommends replacing the onsite servers to reduce risk of failure.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					33,000						33,000
Total					**33,000**						**33,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					33,000						33,000
Total					**33,000**						**33,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-IT-001

Project Name Replace Police Copier

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $18,000

Description

Replace the copiers in the Police Department

Justification

The copiers in the police department will be over 9 years old at this point.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment									18,000		18,000
Total									**18,000**		**18,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund									18,000		18,000
Total									**18,000**		**18,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-IT-001

Project Name Ramsey Networking Switches Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Networking switch is responsible for network connectivity throughout city facilities, including: Fire 1 & 2, Council Chambers, Parking Ramp & Public Works.

Justification

The equipment has exceeded its expected useful life. The replacement is intended to avoid any outages related to a hardware failure (due to age).

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										40,000	40,000
Total										**40,000**	**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										40,000	40,000
Total										**40,000**	**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-IT-002

Project Name Copier - Administration Dept

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $10,000

Description

A designation Copier in the Administration Department

Justification

With much printing related to Hires, correspondence, etc. a dedicated printer for administartion only would save much time.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	10,000										10,000
Total	**10,000**										**10,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	10,000										10,000
Total	**10,000**										**10,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-10R

Project Name Replace 10R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

164TH Junkite
Date Acquired: 8/31/04

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			15,000								15,000
Total			**15,000**								**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			15,000								15,000
Total			**15,000**								**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-11R

Project Name Replace 11R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

14800 Blk Puma

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			15,000								15,000
Total			**15,000**								**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			15,000								15,000
Total			**15,000**								**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-14R

Project Name Replace 14R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

5200 Blk 155th Lane

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	15,000										15,000
Total	**15,000**										**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-15R

Project Name Replace 15R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

7800 Blk Hwy 10

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	15,000										15,000
Total	**15,000**										**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-16R

Project Name Replace 16R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

Bunker/Azurite

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		15,000									15,000
Total		**15,000**									**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		15,000									15,000
Total		**15,000**									**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-17R

Project Name Replace 17R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

Nowthen/Dysprosium

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		15,000									15,000
Total		**15,000**									**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		15,000									15,000
Total		**15,000**									**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-1R

Project Name Replace 1R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

176TH/Xerus

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				15,000							15,000
Total				**15,000**							**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				15,000							15,000
Total				**15,000**							**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-2N

Project Name Replace 2R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

Nutria/168th Lane

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				15,000							15,000
Total				**15,000**							**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				15,000							15,000
Total				**15,000**							**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-3R

Project Name Replace 3R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$15,000**

Description

173RD/Variolite

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					15,000						15,000
Total					**15,000**						**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					15,000						15,000
Total					**15,000**						**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-4R

Project Name Replace 4R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

6600 Blk Green Valley

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					15,000						15,000
Total					**15,000**						**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					15,000						15,000
Total					**15,000**						**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-5R

Project Name Replace 5R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

17100 Blk Hwy 47

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						15,000					15,000
Total						**15,000**					**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						15,000					15,000
Total						**15,000**					**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-6N

Project Name Replace 6R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

5200 Blk 179th Lane

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						15,000					15,000
Total						**15,000**					**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						15,000					15,000
Total						**15,000**					**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-7R

Project Name Replace 7R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

15900 Blk Andrie/161st Armstrong

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # CIVIL-9R
Project Name Replace 9R Siren

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

16500 Blk Nowthen Blvd

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							15,000				15,000
Total							**15,000**				**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							15,000				15,000
Total							**15,000**				**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-501

Project Name Refurbish Tanker 11 (501)

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 25
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $25,000

Description

Replacement of 1994 General Fire Tanker with a 2022 model year

1994 Ford 3000 gallon tanker
20 year life
Date Acquired: 12/31/94

Justification

Tanker 11 is one of two tankers that services the city. This tanker is located in Station #1 in the west portion of the city and will be 28 years old at time of replacement. The Fire Department attempts to keep tankers on a 25-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair cost and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	25,000										25,000
Total	**25,000**										**25,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	25,000										25,000
Total	**25,000**										**25,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-502

Project Name Replace Engine #21 (565)

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $650,000

Description

Replacement of 2007 Rosenbauer Fire Engine with a 2027 model year.

Justification

Engine 21 is one of two engines that service the city. This engine is located in Station #2 in the east portion of the City and will be 20 years old at time of replacement. The Fire Department attempts to keep engines on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment, limiting repair costs and providing new technology that benefits the firefighters in the form of efficiency and safety. Maintenance costs for this vehicle will begin to increase more rapidly with age. The fire department also benefits from modern equipment by attracting perspective firefighter applicants from Ramsey and the surrounding communities. The cost of the project includes replacement of equipment and hose on the vehicle ensuring that equipment is replaced periodically.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				325,000	325,000						650,000
Total				**325,000**	**325,000**						**650,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				325,000	325,000						650,000
Total				**325,000**	**325,000**						**650,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-505

Project Name Replace Grass 11 (562)

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $45,000

Description

Replacement of 2003 Ford F-350 Grass Vehicle with a 2023 Ford F-350.

Justification

Grass 11 is the primary response vehicle out of Station 1 for grass fires and is one of two grass fire response vehicles that service the City. The vehicle will be 20 years old at time of replacement. The Fire Dept attempts to keep the Grass vehicle on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						45,000					45,000
Total						**45,000**					**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						45,000					45,000
Total						**45,000**					**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-557

Project Name Replace Fire Rescue #21 (557)

Department Capital Equipment
Contact
Type Equipment
Useful Life 20
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$80,000**

Description

Replacement of 2000 Ford F-450 Rescue Chassis with a 2025 Ford F-450.

Justification

Rescue 21 is the primary response vehicle out of Station 2 for personal injury accidents and medical calls and is one of two rescue response vehicles that service the city. The vehicle will be 25 years old at the time of replacement. The Fire Department attempts to keep the Rescue vehicles on a 20-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			80,000								80,000
Total			**80,000**								**80,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			80,000								80,000
Total			**80,000**								**80,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-560

Project Name Replace Aerial Ladder Truck

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 25
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $750,000

Description

2003 Aerial Ladder Truck
Date Acquired: 9/11/03

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								375,000	375,000		750,000
Total								**375,000**	**375,000**		**750,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund								375,000	375,000		750,000
Total								**375,000**	**375,000**		**750,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-561

Project Name Replace, Boat, Motor, Trailer Rescue

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 25
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $10,000

Description

Mako SCBA Trailer
Date Acquired: 5/13/02

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						10,000					10,000
Total						**10,000**					**10,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						10,000					10,000
Total						**10,000**					**10,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-562

Project Name EQPT REPLACE-ASSISTANT FIRE CHIEF VEHICLE

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$50,000**

Description

Replacement of Assistant Fire Chief's 1998 vehicle.

Date Acquired: 5/28/99 $26,000 Accum Dep: $18,200

Estimated useful life is 10 years.

Justification

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			50,000								50,000
Total			**50,000**								**50,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			50,000								50,000
Total			**50,000**								**50,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-564

Project Name Replace Rescue 11 (559)

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $250,000

Description

Replacement of 2004 Ford F-350 Grass Vehicle with 2024 F-350.

Justification

Rescue 11 is the primary response vehicle out of Station 1 for personal injury accidents and medical calls and is one of two response vehicles that service the City. The vehicle will be 20 years old at time of replacement. The Fire Dept attempts to keep the rescue vehicles on a 20 year replacement cycle for purposes of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		250,000									250,000
Total		**250,000**									**250,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		250,000									250,000
Total		**250,000**									**250,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-565

Project Name Replacement Extrication Tools R-11

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $50,000

Description

Replacement of 2009 Extrication Equipment.

Justification

Extrication tools are carried on each Rescue truck. These tools, also known as jaws of life, allow firefighters to extricate victims entrapped in a motor vehicle without further injury.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	50,000										50,000
Total	**50,000**										**50,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	50,000										50,000
Total	**50,000**										**50,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-566A

Project Name Replace Fire Prevention Vehicle #571

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $45,000

Description

Replacement of 2019 Chevrolet Tahoe Fire Prevention vehicle with 2026 Chevrolet Tahoe.

Justification

The Fire Prevention vehicle is used daily for inspections and response to calls for service and is one of three first response vehicles that service the city. The vehicle will be 7 years old at time of replacement. The Fire Dept attempts to keep the Fire prevention vehicle on a 7 year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair cost. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				45,000							45,000
Total				**45,000**							**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				45,000							45,000
Total				**45,000**							**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-569A

Project Name Replace Fire Chief Vehicle (569)

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $50,000

Description

Replacement of 2017 Chevrolet Tahoe Fire Chief vehicle with 2024 Chevrolet Tahoe.

Justification

The Fire Chief vehicle is the primary emergency vehicle during the weekday hours and is one of three fire response vehicles that service the city. This unit is also equipped to function as a mobile command post during emergency incidents. The vehicle will be 7 years old at the time of replacement. The Fire Department attempts to keep the Fire Chief vehicle on a 7-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				50,000							50,000
Total				**50,000**							**50,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				50,000							50,000
Total				**50,000**							**50,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-570A

Project Name Replace Fire Duty Officer Vehicle (570)

Department Capital Equipment
Contact
Type Equipment
Useful Life 8
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $45,000

Description

Replacement of 2017 Ford F-150 Duty Officer vehicle with 2025 Ford Explorer.

Justification

The Duty Officer truck is the primary emergency vehicle during the evening and weekend hours and is one of three fire response vehicles that service the city. The truck rotates between on-call officers and will be 8 years old at the time of replacement. The Fire Department attempts to keep the duty vehicles on a 8-year replacement cycle for the purpose of maintaining a reliable piece of equipment and limiting repair costs. Replacements are made on a regular systematic rotation based on mileage, maintenance and safety concerns in close consultation with the City Mechanic.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		45,000									45,000
Total		**45,000**									**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		45,000									45,000
Total		**45,000**									**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # FIRE-577

Project Name Replace Training Room Tables/Chairs

Department Capital Equipment
Contact
Type Equipment
Useful Life 20
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $25,000

Description

Replacement of 2001 Fire Training Room tables and chairs

Justification

Current Fire Department Training Room tables and chairs have been repaired and patched together for continued use. Some have been disgarded due to inability to repair. There are not enough quantity of tables & chairs to accommodate exisiting fire staff on training days. Table and chairs will be 21 years old at time of replacement.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	25,000										25,000
Total	**25,000**										**25,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	25,000										25,000
Total	**25,000**										**25,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # GENGOV-001

Project Name Replace Maintenance Vehicle (564)

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$60,000**

Description

Replacement of 2008 Ford Expedition moved to Fire. Was #386

Justification

This was originally the Fire Chief vehicle handed down to building maintenance of city maintenance needs. The vehicle has met its useful life.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				60,000							60,000
Total				**60,000**							**60,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Fleet Vehicles				60,000							60,000
Total				**60,000**							**60,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # GENGOV-002

Project Name Replace Maintenance Utility Tractor #409

Department Capital Equipment
Contact
Type Equipment
Useful Life 20
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost **$45,000**

Description

Replace 2000 Holder utility tractor used for snow removal at the City Hall campus. Unit #409. This piece of equipment was purchased from the City of Andover in 2009.
Price: $55,000 less $10,000 trade in

Justification

This unit has approximately 1100 hours of use and it getting difficult to find replacement/repair parts. This unit is used primarily for snow removal operations at City Hall.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	45,000										45,000
Total	**45,000**										**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	45,000										45,000
Total	**45,000**										**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # GENGOV-003

Project Name Sweeper Scrubber

Department Capital Equipment
Contact
Type Equipment
Useful Life 20
Category Capital Equipment
Priority 4-New Addition (Med)
Status Active

Total Cost **$30,000**

Description

This would be a small-scale industrial sweeper for cleaning the hard surface floors at City Hall/PD garage and spot clean up in the parking ramp.

Justification

This unit would be used in areas that the large scale street sweeper cannot fit into. Would also be used in City Hall for hard surface floor cleaining.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				30,000							30,000
Total				**30,000**							**30,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				30,000							30,000
Total				**30,000**							**30,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # GENGOV-004

Project Name Replace 2013 F-250 Pickup Unit #410

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $42,000

Description

Replace Unit #410 - 2013 F-250 Pick-up.

Justification

This truck is used by Building Maintenance on a daily basis to perform building maintenance throughout the city. This truck is also ussed for snow removal operations.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				42,000							42,000
Total				**42,000**							**42,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				42,000							42,000
Total				**42,000**							**42,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-335

Project Name 2023 Ford Explorer Replace 2016 Ford Explorer #351

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $32,000

Description

Replace 2016 Ford Explorer Patrol/CSO Reserve Officer Squad #351

Justification

Maintain Vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		32,000									32,000
Total		**32,000**									**32,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		32,000									32,000
Total		**32,000**									**32,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-359

Project Name 2024 Ford F-150 Replace 2005 F150 #359

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $37,000

Description

Replace 2005 Ford F150 Pickup Truck - Squad #359

Justification

Maintain vehicle rotation schedule.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			37,000								37,000
Total			**37,000**								**37,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			37,000								37,000
Total			**37,000**								**37,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-366

Project Name 2024 Ford Taurus Replace 2018 Ford Taurus #383

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $33,000

Description

Replace 2018 Chevrolet Caprice Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		33,000									33,000
Total		**33,000**									**33,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		33,000									33,000
Total		**33,000**									**33,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-367

Project Name 2023 Ford Taurus Replace 2018 Ford Taurus #384

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $33,000

Description

Replace 2018 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		33,000									33,000
Total		**33,000**									**33,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		33,000									33,000
Total		**33,000**									**33,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-368

Project Name 2022 Ford Explorer Relace 2018 Ford Explorer #372

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $32,000

Description

Replace 2018 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	32,000										32,000
Total	**32,000**										**32,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	32,000										32,000
Total	**32,000**										**32,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-369

Project Name 2023 Chev Tahoe Replace 2018 Chev Tahoe #373

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $37,000

Description

Replace 2018 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		37,000									37,000
Total		**37,000**									**37,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		37,000									37,000
Total		**37,000**									**37,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-370

Project Name 2030 Ford Explorer Replace 2021 Ford Explorer #313

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $32,000

Description

Replace 2022 Ford Explorer Patrol Squad #313

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment									32,000		32,000
Total									**32,000**		**32,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund									32,000		32,000
Total									**32,000**		**32,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-372

Project Name 2022 Chev Tahoe Replace 2016 Chev Tahoe #361

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 3
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost **$40,000**

Description

Replace 2016 Chevrolet Tahoe 4x4 patrol vehicle #361

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		40,000									40,000
Total		**40,000**									**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		40,000									40,000
Total		**40,000**									**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-381

Project Name 2024 Chev Tahoe Replace 2020 Chev Tahoe #395

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $41,000

Description

Replace 2020 Chevrolet Tahoe Patrol Squad #395

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			41,000								41,000
Total			**41,000**								**41,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			41,000								41,000
Total			**41,000**								**41,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-382

Project Name 2024 Chev Impala Replace 2016 Chev Impala #366

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $35,000

Description

Replace 2016 Chevrolet Impala Investigator Squad #366

Justification

Maintain Vehicle maintenance schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			35,000								35,000
Total			**35,000**								**35,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			35,000								35,000
Total			**35,000**								**35,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-383

Project Name 2025 Ford Explorer Replace 2021 Ford Explorer #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$35,000**

Description

Replace 2021 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				35,000							35,000
Total				**35,000**							**35,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				35,000							35,000
Total				**35,000**							**35,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-384

Project Name 2025 Chevy Caprice Replace 2021 Chevy Caprice #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $33,500

Description

Replace 2021 Chev Caprice Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				33,500							33,500
Total				**33,500**							**33,500**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				33,500							33,500
Total				**33,500**							**33,500**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-385

Project Name 2025 Chevy Impala Replace2017 Chev Impala #377

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $33,500

Description

Replace 2017 Chevy Impala #377

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				33,500							33,500
Total				**33,500**							**33,500**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				33,500							33,500
Total				**33,500**							**33,500**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-390

Project Name 2026 Ford Explorer Replace 2022 Ford Explorer #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $35,500

Description

Replace 2022 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					35,500						35,500
Total					**35,500**						**35,500**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					35,500						35,500
Total					**35,500**						**35,500**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-391

Project Name 2026 Ford Explorer replace2022 Ford Explorer #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $44,000

Description

Replace 2022 Ford Explorer Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					44,000						44,000
Total					**44,000**						**44,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					44,000						44,000
Total					**44,000**						**44,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-393

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$44,500**

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						44,500					44,500
Total						**44,500**					**44,500**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						44,500					44,500
Total						**44,500**					**44,500**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-394

Project Name 2027 Chev Tahoe Replace 2023 Chev Tahoe #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$44,500**

Description

Replace 2023 Chevrolet Tahoe Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						44,500					44,500
Total						**44,500**					**44,500**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						44,500					44,500
Total						**44,500**					**44,500**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-395

Project Name 2027 Ford Utility SUV Replace 2023 Ford Utili #3XX

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$36,000**

Description

Replace 2023 Ford Utility SUV Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						36,000					36,000
Total						**36,000**					**36,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						36,000					36,000
Total						**36,000**					**36,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-396

Project Name 2024 Acadia Replaces 2016 Acadia #367

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $35,000

Description

Replace 2016 GMC Acadia (unmarked) Unite #367

Justification

Maintain vehicle rotation schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			35,000								35,000
Total			**35,000**								**35,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			35,000								35,000
Total			**35,000**								**35,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-398

Project Name 2028 Chevy Tahoe Replace 2024 Chevy Tahoe

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $45,000

Description

Replace 2024 Chevy Tahoe patrol vehicle

Justification

Maintain vehicle rotation schedule.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							45,000				45,000
Total							**45,000**				**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							45,000				45,000
Total							**45,000**				**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-399

Project Name 2028 Ford Utility Replace 2024 Ford Utility

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $32,000

Description

Replace 2024 Ford Utility SUV patrol vehicle.

Justification

Maintain vehicle schedule

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							32,000				32,000
Total							**32,000**				**32,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							32,000				32,000
Total							**32,000**				**32,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-400

Project Name 2029 Ford Explorer Replace 2025 Ford Explorer

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $33,000

Description

Replace 2025 Ford Utility SUV Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								33,000			33,000
Total								**33,000**			**33,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund								33,000			33,000
Total								**33,000**			**33,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-401

Project Name 2029 Chevy Caprice Replace 2025 Chev Caprice

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $34,000

Description

Replace 2025 Chev Caprice Patrol Squad #3XX

Justification

Maintain vehicle rotation schedule.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								34,000			34,000
Total								**34,000**			**34,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund								34,000			34,000
Total								**34,000**			**34,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-402

Project Name Replace 2026 Ford Utility

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $35,500

Description

Police Vehicle originally acquired in 2026

Justification

3-4 year rotation

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment									35,500		35,500
Total									**35,500**		**35,500**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund									35,500		35,500
Total									**35,500**		**35,500**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-403

Project Name Repalce 2026 Chevrolet Tahoe

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $45,000

Description

Replace 2026 Chev Tahoe

Justification

3-4 year rotation.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment									45,000		45,000
Total									**45,000**		**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund									45,000		45,000
Total									**45,000**		**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-404

Project Name Replace 2026 Chevrolet Caprice

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $34,000

Description

Replace 2026 Chevrolet Caprice

Justification

3-4 Year rotation

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment									34,000		34,000
Total									**34,000**		**34,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund									34,000		34,000
Total									**34,000**		**34,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # POL-405

Project Name 2022 Ford Explorer

Department Capital Equipment
Contact
Type Equipment
Useful Life 3
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $32,000

Description

Purchase of a Ford Explorer. This is not a replacement.

Justification

Vehcile for 2 newly hired officers. Purchased via state contract.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	32,000										32,000
Total	**32,000**										**32,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	8,200										8,200
Fleet Vehicles	23,800										23,800
Total	**32,000**										**32,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-002

Project Name Replace 2004 Tree Spade

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $52,000

Description

65 inch tree space

Justification

This piece of equipment is used to transplant trees in parks and other city owned land. Requires a front-end loader to attach to.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				52,000							52,000
Total				**52,000**							**52,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				52,000							52,000
Total				**52,000**							**52,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-004

Project Name Replace 2004 Pull Behind PTO Mower

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$28,000**

Description

Landpride wide area mower

Justification

This mower is used by the Public Works department when rough mowing large open areas including right-of-way and undeveloped city-owned land.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						28,000					28,000
Total						**28,000**					**28,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						28,000					28,000
Total						**28,000**					**28,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-005

Project Name Replace 2004 Snow Thrower

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $130,000

Description

2004 SnoGo snow thrower

Justification

This unit is used to load snow from city streets into trucks. Also used to remove large drifts in open areas.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				130,000							130,000
Total				**130,000**							**130,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				130,000							130,000
Total				**130,000**							**130,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-006

Project Name Replace 2004 Mobile Generator

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $164,000

Description

2004 portable generator

Justification

This tow behind unit powers our sanitary lift stations during power outages.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			164,000								164,000
Total			**164,000**								**164,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Sewer Utility Fund			164,000								164,000
Total			**164,000**								**164,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-407

Project Name Replace Engr Car #407 With Equinox

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 12
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $24,000

Description

Unit #407: 2006 Chev Impala

Justification

2006 Impala floor and frame are rusting out. Maintenance of vehicle is becoming cost prohibitive. 2006 Impala recommended to be retained for use by engineering interns.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		24,000									24,000
Total		**24,000**									**24,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Fleet Vehicles		24,000									24,000
Total		**24,000**									**24,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-603

Project Name Replace 1999 John Deere Grader: Unit #603

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $280,000

Description

1999 John Deere Motor Grader

Justification

This piece of equipment is used for grading the city's approximately 2.5 miles of dirt roads and also used in snow removal operations.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					280,000						280,000
Total					**280,000**						**280,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					280,000						280,000
Total					**280,000**						**280,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-605

Project Name Replace 2019 Brush Chipper - Unit #605

Department Capital Equipment
Contact
Type Equipment
Useful Life 6
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace unit #605 a 2019 brush chipper.

Justification

This unit is used by all of the streets/parks departments for routine maintenance on ROW clearing and storm damage.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				40,000							40,000
Total				**40,000**							**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				40,000							40,000
Total				**40,000**							**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-654

Project Name Replace 2006 3/4 Ton Truck 2x4 Unit #654

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost **$31,000**

Description

3/4 ton pickup with topper and bed slide-Unit #654 2006 Ford F-250.

Justification

This piece of equipment would replace unit #654 a 2-wheel drive truck used primarily in the park department for irrigation system repair and maintenance.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		31,000									31,000
Total		**31,000**									**31,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		31,000									31,000
Total		**31,000**									**31,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-660

Project Name Replace Paver, Trailer, Roller

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $140,000

Description

Bomag Paver-Felling Trailer and Wolf Pac pneumatic drum roller

Justification

This equipment group is used for small in-house paving projects such as trails and large patches.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						140,000					140,000
Total						**140,000**					**140,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						140,000					140,000
Total						**140,000**					**140,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-662

Project Name Replace 2007 Tandem Axle Plow Truck: Unit #662

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $280,800

Description

Replace Unit #662: 2007 Sterling

Justification

This piece of equipment will replace unit 662, a 2007 tandem axle plow truck.
This equipment is primarily used in street maintenance and snow removal.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		280,800									280,800
Total		**280,800**									**280,800**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		280,800									280,800
Total		**280,800**									**280,800**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-665

Project Name Replace 2007 Chevy Pickup: Unit #665

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $27,000

Description

Replacement for PW Unit #665 a 2007 Chevy pickup.

Justification

This truck is to be used by the park department Superintendent/Asst PW Superintendent.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				27,000							27,000
Total				**27,000**							**27,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				27,000							27,000
Total				**27,000**							**27,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-668

Project Name Replace 2006 Tandem Axle Plow Truck Unit #668

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $265,800

Description

Replace unit #668 - 2007 Sterling

Amount is less $15,000 trade in

Justification

This piece of equipment will replace unit #668, a 2007 andem axle plow truck.
This equipment is primarily used in street maintenance and snow removal.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	265,800										265,800
Total	**265,800**										**265,800**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	202,800										202,800
Landfill Fund	63,000										63,000
Total	**265,800**										**265,800**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-669

Project Name Replace 2007 International Water Truck: Unit #669

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $136,000

Description

Replacement for unit #669 2007 International water truck

$148,000 less $12,000 trade in = $136,000

Justification

This piece of equipment is used by the park department for ice rink flooding, boulevard tree watering, etc. This truck is also used by the street department for street sweeping and flushing out storm water catch basins.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					136,000						136,000
Total					**136,000**						**136,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					68,000						68,000
Storm Water Utility Fund					68,000						68,000
Total					**136,000**						**136,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-673

Project Name Replace 2009 Jetter/Vac Truck - Unit #673

Department Capital Equipment
Contact
Type Equipment
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $420,000

Description

Replace unit #673 a 2009 Jetter/Vac truck

Justification

This truck is 20 years old.
Unit is ued to clean sanitary sewer lines, storm sewer line, and to clear emergency blockages in the city's sewer system when/if they occur.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								420,000			420,000
Total								**420,000**			**420,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Sewer Utility Fund								420,000			420,000
Total								**420,000**			**420,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-674

Project Name Replace 2009 2WD Pickup: Unit 674

Department Capital Equipment
Contact
Type Equipment
Useful Life 20 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replace unit 674 a 2009 2-wheel drive pickup

Justification

Unit 674 will be 13 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			40,000								40,000
Total			**40,000**								**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			40,000								40,000
Total			**40,000**								**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-676

Project Name Replace Unit 676- 2010 4 Wheel Drive 1ton

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost **$68,000**

Description

Replace unit 676 a 2010 4-wheel drive 1-ton truck

Justification

Unit 676 will be 11 years old by 2021. Normally start to consider replacement around 12 years depending on the vehicle and its use. This truck will be used by the street department and for snow removal operations.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		68,000									68,000
Total		**68,000**									**68,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		68,000									68,000
Total		**68,000**									**68,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-678A

Project Name Replace Unit 678 2013-1ton Truck w/ Plow Equipment

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $62,000

Description

Replace unit 678 a 2013 1-ton truck with plow equipment

Justification

Unit 678 will be 9 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					62,000						62,000
Total					**62,000**						**62,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					62,000						62,000
Total					**62,000**						**62,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-679A

Project Name Replace Unit 679 Area Mower (2020 Replaced)

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $111,000

Description

Replace unit 679. This area mower was replaced in 2020.

Justification

This piece of equiipment is a large area mower that is used to mow the city's larger parks and athletic fields. This mower is replaced on a 7-year schedule.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						111,000					111,000
Total						**111,000**					**111,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						111,000					111,000
Total						**111,000**					**111,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-680

Project Name Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $62,000

Description

Replace Unit 680 a 2014-1ton truck with plow equipment

Justification

Unit 680 will be 8 years old by 2022. Normally start to consider replacement around 12 years depending on the vehicle and its use.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment		62,000									62,000
Total		**62,000**									**62,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		62,000									62,000
Total		**62,000**									**62,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-681

Project Name Replace Unit 681 Utility truck

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $65,000

Description

Replace Unit 681 a 2015 1-Ton Pickup

Justification

This piece of equipment will replace unit #681 a 1-ton pickup with a mobile crane used in the utility department for well and lift station repair.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			65,000								65,000
Total			**65,000**								**65,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Sewer Utility Fund			32,500								32,500
Water Utility Fund			32,500								32,500
Total			**65,000**								**65,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-683

Project Name Replace 2019 Exmark Mower (Orig Unit #683)

Department Capital Equipment
Contact
Type Equipment
Useful Life 5 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

Replace Unit #683 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			15,000								15,000
Total			**15,000**								**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			15,000								15,000
Total			**15,000**								**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-684

Project Name Replace 2019 Exmark Mower (Orig Unit #684)

Department Capital Equipment
Contact
Type Equipment
Useful Life 5 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

Replace Unit #684 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			15,000								15,000
Total			**15,000**								**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			15,000								15,000
Total			**15,000**								**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-685

Project Name Replace 2019 Exmark Mower (Orig Unit #685)

Department Capital Equipment
Contact
Type Equipment
Useful Life 5 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

Replace Unit #685 that was replaced in 2019 - an Exmark Mower

Justification

These are the city's primary mowers and are traded out on a 5-year rotation for dependability and trade-in value.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			15,000								15,000
Total			**15,000**								**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund			15,000								15,000
Total			**15,000**								**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-686

Project Name Replace Unit #686 - 2015 Kubota Tractor

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $45,000

Description

Replace Unit 686 a 2015 Kubota tractor

Justification

Unit 686 is a Kubota Ag tractor used in road-side mowing and field work for the park department.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					45,000						45,000
Total					**45,000**						**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					45,000						45,000
Total					**45,000**						**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-687

Project Name Replace Unit #687 2015 Toolcat

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $60,000

Description

Replace unit #687 a 2015 Bobcat tool cat

Justification

Unit 687 is an utility vehicle used by all divisions of public works. Used as a tool carrier and forklift

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					60,000						60,000
Total					**60,000**						**60,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					60,000						60,000
Total					**60,000**						**60,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-688

Project Name Replace Unit 688 2015 Case Loader

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $210,000

Description

Replace Unit #688 a 2015 Case Wheel Loader

Justification

The wheel loader is the city's most versatile pieces of equipment and is used in all facets of public works.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				210,000							210,000
Total				**210,000**							**210,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				210,000							210,000
Total				**210,000**							**210,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-689

Project Name Replace 2015 Kaboa ATV Unit #689

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,000

Description

Replace Unite #689 - 2015 Kabota UTV

Justification

This unit is used by the Park department for routine maintenance.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				20,000							20,000
Total				**20,000**							**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				20,000							20,000
Total				**20,000**							**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-690

Project Name Replace 2015 Kabota Mower

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,000

Description

Replace Unit #690 - Kabota Mower

Justification

This unit is used by all of the departments for routine maintenance.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				20,000							20,000
Total				**20,000**							**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				20,000							20,000
Total				**20,000**							**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-691A

Project Name Replace 2016 Street Sweeper - Unit #691

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $225,000

Description

Replace Unit #691 - 2016 Street Sweeper

Justification

This unit is used by the street department for storm water maintenance.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment			225,000								225,000
Total			**225,000**								**225,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund			225,000								225,000
Total			**225,000**								**225,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-692A

Project Name Replace 2016- 1-ton truck Unit #692

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $75,000

Description

Replace unit #692 a 2016 1-ton pick-up.

Justification

This unit is used by the street department for street maintenance and snow removal.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment					75,000						75,000
Total					**75,000**						**75,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund					75,000						75,000
Total					**75,000**						**75,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-694A

Project Name Replace 2016 Street Sweeper - Unit #694

Department Capital Equipment
Contact
Type Equipment
Useful Life 9 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $225,000

Description

Replace unit #694 a 2016 street sweeper.

Justification

This unit is used by the street department for storm water maintenance.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				225,000							225,000
Total				**225,000**							**225,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund				225,000							225,000
Total				**225,000**							**225,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-695

Project Name Replace 2017 UTV - Unit #695

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,000

Description

Replace Unite #695 a 2017 UTV.

Justification

This unit is used by the park department for athletic field maintenance.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						20,000					20,000
Total						**20,000**					**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						20,000					20,000
Total						**20,000**					**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-696

Project Name Replace 2017 UTV - Unit #696

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,000

Description

Replace Unit #696 a 2017 UTV.

Justification

This unit is used by the street department for weed control and other maintenance activities.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment						20,000					20,000
Total						**20,000**					**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund						20,000					20,000
Total						**20,000**					**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-700

Project Name New Velocity Patcher

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 4-New Addition (Med)
Status Active

Total Cost $250,000

Description

Velocity patcher plus chassis

Justification

This piece of equipment would be usedd for patching potholes on public streets.

Velocity patching or spray patching has proven to be an effective and safe way to fill potholes.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				250,000							250,000
Total				**250,000**							**250,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				250,000							250,000
Total				**250,000**							**250,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-702

Project Name New Electric Utility Vehicle

Department Capital Equipment
Contact
Type Equipment
Useful Life 20
Category Capital Equipment
Priority 4-New Addition (Med)
Status Active

Total Cost **$35,000**

Description

Electric utility vehicle

Justification

This piece of equipment would be a fully electric vehicle that would be used primarily as a park maintenance vehicle.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment				35,000							35,000
Total				**35,000**							**35,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund				35,000							35,000
Total				**35,000**							**35,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-703

Project Name New 1-Ton Pickup With Box & Plow Equipment

Department Capital Equipment
Contact
Type Equipment
Useful Life 12
Category Capital Equipment
Priority 4-New Addition (Med)
Status Active

Total Cost $75,000

Description

1-Ton pickup with box and plow equipment.

Justification

This piece of equipment would be used for park maintenance functions, as well as snowplowing.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							75,000				75,000
Total							**75,000**				**75,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							75,000				75,000
Total							**75,000**				**75,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-705

Project Name Replace 2018 Ford F-250 Extended Cab: Unit #601

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$56,400**

Description

Replacement for PW Unit #601 a 2018 Ford F250 Extended Cab

Justification

This vehicle will be reaching its useful life expectancy.
This equipment is used in park maintenance activities as well as snow removal

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							56,400				56,400
Total							**56,400**				**56,400**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							56,400				56,400
Total							**56,400**				**56,400**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-706

Project Name Replace 2017 International Plow Truck: Unit # 693

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $230,000

Description

2017 International Plow Truck: Unit #693

Justification

This vehicle will be reaching its useful life expectancy.
This equipment is used in Street Department maintenance activities, but its main function is snow plowing.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							230,000				230,000
Total							**230,000**				**230,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							230,000				230,000
Total							**230,000**				**230,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-707

Project Name Replace 2018 Ford F350 With Box: Unit #697

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $78,000

Description

Replace 2018 Ford F350 woth utility box: Unit #697

Justification

This vehicle will be reaching its useful life expectancy.
This equipment is used in utility maintenance activities.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							78,000				78,000
Total							**78,000**				**78,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Sewer Utility Fund							39,000				39,000
Water Utility Fund							39,000				39,000
Total							**78,000**				**78,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-708

Project Name Replace 2018 Ford F250 Pickup: Unit #698

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $53,400

Description

Replace 2018 Ford F250 pickup: Unit #698

Justification

This equipment will be nearing its useful life expectancy.
This equipment is used in Street Maintenance activities as well as snow plowing.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							53,400				53,400
Total							**53,400**				**53,400**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							53,400				53,400
Total							**53,400**				**53,400**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-709

Project Name Replace 2018 Ford F350 -Dump & Plow: Unit #699

Department Capital Equipment
Contact
Type Eqpt Replacement
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$78,000**

Description

Replace 2018 Ford F350 with dump body and plow: Unit #699

Justification

This vehicle will be reaching its useful life expectancy.
This equipment is used in Park department maintenance activities, as well as snow plowing.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							78,000				78,000
Total							**78,000**				**78,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							78,000				78,000
Total							**78,000**				**78,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-716

Project Name Replace Unit #611 2019 Chev Pickup

Department Capital Equipment
Contact
Type Equipment
Useful Life 15
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $52,000

Description

Replace Unit #611- 2019 Chevrolet Pickup used by the utility department

Justification

Unit #611 is a Chevrolet pickup used by the utility department and as a backup snow plow vehicle.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								52,000			52,000
Total								**52,000**			**52,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund								52,000			52,000
Total								**52,000**			**52,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-717

Project Name Replace Unit #602: 2019 Utility Tractor

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $165,000

Description

Replace Unit #602: 2019 Trackless Sidewalk Machine.

Justification

Unit #602 is a 2019 utility tractor used for snow removal on sidewalks and trails.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								165,000			165,000
Total								**165,000**			**165,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund								165,000			165,000
Total								**165,000**			**165,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-718

Project Name Replace Unit #604: 2019 Backhoe

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $80,000

Description

Replace Unit #604: 2019 Backhoe

Justification

Unit #604 is a 2019 tractor backhoe used by all divisions of public works

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								80,000			80,000
Total								**80,000**			**80,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund								46,000			46,000
Sewer Utility Fund								17,000			17,000
Water Utility Fund								17,000			17,000
Total								**80,000**			**80,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-719

Project Name Replace Unit #415: 2019 Chevy Silverado Pickup

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $45,000

Description

Replace Unit #415: 2019 Chevy Silverado Pickup

Justification

Unit #415 is a Chevy Silverado pickup used by the engineering department for field inspections of public infrastructure projects.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment								45,000			45,000
Total								**45,000**			**45,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund								45,000			45,000
Total								**45,000**			**45,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-720

Project Name Line Striper Replacement

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 1-Existing Obligation (High)
Status Active

Total Cost $19,000

Description

This piece pf equipment would be used by the park department to paint lines for athletic fields.

Justification

The equipment currently being used is outdated and have been buying parts of ebay as dealerships no longer stock parts.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	19,000										19,000
Total	**19,000**										**19,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Equipment Revolving Fund	19,000										19,000
Total	**19,000**										**19,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-721

Project Name Replace Unit 616 - 2021 Bobcat Skidsteer

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $65,000

Description

Replacement for Unit #616 a 2021 Bobcat Skidsteer

Justification

Unit 616 will be 10-years old in 2031 and should be evaluated for replacement.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										65,000	65,000
Total										**65,000**	**65,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										65,000	65,000
Total										**65,000**	**65,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-722

Project Name Replace Unit 620 - 2021 F350

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $60,000

Description

Replacement truck for Unit #620 a 2021 Ford F350

Justification

Unit 620 will be 10-years old and should be evaluated for replacement.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										60,000	60,000
Total										**60,000**	**60,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										60,000	60,000
Total										**60,000**	**60,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-723

Project Name Replace Unit 621- 2021 John Deere Mower

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $20,000

Description

Replacement mower for unit 621 - 2021 John Deere

Justification

This mower will replace unit #621 a 2021 mower used primarily by the utility department to mow lift station and tower sites.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										20,000	20,000
Total										**20,000**	**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Utility Fund										20,000	20,000
Total										**20,000**	**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-724

Project Name Replacement truck for Unit 622 -2022 Western Star

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $250,000

Description

Replacement truck for Unit 622 - 2022 Western Star Plow Truck

Justification

Unit 622 will be 10-years old and should be looked at for replacement

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										250,000	250,000
Total										**250,000**	**250,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										250,000	250,000
Total										**250,000**	**250,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-725

Project Name Replace unit 624 - 2021 KMI Patching Trailer

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replacement trailer for 2021 asphalt patching trailer - Unit 624

Justification

The trailer will be 10-years old and should be looked at for replacement.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										40,000	40,000
Total										**40,000**	**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										40,000	40,000
Total										**40,000**	**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-726

Project Name Replace Unit 679 - 2013 Toro Wide Area Mower

Department Capital Equipment
Contact
Type Equipment
Useful Life 7 Years
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $102,000

Description

Replacement equipment for unit 679 a 2013 Toro Area*Wide Mower

Justification

This unit is replaced on a 7-year cycle for reliability and trade*in value.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment							102,000				102,000
Total							**102,000**				**102,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund							102,000				102,000
Total							**102,000**				**102,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-727

Project Name Replace Unit 618 a 2021 Felling Trailer

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $13,000

Description

Replacement trailer for Unit #618. A 2021 Felling Trailer.

Justification

This trailer will be 10-years old and should be evaluated for replacement.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										13,000	13,000
Total										**13,000**	**13,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										13,000	13,000
Total										**13,000**	**13,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-728

Project Name Replace Unit 623 - 2021 H&H Tandem Mow Trailer

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $12,000

Description

Replacement trailer for Unit #623 a 2021 H&H Tandem Mow Trailer.

Justification

Unit 623 will be 10-years old and should be evaulated for replacement.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										12,000	12,000
Total										**12,000**	**12,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										12,000	12,000
Total										**12,000**	**12,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-729

Project Name Replace Unit 615 - 2021 Kubota Skid Steer

Department Capital Equipment
Contact
Type Equipment
Useful Life 10
Category Capital Equipment
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $40,000

Description

Replacement for Unit #615 a 2021 Kubota Skid Steer

Justification

Unit #615 will be 10-years old and should be evaluated for replacement.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment										40,000	40,000
Total										**40,000**	**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund										40,000	40,000
Total										**40,000**	**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-730

Project Name 2022 Bobcat Mini Excavator

Department Capital Equipment
Contact
Type Equipment
Useful Life 20
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $112,321

Description

2022 Eii R2 Mini Excavator

Justification

This mini excavator will be used for stormwater maintenance. The city is receiving maintenance requests for clearing back yard stormwater problems. The city does have a tractor backhoe, but this is often too large to access back yards on small urban lots.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	112,321										112,321
Total	**112,321**										**112,321**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund	112,321										112,321
Total	**112,321**										**112,321**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # PW-731

Project Name Dura Base Composite Mats

Department Capital Equipment
Contact
Type Equipment
Useful Life 20 Years
Category Capital Equipment
Priority 2-New Addition (High)
Status Active

Total Cost $13,206

Description

Dura Base Composite Mats/ See PW-730 Bobcat Mini Excavator

Justification

Mats will be used in tandem with the Mini Excavator when the mini excavator cannot reach the blockage in a stormwater retention pond and must 'walk out' on unstable ground without sinking.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Furnishings/Equipment	13,206										13,206
Total	**13,206**										**13,206**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund	13,206										13,206
Total	**13,206**										**13,206**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 04-BLDG-002

Project Name Community Center Construction

Department Municipal Buildings
Contact Unassigned
Type Buildings
Useful Life 50 Years
Category Municipal Building
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $20,000,000

Description

The Community Center would include recreational areas such as a swimming pool, gym, etc. It would also include meeting rooms for various organizations to hold banquets, monthly meetings, etc.

Construction of a community center will rely on a partnership with another organization(s).

Justification

Per public consensus, the need for a Community Center is a justified expenditure of public financing. Currently, Ramsey residents must leave the City limits and drive a considerable distance to get to such a facility.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Building Cost/Construction								20,000,000			20,000,000
Total								**20,000,000**			**20,000,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
To Be Determined								20,000,000			20,000,000
Total								**20,000,000**			**20,000,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 08-BLDG-005

Project Name Old Town Hall Restoration

Department Municipal Buildings
Contact
Type Improvement
Useful Life 25
Category Municipal Building
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $221,300

Description

Option 1: Total: $195,000: Move Historic Town Hall to the Northstar Rail Station Site
$125,000 Const Cost (moving and Stabilization)
$ 50,000 Site/foundation
$ 20,000 furnishing/equip-
Option 2: Total: $221,300: Improve private access street to public standard.
$125,000 Const Cost
$ 20,000 ROW
$ 56,300 Road Construction
$ 20,000 Furn/equip

Justification

Historic Town Hall is a city facility that is in need of restoration completion. Options include moving it from the site to the COR to serve as a library kiosk, trailhead, and potentially house restrooms.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Building Cost/Construction						125,000					125,000
Improvements Other than Building Cost						76,300					76,300
Furnishings/Equipment						20,000					20,000
Total						**221,300**					**221,300**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
To Be Determined						221,300					221,300
Total						**221,300**					**221,300**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 10-BLDG-004

Project Name Sprinkler System @ Fire Station #1

Department Municipal Buildings
Contact
Type Improvement
Useful Life 20 Years
Category Municipal Building
Priority 2-New Addition (High)
Status Active

Total Cost $25,000

Description

Hookup on-site municipal water to building and install sprinkler system for entire building.

Justification

Municipal water is on site with municipal well.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Building Cost/Construction		20,000									20,000
Improvements Other than Building Cost		5,000									5,000
Total		**25,000**									**25,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund		25,000									25,000
Total		**25,000**									**25,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 18-BLDG-002

Project Name Storage Building at Fire Station 1

Department Municipal Buildings
Contact
Type Buildings
Useful Life 20
Category Municipal Building
Priority 2-New Addition (High)
Status Active

Total Cost $20,000

Description

Build an out-building on Fire Station 1 site that will be used to store equipment and training props.

Justification

The fire stations are becoming limited in the amount of usable space to house equipment and props used for training. These pieces of equipment are not used daily and therefore, need a location to be stored.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Building Cost/Construction	20,000										20,000
Total	**20,000**										**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Facility Fund	20,000										20,000
Total	**20,000**										**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-BLDG-001

Project Name City Hall Exterior Lighting

Department Municipal Buildings
Contact
Type Improvement
Useful Life 15
Category Municipal Building
Priority 1-Existing Obligation (High)
Status Active

Total Cost $40,000

Description

City Hall Exterior Lighting

Justification

Repair/replace and updgrade broken and inoperable exterior lighting on the exterior of City Hall.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	40,000										40,000
Total	**40,000**										**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund	40,000										40,000
Total	**40,000**										**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-BLDG-002

Project Name City Hall Landscaping

Department Municipal Buildings
Contact
Type Improvement
Useful Life 25
Category Municipal Building
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

City Hall landscaping

Justification

Repair/replace and upgrade exterior retaining walls and wall caps.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund	15,000										15,000
Total	**15,000**										**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-BLDG-004

Project Name Repair Roof on Fire Station #1

Department Municipal Buildings
Contact
Type Improvement
Useful Life 20
Category Municipal Building
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

Repair/replace flat roof areas on Fire 1

Justification

Fire Station #1 roof has several small leaks that staff has been repairing, but should be repaired more comprehensively.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund	15,000										15,000
Total	**15,000**										**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-BLDG-005

Project Name Replace City Hall Carpeting

Department Municipal Buildings
Contact
Type Improvement
Useful Life 15
Category Municipal Building
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

Remove and replace City Hall carpeting.

Justification

Carpet in the Alexander Ramsey Room and entryways are starting to wear from use.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund	15,000										15,000
Total	**15,000**										**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-BLDG-006

Project Name Replace City Hall Caulking & Grout

Department Municipal Buildings
Contact
Type Improvement
Useful Life 15
Category Municipal Building
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

Remove and replacement of bad caulking and grout on City Hall exterior and interior.

Justification

Caulk is starting to dry out and pull away from the joints allowing water to infiltrate.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		15,000									15,000
Total		**15,000**									**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund		15,000									15,000
Total		**15,000**									**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-BLDG-007

Project Name Replace City Hall Counter Tops

Department Municipal Buildings
Contact
Type Improvement
Useful Life 20
Category Municipal Building
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $15,000

Description

Remove and replacement of bad counter tops in City Hall and Police Department.

Justification

Several counter tops in City Hall and the police department are starting to show wear from everyday use.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			15,000								15,000
Total			**15,000**								**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund			15,000								15,000
Total			**15,000**								**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-BLDG-001

Project Name Resurface Fire #1 Apparatus Bay Floor Resurfacing

Department Municipal Buildings
Contact
Type Improvement
Useful Life 20
Category Municipal Building
Priority 1-Existing Obligation (High)
Status Active

Total Cost $20,000

Description

Resurface of Fire Station #1 Apparatus Bay Expoxy floor.

Justification

Current Fire Station #1 expoxy floor in apparatus bay is wearing and deteriorating. The Fire Station expoxy floor will be 21 years old at the time of resurface.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	20,000										20,000
Total	**20,000**										**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund	20,000										20,000
Total	**20,000**										**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-BLDG-002

Project Name Fire 1 Apparatus Bay Paint

Department Municipal Buildings
Contact
Type Improvement
Useful Life 20
Category Municipal Building
Priority 1-Existing Obligation (High)
Status Active

Total Cost $15,000

Description

Painting of apparatus bay at Fire Station #1.

Justification

Current Fire Station #1 apparatus bay walls, door and stairwell paint is wearing and chipping off block. The Fire Station #1 wall and surface paint will be 21 years old at time of repaint.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	15,000										15,000
Total	**15,000**										**15,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Capital Maintenance Fund	15,000										15,000
Total	**15,000**										**15,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 04-PARK-003

Project Name Elmcrest Park & The Draw Entrance Monument & Sign

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $80,000

Description

Entrance signing for Elmcrest Park would consist of a substantial way-finding sign and associated landscape sited near the intersection of Quicksilver Street and 167th Avenue.

For the Draw, the sign would function as a monument for the park name and also potentially to advertise upcoming events.

Justification

The 100+ acre Elmcrest community park may warrant an attractive entrance monument benefitting the park's prominence in the community. Additionally, there will be continuing events where many hundreds of out-of-Ramsey visitors will come to the park. The monument will function as a way-finding sign and also to remind visitors that they are in Ramsey.

For The Draw, the monument would describe for the community the name of the park and amphitheater (a minor issue presently). Plus, if the advertising space was digital (versus posters), there could be a modest revenue stream from non-municipal sources.

Note: The planning for this project may be an useful exercise in evaluating the costs of materials following the Design Framework relating to signs and monuments in the community.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	80,000										80,000
Total	**80,000**										**80,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund	80,000										80,000
Total	**80,000**										**80,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 06-PARK-010

Project Name Irrigation for Titterud Park

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $76,000

Description

Underground irrigation & 160 GPM well.

If municipal water is available, cost may be less.

Justification

Irrigation should be considered for this 13.5 acre park, and a part of this is the evaluation of a well versus connection to a municipal watermain. Both have advantages. The $50,000 represents the underground irrigation portion.

A 160 GPM well may cost about $26,000.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					76,000						76,000
Total					**76,000**						**76,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund					76,000						76,000
Total					**76,000**						**76,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 06-PARK-011

Project Name Observation boardwalk - Lake Itasca

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $60,000

Description

A boardwalk or pier in the southern portion of Lake Itasca will allow trail users and visitors to the Lake Itasca Community Park to view the lake which is mostly obscured by cattails.

Justification

The Lake Itasca is an important resource along the Mississippi Flyway for migratory waterfowl and home to many types of wetland fauna. Providing access to the open water portions of the lake will provide birdwatchers and trail users a relaxing rest point and destination along the Lake Itasca Trail.

Additionally, lthis access point would complement the proposed canoe and kayak system for the same park, also projected for 2022)18-PARK-004). Lake access was cited as desired by several participants in the public engagement process as part of the acquisition of the Lake Itasca Community Park.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	60,000										60,000
Total	**60,000**										**60,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund	60,000										60,000
Total	**60,000**										**60,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 06-PARK-012

Project Name Rabbit Park Phase Two

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $125,000

Description

Well and underground irrigation.

Landscape and turf improvements which may include consideration of an ag-lime infield for the ballfield.

Justification

Rabbit Park is a 5-acre neighborhood park with very basic features. The park's greatest need is irrigation. Therefore, the primary component of the proposed phase two project is a well, electrical service and underground irrigation.

Landscape improvements would complete this project.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost				125,000							125,000
Total				**125,000**							**125,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund				125,000							125,000
Total				**125,000**							**125,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 06-PARK-015

Project Name Observation deck on the Mississippi E of Dolomite

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $100,000

Description

On the south side of Riverdale Drive, east of Dolomite exists a storm water discharge point to the river. This project discusses an observation deck at the top of the bluff over the existing storm sewer easement, concurrent with the residential development of the land there.

Justification

This access may provide improved maintenance to the storm outlet, but the primary public value would be to maintain contact with the river by residents for the remarkable view, and as a rest point along the National, Mississippi River Trail.

This project may be combined, and funded with development of adjacent property.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		100,000									100,000
Total		**100,000**									**100,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund		100,000									100,000
Total		**100,000**									**100,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 06-PARK-019

Project Name Trail Connections

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $910,000

Description

This project would include the installation of one or more of the several high priority connections linking segments of the city's trail system as opportunities and funding become available.

Examples:
-142nd Ave, east of TH#47, north to Xkimo Street (Est $80,000)
-Armstrong Boulevard Trail from Central Park to Trott Brrok (Est $800,000)
-North Commons Neighborhood Trail Link at Zeolite Street - Projected for 2021 (Est.$30,000)
-Boardwalk parallel with Trott Brook, west of Variolite Street (Est $110,000)

Justification

The increase demand in use of the city's trail system compells the continued development of the trail system.

Resident requests for improved trail system connections are reflected in priority projects. Trails will also move people off high speed roadways and improve transportation and safety - an objective that is aligned within the strategic goal of a Connected Community.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	30,000	80,000	200,000	400,000	200,000						910,000
Total	**30,000**	**80,000**	**200,000**	**400,000**	**200,000**						**910,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund	30,000	80,000	200,000	400,000	200,000						910,000
Total	**30,000**	**80,000**	**200,000**	**400,000**	**200,000**						**910,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 08-PARK-005

Project Name Park Development in The COR

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $1,350,000

Description

This proposed capital improvement represents additional park development in The COR, beginning in 2020. The project may be landscape improvements at Municipal Plaza and/or first phase development of The Waterfront to include a splash pad.

Justification

A splash pad continues to be requested by residents, and mass grading for The Waterfront park would generate fill for areas of The COR the city desires to sell.

Note: See also the public improvements considered as part of the completion of Pump House #3 elsewhere in this plan.

Prior	Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
150,000	Improvements Other than Building Cost	1,200,000										1,200,000
Total	**Total**	**1,200,000**										**1,200,000**

Prior	Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
150,000	Park Improvement Trust Fund	1,200,000										1,200,000
Total	**Total**	**1,200,000**										**1,200,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 15-PARK-01

Project Name Additional Land for Central Park

Department Park Improvements
Contact
Type Land
Useful Life
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $250,000

Description

This project envisions the purchase of 15+ acres for an expansion of Central Park or potentially all of the approximate 35 acres east of the existing park.

Justification

Central Park is a highly used park. The additional acreage would offer additional space for parking and flex-use athletic fields.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Land Acquisition						250,000					250,000
Total						**250,000**					**250,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund						250,000					250,000
Total						**250,000**					**250,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-PARK-006

Project Name Field Lighting - Central or Alpine Park

Department Park Improvements
Contact
Type Improvement
Useful Life 20
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $200,000

Description

Proposed improvement is for additional athletic field lighting for a community park for fall sport use.

Justification

Fall sports, most notably soccer and football, are constrained by shorter daylight, necessitating field lighting. An alternate for exploration would be constructing more fields, as part of Central Park's expansion.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost						200,000					200,000
Total						**200,000**					**200,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Grants/Outside Sources						50,000					50,000
Lawful Gambling Fund						150,000					150,000
Total						**200,000**					**200,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-PARK-007

Project Name Northfork North Trail Connection

Department Park Improvements
Contact
Type Improvement
Useful Life 20
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $150,000

Description

Construct 10 foot paved multi-purpose trail through Outlot B, Northfork and Outlot A. Northfork Trail addition within dedicated 16' easement. Timing of the construction should occur outside of the Oak Wilt concern months of May-July.

Justification

Bituminous trail connection constructed in lieu of on-road bicycle land on Andrie Street and 164th Lane NW per permanent pedestrian and bicycle trail easement agreement granted by Northfork Homeowner's Association on May 19th, 2016.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	150,000										150,000
Total	**150,000**										**150,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund	150,000										150,000
Total	**150,000**										**150,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 18-PARK-003

Project Name Amphitheater Lighting

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $40,000

Description

Lighting enhancements and audio conduits at The Draw.

Justification

Additional lighting in and around the amphitheater is justified for concerts that go later into the evening and in the later summer.

Conduit and cable for audio (additional speakers) is likewise merited for larger events at the park.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	40,000										40,000
Total	**40,000**										**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund	40,000										40,000
Total	**40,000**										**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 18-PARK-005

Project Name Aeration for Sunfish Lake & The Draw

Department Park Improvements
Contact
Type Improvement
Useful Life 20
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $40,000

Description

This project would install two separate aeration systems at The Draw and also at Sunfish Lake. Project elements include contracted installation, electrical power supply, signing, permitting and public notifications. A solar-powered system may be considered at Sunfish Lake - possibly with partial grant funding.

Note: The General Fund Budget would need to be adjusted to accommodate both annual electric expense and other O&M costs estimated at $1,000 to $2,000 annually.

Justification

Both Sunfish Lake and The Draw have become popular destinations for youth fishing for panfish. During certain winter conditions, shallow water bodies can experience 'winterkill'. The two separate aeration systems would pump oxygen and circulate the water, maintaining the fish populations and the attendant recreational resource.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	40,000										40,000
Total	**40,000**										**40,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund	40,000										40,000
Total	**40,000**										**40,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-PARK-001

Project Name River's Bend South Shelter Replacement

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $50,000

Description

The south shelter at River's Bend Park was furnished and constructed by volunteers in the late 1980's. The condition of the shelter aesthetically is poor, and the concrete slab is broken as well.

Justification

Replacement of the shelter with a modern, nice looking facility would expand opportunities for shelter reservations and adding stone seat walls and an outdoor fireplace would enhance its appeal, and use as part of facility rentals.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	50,000										50,000
Total	**50,000**										**50,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund	50,000										50,000
Total	**50,000**										**50,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-PARK-002

Project Name Central Park Main Parking Lot Reconstruction

Department Park Improvements
Contact
Type Improvement
Useful Life 20
Category Park Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $350,000

Description

This reconstruction project would replace the 35+ year-old bituminous main parking area at the same time as the adjoining 161st Avenue reconstruction.

Justification

The bituminous surface is beyond its useful maintenance life and the drainage patterns would be modified to reduce significantly the amount of stormwater that flows across 161st Avenue.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			350,000								350,000
Total			**350,000**								**350,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund			150,000								150,000
Storm Water Utility Fund			50,000								50,000
Capital Maintenance Fund			150,000								150,000
Total			**350,000**								**350,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-PARK-001

Project Name Playground Replacement Program

Department Park Improvements
Contact
Type Equipment
Useful Life 20 Years
Category Park Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $1,000,000

Description

Consistent with the Playground Replacement Policy, this project worksheet reflects the anticipated replacement of a playground and associated park rejuvenation each year of the CIP. The aforementioned policy document forecasts the first three playgrounds for consideration as: Rabbit, Alpine and Solstice Park.

Justification

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 condistions 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, subsequent CIP's can be expected to 'pick-up' where this plan ends.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**1,000,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Lawful Gambling Fund	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**1,000,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-PARK-002

Project Name Boulevard Trees - Sunwood Drive in COR

Department Park Improvements
Contact
Type Improvement
Useful Life 50 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $80,000

Description

Sunwood Drive in The COR is essentially Ramsey's main street, and boulevard trees, sidewalk and streetscape and irrigation were installed on alternating halves' of the approximately one mile arterial roadway in 2008. Planting trees on the opposite side, sooner than later, will minimize the disparity in the height and canopy size of basically a decade and a half differential in planting time for these new trees. In addition, to contract installation of approximately 100, 2-1/2 inch diameter trees and soil amendments, the project would include the installation of irrigation behind the curb to ensure the establishment and viability of the shade trees.

Justification

The above description calls attention to the intervention to minimize the future lopsided boulevard trees in Ramsey's most prominent street. Completing the trees along this street will also improve the overall aesthetic in this area of the downtown and include traffic calming benefits. The installation of trees and irrigation will also reduce future costs for private developer for sites that abut Sunwood Drive.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	80,000										80,000
Total	**80,000**										**80,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Tax Increment Fund #14	80,000										80,000
Total	**80,000**										**80,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-PARK-003

Project Name Disc Golf Course

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $60,000

Description

This project would consist if two elements - the first identifying a suitable park location (which could be within a regional park), and then developing the design and scope of the course (e.g. 9-hole versus 18-hole). The second aspect would be the physical preparation of the site (to include clearing, grubbing, granding and landscape restoration), and the purchase and installation of the 'cages' or holes within the course.

Justification

Over the past few years, several residents continue to make requests for a disc golf course in Ramsey. Additionally, this ammenity would diversify recreational opportunities in the community, and is a capital improvement with relatively low operation and maintenance costs.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		10,000	50,000								60,000
Total		**10,000**	**50,000**								**60,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund		10,000									10,000
Park Improvement Trust Fund			50,000								50,000
Total		**10,000**	**50,000**								**60,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-PARK-004

Project Name Off Leash Area

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $25,000

Description

This project would consist of examining the need and suitable location for a second off-leash area in Ramsey. During the early years of planning for the downtown, a dog park was envisioned within The COR.

Justification

Residents over recent years have inquired about an alternative to the off-leash area at Alpine Park, which is almost exclusively a drive-to destination. Given the thousands of people residing within walking distance of The COR, (and using undeveloped Municipal Plaza today), a dpg park in Ramsey's downtown may be appropriate and appreciated.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					25,000						25,000
Total					**25,000**						**25,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund					25,000						25,000
Total					**25,000**						**25,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 06-ACQ-002

Project Name Acquire outlots A in Rivers Bluff & Reilly Estates

Department Site Acquisitions
Contact
Type Land
Useful Life Unassigned
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost **$20,000**

Description

Along the Rum River in the central part of the city are separate outlots owned by two homeowners associations. Both are very attractive, wooded parcels and connected to existing trail corridors. This project may entail the donation of the land in exchange for passive improvements such as trails, picnic areas or fishing.

Justification

The associations would benefit by realizing these amenities near their homes. The $20,000 expense represents an estimate for real-estate transaction costs, and perhaps park planning to promote the donation. The park plans would generate the development cost projections to be added to a subsequent CIP.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Land Acquisition						20,000					20,000
Total						**20,000**					**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund						20,000					20,000
Total						**20,000**					**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 08-ACQ-002

Project Name Alpaca Estates Outlot

Department Site Acquisitions
Contact
Type Land
Useful Life
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $35,000

Description

This particual riverfront lot was not large enough to build on when the plat was filed for recording. Acquisition may also occur if it becomes available through tax forfeiture.

Justification

This lot was the subject of a development proposal to build a single family home, and was denied. Acquisition of this outlot would provide river access in this area and be part of larger public access area and open space along the Mississippi proposed to the west.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Land Acquisition					35,000						35,000
Total					**35,000**						**35,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund					35,000						35,000
Total					**35,000**						**35,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 12-SEW-002

Project Name Fire Station 1 Sanitary Sewer Service

Department Sewer Utility
Contact
Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $60,000

Description

Sanitary Sewer was extended to the Fire Station Property in 2011. This project will extend sanitary sewer into the fire station in conjunction with City Water. Sanitary trunk fees not waived.

Related project 11-WTR-003 of $55,000

Justification

Extending sanitary sewer will allow removal of the septic tank and drainfield.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	60,000										60,000
Total	**60,000**										**60,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Sewer Utility Fund	60,000										60,000
Total	**60,000**										**60,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-SEW-003

Project Name Replace Pumps at Lift Station #2

Department Sewer Utility
Contact
Type Improvement
Useful Life 15
Category Sewer Utility Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $35,000

Description

Replace both pumps at lift station #2 - 157 Lane and Neon Street

Justification

Replace both pumps and base elbows due to normal wear by 2023. Both pumps will need to be replaced to assure proper pumping and reliability.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		35,000									35,000
Total		**35,000**									**35,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Sewer Utility Fund		35,000									35,000
Total		**35,000**									**35,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 12-STRM-001

Project Name Stormwater Drainage Improvements

Department Stormwater Utility
Contact
Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$520,000**

Description

This project will address stormwater drainage problems reported in 2011.

Justification

These projects will add storm sewer pipe, clean ditches and address standing water concerns.

- 156th and Armstrong - Clean ditch or add storm sewer 2022: $30,000

- 156th Lane and Juniper Ridge Drive - Install pipe to relieve water backing up in existing pipes 2027: $350,000 (Tied to 21-STR-018)

Prior	Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
140,000	Improvements Other than Building Cost	30,000					350,000					380,000
Total	**Total**	**30,000**					**350,000**					**380,000**

Prior	Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
140,000	Storm Water Utility Fund	30,000					350,000					380,000
Total	**Total**	**30,000**					**350,000**					**380,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STRM-001

Project Name Outlet Control Structure Improvements

Department Stormwater Utility
Contact
Type Improvement
Useful Life 20
Category Storm Water Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $100,000

Description

Construct Oulet Control Structure for 24.6 Acre lake bounded on the south by 142nd Avenue, on the east by Iodine and Junkite Street, on the north by Krypton Street and the west by Potassium Street.

Justification

The MnDNR has requrested that the city install an outlet control structure and associated storm sewer to increase the normal water level (NWL) of the 24.6 Acre lake. Increasing the NWS may require improvements to surrounding trails and boardwalks to prevent periodic flooding of this infrastructure.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	100,000										100,000
Total	**100,000**										**100,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund	100,000										100,000
Total	**100,000**										**100,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 04-STR-012

Project Name Zeolite Roadway Improvements

Department Street Improvements
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $1,091,000

Description

This project consists of the installation of 1,300 feet of bituminous street, sidewalk/trail and storm sewer in the western portion of the COR. Project to be completed in conjunction with COR Bunker Lake Boulevard Improvements (04-STR-014).

Justification

These improvements will be necessary to support the development anticipated in the west COR area.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					1,091,000						1,091,000
Total					**1,091,000**						**1,091,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Public Improvement Revolving Fund					206,000						206,000
Tax Increment Fund #2					517,000						517,000
Sewer Utility Fund					41,000						41,000
Storm Water Utility Fund					96,000						96,000
Street Light Utility Fund					46,000						46,000
Water Utility Fund					185,000						185,000
Total					**1,091,000**						**1,091,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 15-STR-003

Project Name Sunwood Drive Roundabout Landscaping

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $20,000

Description

Includes installation of perenial grasses, plants, and trees/shrubs as well as irrigation modification. Planning needs to occur to determine full scope of landscaping. $20,000 will cover minimal landscaping.

Justification

Promote the vision of The COR area.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	20,000										20,000
Total	**20,000**										**20,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Public Improvement Revolving Fund	20,000										20,000
Total	**20,000**										**20,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 16-STR-002

Project Name HWY 10 and BNSF RR Grade Separation at Ramsey Blvd

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $2,000,000

Description

Construct grade-separated crossings of Highway 10 and BNSF Railway at Ramsey Boulevard. Includes half of the required frontage road improvements.

Totall cost of project $66,000,000. City share = $2,000,000

Justification

The existing at-grade vehicle and pedestian crossings of the BNSF railroad tracks are unsafe and result in traffic congestion and mobility issues along US Highway 10 and Ramsey Boulevard. When responding to calls for service, emergency vehicles are not able to cross the railroad tracks or US Highway 10 when trains are present. This can result in delays of several minutes or more, depending on the length of train(s). Numerous private access to Highway 10 will be removed improving safety, congestion and mobility on Highway 10.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			1,000,000	1,000,000							2,000,000
Total			**1,000,000**	**1,000,000**							**2,000,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA			500,000	500,000							1,000,000
Public Improvement Revolving Fund			500,000	500,000							1,000,000
Total			**1,000,000**	**1,000,000**							**2,000,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 16-STR-003

Project Name HWY 10 & BNSF RR Grade Separation at Sunfish Lk Bl

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $2,000,000

Description

Construct grade-separated crossings of Highway 10 and BNSF Railway at Sunfish Lake Boulevard. Includes half of the required frontage road improvements.

Totall cost of project $72,000,000. City share = $2,000,000

Justification

The existing at-grade vehicle and pedestian crossings of the BNSF railroad tracks are unsafe and result in traffic congestion and mobility issues along US Highway 10 and Sunfish Lake Boulevard. When responding to calls for service, emergency vehicles are not able to cross the railroad tracks or US Highway 10 when trains are present. This can result in delays of several minutes or more, depending on the length of train(s). Numerous private access to Highway 10 will be removed improving safety, congestion and mobility on Highway 10.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			1,000,000	1,000,000							2,000,000
Total			**1,000,000**	**1,000,000**							**2,000,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA			500,000	500,000							1,000,000
Public Improvement Revolving Fund			500,000	500,000							1,000,000
Total			**1,000,000**	**1,000,000**							**2,000,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-001

Project Name Reconstruction Streets: Barthels Rum River Acres

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $822,938

Description

Reconstruction of Barthel's Rum River Acres: 164th Lane, Dysprosium Street, Junkite Street

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost						822,938					822,938
Total						**822,938**					**822,938**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund						74,813					74,813
Pavement Management Fund						748,125					748,125
Total						**822,938**					**822,938**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-004

Project Name Reconstruction Streets: Wood Pond Hills 2nd-5th

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost **$549,945**

Description

Reconstruct Wood Pond Hills 2nd, Wood Pond Hillls 3rd, Wood Pond Hills 4th, and Wood Pond Hills 5th additions

Total Project Costs: $549,945
Streeer Improvements: $499,950
Storm Sewer $ 49,995

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	549,945										549,945
Total	**549,945**										**549,945**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund	49,995										49,995
Pavement Management Fund	499,950										499,950
Total	**549,945**										**549,945**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-005

Project Name Reconstruction Streets: Autumn Heights

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $983,791

Description

Reconstruction of Autumn Heights.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	983,791										983,791
Total	**983,791**										**983,791**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund	89,436										89,436
Pavement Management Fund	894,355										894,355
Total	**983,791**										**983,791**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-006

Project Name Reconstruction Streets: Halls Dover Acres

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost **$716,909**

Description

Reconstruction of streeets:
Halls Dover Acres: 157th Lane, 158th Avenue, 158th Lane, Quicksilver Street, Radium Circle, Radium Street and Sodium Street

Total Halls Dover Acres Project Cost = $716,909
Street Improvements: $4424,463
Storm Water Improvements: $ 442,446
Water Improvements $250,000

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					716,909						716,909
Total					**716,909**						**716,909**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund					42,446						42,446
Water Utility Fund					250,000						250,000
Pavement Management Fund					424,463						424,463
Total					**716,909**						**716,909**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-007

Project Name Reconstruction Streets: Nature View

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $378,552

Description

Reconstruction of Nature View: 159th Avenue, Azurite Court & Xenon Street.

Total Nature View Project Cost = $378,552
Street Improvements: $344,138
Storm Water Improvements: $ 34,414

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									378,552		378,552
Total									**378,552**		**378,552**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund									34,414		34,414
Pavement Management Fund									344,138		344,138
Total									**378,552**		**378,552**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-007A

Project Name Reconstruction Streets: Sortebergs 6th

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $680,295

Description

Reconstruction of streets in Sortebergs 6th Addition including 174th Lane, Puma Street and Rabbit Street.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost						680,295					680,295
Total						**680,295**					**680,295**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund						61,845					61,845
Pavement Management Fund						618,450					618,450
Total						**680,295**					**680,295**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-008

Project Name Reconstruct Streets: Fox Ridge Estates 1st & 2nd

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $2,381,033

Description

Reconstruction Streets: Fox Ridge Estates 1st & 2nd: 170th Ave., 172nd Lane, 173rd Ave., 174th Ave., Potassium Court, Potassium Street, Sodium Street, Tungsten Street & Wolfram Street

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost							2,381,033				2,381,033
Total							**2,381,033**				**2,381,033**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund							216,458				216,458
Pavement Management Fund							2,164,575				2,164,575
Total							**2,381,033**				**2,381,033**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-009

Project Name Reconstruction Streets: Rodeo Hills/Valley View

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $884,312

Description

Reconstruction of Rodeo Hills Estates, Valley View Acres: Soil Correction likely required. 177th Lane, 178th Lane, 179th Lane, 180th Lane, Uranium Street and Vanadium Street.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost				884,312							884,312
Total				**884,312**							**884,312**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund				80,392							80,392
Pavement Management Fund				803,920							803,920
Total				**884,312**							**884,312**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-011

Project Name 2024 MSA Overlays: McKinley St & Alpine Dr-Puma

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $658,324

Description

Mill and overlay, with paving fabric interlayer of Alpine Drive between Puma Street and Armstrong Boulevard. Extension of trunk watermain, directional drilled between Puma Street and Armstrong Boulevard. Overlay of McKinley Street between Azurite Street and Section Line of Section 34.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			658,324								658,324
Total			**658,324**								**658,324**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA			234,840								234,840
Storm Water Utility Fund			23,484								23,484
Water Utility Fund			400,000								400,000
Total			**658,324**								**658,324**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-012

Project Name Concrete Repairs

Department Street Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $630,000

Description

Repair, overlay and stripe concrete pavement on Sunwood Drive and Rhinestone Street in the COR. Proposed improvements include repairing cracks, failing concrete joists and holes, as well as, replacing all existing colored concrete crosswalks with high-early concrete and adding thermoplastic crosswalk markings, alsong with new pavement striping on both sides.

Justification

Numerous concrete pavement joints are failing resulting in stormwater runoff infiltrating into the pavement base, accelerating pavement deterioration due to saturated subgrade soils. Numerous holes also exist in the pavement allowing stormwater runoff into the pavement base. These holes also present trip hazards to pedestrians and most of the holes are located in pedestrian crosswalks where colored concrete was used for enhanced delineation.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost								630,000			630,000
Total								**630,000**			**630,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA								630,000			630,000
Total								**630,000**			**630,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 17-STR-013

Project Name Reconstruction Streets: Whispering Pine Est Pl 3

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $1,194,749

Description

Reconstruct streets in Whispering Pines Estates Plat 3: Add Concrete curb and gutter and storm sewer. 157th Lane, 158th Avenue, 158th Lane, Eland Street, Ferret Street and Kangaroo Street

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay should be applied. This project will install concrete curb and gutter and storm sewer to improve drainage..

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			1,194,749								1,194,749
Total			**1,194,749**								**1,194,749**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund			108,614								108,614
Pavement Management Fund			1,086,135								1,086,135
Total			**1,194,749**								**1,194,749**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 18-STR-003

Project Name Reconstruction Streets: Sports Haven

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $386,781

Description

Reconstruct streets in Sports Haven: 165th Lane, 166th Avenue, Xenolith Street, Yolite Street

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay should be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									386,781		386,781
Total									**386,781**		**386,781**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund									35,162		35,162
Pavement Management Fund									351,619		351,619
Total									**386,781**		**386,781**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STR-001

Project Name Reconstruction Streets: Barthels Rum River Acres 2

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $1,748,076

Description

Reconstruction of Streets in Barthel's Rum River Acres 2nd: 161st Avenue, 161st Lane, 162nd Lane, 164th Avenue, Dysprosium Street, Germanium Street and Junkite Street.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		1,748,076									1,748,076
Total		**1,748,076**									**1,748,076**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund		158,916									158,916
Pavement Management Fund		1,589,160									1,589,160
Total		**1,748,076**									**1,748,076**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STR-004

Project Name Reconstruction Streets: 161st Avenue

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $548,939

Description

Reconstruction of MSA Street 161st Avenue: CR 83 to Variolite Street

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			548,939								548,939
Total			**548,939**								**548,939**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA			499,035								499,035
Storm Water Utility Fund			49,904								49,904
Total			**548,939**								**548,939**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STR-011

Project Name Reconstruction Streets: Carol-Rose Acres

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $600,744

Description

Reconstruction of Streets in Carol-Rose Acres: 163rd Lane, 164th Avenue, 164th Lane, and Yolite Street.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									600,744		600,744
Total									**600,744**		**600,744**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund									54,613		54,613
Pavement Management Fund									546,131		546,131
Total									**600,744**		**600,744**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STR-015

Project Name Reconstruction Streets: Ford Brook Est 3rd

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $460,845

Description

Reconstruction of streets in Ford Brook Estates 3rd: 180th Avenue and Barium Street

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					460,845						460,845
Total					**460,845**						**460,845**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund					41,895						41,895
Pavement Management Fund					418,950						418,950
Total					**460,845**						**460,845**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STR-016

Project Name Reconstruction Streets: Windsorwood

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $544,374

Description

Reconstruction of streets in Windsorwood: 178th Avenue, 178th Circle and Vicuna Street

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									544,374		544,374
Total									**544,374**		**544,374**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund									49,489		49,489
Pavement Management Fund									494,885		494,885
Total									**544,374**		**544,374**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STR-017

Project Name Reconstruction Streets: Countryside Estates

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $2,001,038

Description

Reconstruction of streets in Countryside Estates: 175th Lane, 176th Avenue, 176th Lane, Marmoset Street, Okapi Street, Rabbit Street, Unicorn Street, Vicuna Street, Wolverive Street and Xerus Street.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost								2,001,038			2,001,038
Total								**2,001,038**			**2,001,038**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund								181,913			181,913
Pavement Management Fund								1,819,125			1,819,125
Total								**2,001,038**			**2,001,038**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STR-018

Project Name Reconstruction Streets:MSA Waco St-Sunwood Dr/150

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $137,209

Description

Reconstruction of MSA Waco Street from Sunwood Drive to 150th Avenue. Reconstruct in conjunction with 21-STR-007.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	137,209										137,209
Total	**137,209**										**137,209**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA	124,735										124,735
Storm Water Utility Fund	12,474										12,474
Total	**137,209**										**137,209**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 20-STR-002

Project Name Reconstruction Streets: MSA Xkimo St-TH47 to 142nd

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $347,123

Description

Reconstruction of MSA Streets: Xkimo Street (142nd Avenue to TH 47) and Waco Street (Th 47 to Xkimo Court). 0.42 Total Miles

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrade

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			347,123								347,123
Total			**347,123**								**347,123**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA			315,566								315,566
Storm Water Utility Fund			31,557								31,557
Total			**347,123**								**347,123**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-005

Project Name 2022 MSA Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $69,438

Description

Overlaying of MSA Streets: Riverdale Drive between Armstrong Interchange & Llama Street.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	69,438										69,438
Total	**69,438**										**69,438**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA	63,125										63,125
Storm Water Utility Fund	6,313										6,313
Total	**69,438**										**69,438**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-006

Project Name 2022 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $623,827

Description

Overlaying of the streets within the following subdivisions: The Ponds of Ramsey, Sunfish Lake Business Park 2nd, Sunflower Ridge, Tiger Meadows.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	623,827										623,827
Total	**623,827**										**623,827**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund	56,712										56,712
Pavement Management Fund	567,115										567,115
Total	**623,827**										**623,827**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-007

Project Name MSA - Sunwood Drive Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $267,307

Description

Reconstruction of MSA street Sunwood Drive between TH47 and Waco Street. Reconstruct in conjunction with 19-STR-018.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	267,307										267,307
Total	**267,307**										**267,307**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA	243,006										243,006
Storm Water Utility Fund	24,301										24,301
Total	**267,307**										**267,307**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-008

Project Name 2023 MSA Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $171,105

Description

Overlaying of MSA Streets: Riverdale Drive between Ramsey Boulevard & Garnet Street.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		171,105									171,105
Total		**171,105**									**171,105**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA		155,550									155,550
Storm Water Utility Fund		15,555									15,555
Total		**171,105**									**171,105**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-009

Project Name 2023 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $421,872

Description

Overlaying of streets within the following subdivisions: Alpine Meadows; Highlands at River Park: Highlands at River Park 2nd; Highlands at River Park 3rd; Highlands at River Park 4th.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		421,872									421,872
Total		**421,872**									**421,872**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund		38,352									38,352
Pavement Management Fund		383,520									383,520
Total		**421,872**									**421,872**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-010

Project Name MSA 167th Avenue Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $1,492,260

Description

Recontruction of MSA street 167th Avenue between CSAH 5 and TH 47.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		1,492,260									1,492,260
Total		**1,492,260**									**1,492,260**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA		1,356,600									1,356,600
Storm Water Utility Fund		135,660									135,660
Total		**1,492,260**									**1,492,260**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-012

Project Name 2024 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $673,002

Description

Overlaying of streets within the following subdivisions: Gateway Industrial Park; Gateway Industrial Park 2nd; Section 27 Unplatted; Town Center Gardens; Town Center Gardens 2nd; Town Center Gardens 3rd.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			673,002								673,002
Total			**673,002**								**673,002**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund			61,182								61,182
Pavement Management Fund			611,820								611,820
Total			**673,002**								**673,002**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-013

Project Name 2025 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $1,098,355

Description

Overlayiing of streets within the following subdivisions: Alpine Acres; Alpine Acres 2nd; Beaudry's 2nd; Ramsey Town Center 2nd; Ramsey Town Center 4th; Ramsey Town Center 6th; Ramsey Town Center 7th; Ramsey Town Center IP 05-22; Rivenwick 3rd; Rivenwick Village; Rum River Hills; Village of Sunfish Lake.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost				1,098,355							1,098,355
Total				**1,098,355**							**1,098,355**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Public Improvement Revolving Fund				14,500							14,500
Storm Water Utility Fund				99,851							99,851
Pavement Management Fund				984,004							984,004
Total				**1,098,355**							**1,098,355**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-014

Project Name 2026 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $321,090

Description

Overlaying of streets within the following subdivisions: Alpine Woods; Evergreen Point Townhomes 1st; Evergreen Point Townhomes 2nd; Hall-Anderson Acres (TH 47 Service Road only); Section 16 Unplatted (2006 Construction only)

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					321,090						321,090
Total					**321,090**						**321,090**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund					29,190						29,190
Pavement Management Fund					291,900						291,900
Total					**321,090**						**321,090**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-015

Project Name Flintwood Hills 2nd & 3rd Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $527,258

Description

Reconstruction of streets within Flintwood Hils 2nd and Flintwood Hils 3rd subdivisions.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					527,258						527,258
Total					**527,258**						**527,258**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund					47,933						47,933
Pavement Management Fund					479,325						479,325
Total					**527,258**						**527,258**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-016

Project Name 2027 MSA Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $485,216

Description

Overlaying of MSA Streets: Rhinestone Street (Veterans Drive/Sunwood Drive); Sunwood Drive (CR 83/Zeolite Street); Sunwood Drive (Rhinestone Street/CR 56); Veterans Drive (Zeolite Street/ Rhinestone Street); Zeolite Street (Sunwood Drive/Veterans Drive).

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost						485,216					485,216
Total						**485,216**					**485,216**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA						441,105					441,105
Storm Water Utility Fund						44,111					44,111
Total						**485,216**					**485,216**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-017

Project Name 2027 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $783,875

Description

Overlaying of streets withinin the following subdivisions: Brookfield; Ebony; Estates of Silver Oaks; Riversben (non-2018 Recon); Riversbend 2nd; Riversbend Plaza.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost						783,875					783,875
Total						**783,875**					**783,875**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund						71,261					71,261
Pavement Management Fund						712,614					712,614
Total						**783,875**					**783,875**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-018

Project Name MSA 156th Avenue & Juniper Ridge Dr Street Reconst

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $335,500

Description

Reconstruction of MSA street Juniper Ridge Drive between 150th Avenue and Roanoke Street.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost						335,500					335,500
Total						**335,500**					**335,500**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA						305,000					305,000
Storm Water Utility Fund						30,500					30,500
Total						**335,500**					**335,500**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-019

Project Name 2028 MSA Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $912,450

Description

Overlaying of MSA Streets: 173rd/175th Avenue (Armstrong Blv/CSAH 5) includes soil correction area; McKinley Street (Ebony St/ W EOP).

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost							912,450				912,450
Total							**912,450**				**912,450**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA							829,500				829,500
Storm Water Utility Fund							82,950				82,950
Total							**912,450**				**912,450**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-020

Project Name 2028 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $214,830

Description

Overlaying of streets within the following subdivisions: Amber Ridge 2nd; Meadow; Sunfish Lake Business Park 3rd

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost							214,830				214,830
Total							**214,830**				**214,830**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund							19,530				19,530
Pavement Management Fund							195,300				195,300
Total							**214,830**				**214,830**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-021

Project Name MSA 142nd Avenue Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $57,808

Description

Reconstruction of MSA Street 142nd Avenue between TH 47 and Xkimo Street.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost							57,808				57,808
Total							**57,808**				**57,808**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA							52,553				52,553
Storm Water Utility Fund							5,255				5,255
Total							**57,808**				**57,808**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-022

Project Name 2029 MSA Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $514,553

Description

Overlaying of MSA streets: 166th/167th Avenue (Quartz Street/CSAH 5); Alpine Drive (TH 10/Puma Street)

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost								514,553			514,553
Total								**514,553**			**514,553**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA								467,775			467,775
Storm Water Utility Fund								46,778			46,778
Total								**514,553**			**514,553**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-023

Project Name 2029 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $277,662

Description

Overlaying of streets in the following subdivisons: Brookfield 2nd; Brookfield 2nd/3rd; Brookfield 3rd; Gerberts Addition

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost								277,662			277,662
Total								**277,662**			**277,662**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund								25,242			25,242
Pavement Management Fund								252,420			252,420
Total								**277,662**			**277,662**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-024

Project Name 2030 MSA Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $48,510

Description

Overlaying of the following MSA streets: 161st Avenue (Variolite St/Rhinestone St)

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									48,510		48,510
Total									**48,510**		**48,510**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA									44,100		44,100
Storm Water Utility Fund									4,410		4,410
Total									**48,510**		**48,510**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-025

Project Name 2030 Neighborhood Overlays

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $337,260

Description

Overlaying of streets within the following subdivisions: Section 01 Unplatted (Ute Street only); Section 23 Unplatted (Old Hwy 5 only); Section 24 unplatted (2010 construction only); Sweetbay Ridge

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									337,260		337,260
Total									**337,260**		**337,260**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund									30,660		30,660
Pavement Management Fund									306,600		306,600
Total									**337,260**		**337,260**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-026

Project Name MSA Alpine Drive Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $759,413

Description

Reconstruction of MSA street Alpine Drive between TH 47 and Roanoke Street.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									759,413		759,413
Total									**759,413**		**759,413**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA									690,375		690,375
Storm Water Utility Fund									69,038		69,038
Total									**759,413**		**759,413**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 21-STR-027

Project Name MSA Sunwood Drive Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $274,313

Description

Reconstruction of MSA street Sunwood Drive between CSAH 5 and Erkium Street.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost									274,313		274,313
Total									**274,313**		**274,313**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA									249,375		249,375
Storm Water Utility Fund									24,938		24,938
Total									**274,313**		**274,313**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-001

Project Name Annual MSA Pavement Marking Improvements

Department Street Improvements
Contact
Type Improvement
Useful Life 7 Years
Category Street Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $178,000

Description

This project includes pavement marking on MSA streets at a 7-year cycle. Pavement marking for streets proposed to be Reconstructed or Overlayed are to be part of the Pavement Management Plan and are not included in the pavement marking improvement

Justification

Previously, pavement marking occurred as part of the seal coat program, at a 7-year cycle. Since the seal coat program has been suspended indefinitely, this project places pavement marking in the 7-year cycle, in-between the other triggers for pavement markings, overlay and reconstruction projects. Visable pavement marking is a critical component of driver and pedestrian safety.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	35,000	31,000	28,000	5,000	6,000	14,000	5,000	4,000	26,000	24,000	178,000
Total	**35,000**	**31,000**	**28,000**	**5,000**	**6,000**	**14,000**	**5,000**	**4,000**	**26,000**	**24,000**	**178,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA	35,000	31,000	28,000	5,000	6,000	14,000	5,000	4,000	26,000	24,000	178,000
Total	**35,000**	**31,000**	**28,000**	**5,000**	**6,000**	**14,000**	**5,000**	**4,000**	**26,000**	**24,000**	**178,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-002

Project Name Sorteberg's Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $184,756

Description

Reconstruction of streets within Sorteberg's subdivision.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost				184,756							184,756
Total				**184,756**							**184,756**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund				16,796							16,796
Pavement Management Fund				167,960							167,960
Total				**184,756**							**184,756**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-003

Project Name 2031 MSA Pavement Overlay Improvements

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $632,852

Description

Overlaying of MSA Streets:

Bunker Lake Boulevard (Jackal Street/Armstrong Boulevard)
Dysprosium Street (CR 116/Nowthen Boulevard)
Alpine Drive (Ramsey Boulevard/Sunfish Lake Boulevard)

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost										632,852	632,852
Total										**632,852**	**632,852**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA										575,320	575,320
Storm Water Utility Fund										57,532	57,532
Total										**632,852**	**632,852**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-004

Project Name Section 01 Unplatted Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $288,028

Description

Reconstruction of streets within section 01 unplatted subdivision, streets north of CR 27 only.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					288,028						288,028
Total					**288,028**						**288,028**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund					26,184						26,184
Pavement Management Fund					261,844						261,844
Total					**288,028**						**288,028**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-005

Project Name 2031 Neighborhood Pavement Overlay Impr

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $647,667

Description

Overlaying of neighborhood streets:

Ramsey Town Center; Ramsey Town Center 11th; Shawn Acres; Oak Run, ection 15 unplatted (2011 OL streets only); Stanhope River Hills

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost										647,667	647,667
Total										**647,667**	**647,667**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund										58,879	58,879
Pavement Management Fund										588,788	588,788
Total										**647,667**	**647,667**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-006

Project Name MSA - Alpine Drive Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $397,031

Description

Reconstruction of MSA street Alpine Drive between Variolite Street and Ramsey Boulevard

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost										397,031	397,031
Total										**397,031**	**397,031**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
MSA										360,937	360,937
Storm Water Utility Fund										36,094	36,094
Total										**397,031**	**397,031**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-007

Project Name Klemish & Klemish & Flores Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $538,374

Description

Reconstruction of the streets within Klemish & Klemish and Flores subdivision.

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost										538,374	538,374
Total										**538,374**	**538,374**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund										48,943	48,943
Pavement Management Fund										489,431	489,431
Total										**538,374**	**538,374**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-008

Project Name Magnesium Street Reconstruction

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $131,670

Description

Reconstruction of Magnesium Street within the Winemere Woods subdivision

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost										131,670	131,670
Total										**131,670**	**131,670**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund										11,970	11,970
Pavement Management Fund										119,700	119,700
Total										**131,670**	**131,670**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 22-STR-009

Project Name The North Forty Street Reconstructions

Department Street Improvements
Contact
Type Improvement
Useful Life 60 Years
Category Street Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $614,460

Description

Reconstruction of streets within the North Forty subdivision

Justification

In accordandance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost										614,460	614,460
Total										**614,460**	**614,460**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Storm Water Utility Fund										55,860	55,860
Pavement Management Fund										558,600	558,600
Total										**614,460**	**614,460**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STLT-001

Project Name Bunker Lake Blvd & Puma Street Lights

Department Street Light Utility
Contact
Type Improvement
Useful Life 20
Category Street Light Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $100,000

Description

Construct minimal street lighting improvements along reconstructed segments of Bunker Lake Boulevard and Puma Street, west of Armstrong Boulevard.

Justification

The new sections of Bunker Lake Boulevard and Puma Street serve Riverstone and Northfork Meadows development residents and the West Business Park businesses. Street lighting improvements will increase safety for the traveling public.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		100,000									100,000
Total		**100,000**									**100,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Street Light Utility Fund		100,000									100,000
Total		**100,000**									**100,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 19-STLT-002

Project Name Riverdale Drive Street Lights

Department Street Light Utility
Contact
Type Improvement
Useful Life 20
Category Street Light Utility Improvement
Priority 4-New Addition (Med)
Status Active

Total Cost $85,000

Description

Construct minimal street lighting improvements along the unlit sections of Riverdale Drive between Ramsey Boulevard & Llama Street.

Justification

Riverdale Drive between Ramsey Boulevard and Llama Street serves as a frontage road to Highway 10. Street lighting improvements will increase safety for the traveling public.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					85,000						85,000
Total					**85,000**						**85,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Street Light Utility Fund					85,000						85,000
Total					**85,000**						**85,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 04-WTR-017

Project Name Water Treatment Facility

Department Water Utility
Contact
Type Buildings
Useful Life 50 Years
Category Water Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $32,000,000

Description

This project anticipates the construction of a 10 MGD ground water treatment plant.

Justification

Int the 2012 Bolton & Menk Comprehensive Water System Study a surface water treatment facility was identified as a means of centrally treating the municipal water supply. This was intended to treat raw water from the Mississippi River. After discussions with regulatory agencies, it was determined that there was the potential to provide more water to the system through the addtion of wells. In the 2017 report the surface water treatment facility was replaced with a groundwater treatment facility to provide water quality. The construction schedule of the facility is being driven by the need to remove Manganese to concentrations below 100 parts per billion (PPB). The water treatment facility is being depicted as being constructed in 2021 and 2022. The Centralized Water Treatment Facility Study was completed in 2020. The results of this study provided a firm cost estimate.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Building Cost/Construction	32,000,000										32,000,000
Total	**32,000,000**										**32,000,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Grants/Outside Sources	2,800,000										2,800,000
Sewer Utility Fund	9,000,000										9,000,000
Water Utility Fund	20,200,000										20,200,000
Total	**32,000,000**										**32,000,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 11-WTR-003

Project Name Fire Station #1 Extension of Water

Department Water Utility
Contact
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $55,000

Description

Extend municipal water from parking lot into Fire Station #1 building.

Related Project 12-SEW-002 $60,000
Total Project Cost $115,000

Justification

Treated water is currently at the west end of parking lot on the property. This extension would allow for the installation of a sprinkler system within the building while also improving water quality inside of the building. The current well would be used for irrigation on the site.

Trunk charges are waived for public buildings.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	55,000										55,000
Total	**55,000**										**55,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Utility Fund	55,000										55,000
Total	**55,000**										**55,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 14-WTR-001

Project Name Refurbish Water Tower #2

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 15
Category Water Utility Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $1,020,000

Description

Interior and exterior coatings at water tower #2.

Justification

Ongoing maintenance of interior and exterior coatings on 1.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		20,000	1,000,000								1,020,000
Total		**20,000**	**1,000,000**								**1,020,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Utility Fund		20,000	1,000,000								1,020,000
Total		**20,000**	**1,000,000**								**1,020,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 14-WTR-002

Project Name Refurbish Water Tower #1

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 15
Category Water Utility Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $770,000

Description

Interior and exterior coatings at water tower #1.

Justification

Ongoing maintenance of interior and exterior coatings on 0.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			20,000	750,000							770,000
Total			**20,000**	**750,000**							**770,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Utility Fund			20,000	750,000							770,000
Total			**20,000**	**750,000**							**770,000**

Capital Improvement Program

2022 *thru* 2031

City of Ramsey, Minnesota

Project # 16-WTR-002

Project Name Construct Well #9 and Pumphouse #5

Department Water Utility
Contact
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost **$1,650,000**

Description

Construct new municipal groundwater supply well with supporting pumphouse.

A study will be conducted in 2022 to determine a desirable site - $50,000 est.

Justification

This project will provide a ninth municipal groundwater well with pumphouse. As the City of Ramsey continues to grow, two additional wells will be needed by 2040.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost	50,000			1,600,000							1,650,000
Total	**50,000**			**1,600,000**							**1,650,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Utility Fund	50,000			1,600,000							1,650,000
Total	**50,000**			**1,600,000**							**1,650,000**

CASH FLOW PROJECTIONS

Business Revolving Loan Fund

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
IND BALANCE, Beginning of Year	250,036	355,077	356,852	358,637	360,430	364,034	367,674	371,351	375,065	378,815	382,604	386,430
:VENUES:												
StoneBrook- Prn	94,640											
StoneBrook- Int	236											
Interest Earnings	10,165	1,775	1,784	1,793	3,604	3,640	3,677	3,714	3,751	3,788	3,826	3,864
Total Revenues	105,041	1,775	1,784	1,793	3,604	3,640	3,677	3,714	3,751	3,788	3,826	3,864
:PENDITURES:												
Total Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Increase (Decrease) in Cash	105,041	1,775	1,784	1,793	3,604	3,640	3,677	3,714	3,751	3,788	3,826	3,864
IND BALANCE, End of Year	**355,077**	**356,852**	**358,637**	**360,430**	**364,034**	**367,674**	**371,351**	**375,065**	**378,815**	**382,604**	**386,430**	**390,294**

CAPITAL MAINTENANCE FUND - 9810

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
FUND BALANCE, Beginning of Year	961,951	1,330,217	1,243,840	1,070,059	975,410	760,164	707,766	654,843	601,392	547,406	492,880	437,808
REVENUES:												
Excess Revenue Transfer (Year End)	412,864	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings	27,851	6,651	6,219	5,350	9,754	7,602	7,078	6,548	6,014	5,474	4,929	4,378
Total Revenues	440,716	6,651	6,219	5,350	9,754	7,602	7,078	6,548	6,014	5,474	4,929	4,378
EXPENDITURES:												
Repair/Replace City Hall Exterior Lighting			40,000									
Central Park Main Parking Lot Reconstruction					150,000							
City Hall Landscaping			15,000									
Reseal Police Department Floor		5,000										
Resurface Fire #1 Apparatus Bay Floor			20,000									
Fire #1 Apparatus Bay Paint			15,000									
Repair/Replace Flat Roof Areas at City Hall			15,000									
Replace City Hall Carpeting			15,000									
Replace bad caulking City Hall				15,000								
Replace Bad Counter tops city hall					15,000							
Sprinker Fire Station #1				25,000								
Park Trail Patching	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Park Maint	12,450	28,028										
Total Expenditures	72,450	93,028	180,000	100,000	225,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Increase (Decrease) in Cash	368,266	(86,377)	(173,781)	(94,650)	(215,246)	(52,398)	(52,922)	(53,452)	(53,986)	(54,526)	(55,071)	(55,622)
CASH/FUND BALANCE, End of Year	**1,330,217**	**1,243,840**	**1,070,059**	**975,410**	**760,164**	**707,766**	**654,843**	**601,392**	**547,406**	**492,880**	**437,808**	**382,186**

EQUIPMENT REVOLVING FUND #9234

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
FUND BALANCE, Beginning of Year	757,307	752,437	530,357	50,008	20,258	20,461	20,666	20,872	21,081	21,292	21,505	21,720
REVENUES:												
Transfers from General Fund:												
Excess Revenue	412,864	-	-	-	-	-	-	-	-	-	-	-
QCTV Funds	47,000	20,000										
Interest Earnings	23,313	3,762	2,652	250	203	205	207	209	211	213	215	217
Total Revenues	483,177	23,762	2,652	250	203	205	207	209	211	213	215	217
EXPENDITURES:												
Capital Outlay:												
General Government	436,294	**143,200**	483,000	30,000					-			
Fire Generator		23,025										
Fire Truck from 2020		54,374										
Server costs remaining from 201	20,353											
Improvements with qctv funds	31,401	25,243										
Total Expenditures	488,047	245,842	483,000	30,000	-	-	-	-	-	-	-	-
Increase (Decrease) in Cash	(4,870)	(222,080)	(480,348)	(29,750)	203	205	207	209	211	213	215	217
Reserved for QCTV Funding Purcha	**54,142**	**48,899**	48,899									
FUND BALANCE, End of Year	752,437	530,357	50,008	20,258	20,461	20,666	20,872	21,081	21,292	21,505	21,720	21,937

FACILITY FUND #9412

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
FUND BALANCE, Beginning of Year	1,654,885	838,246	750,438	714,190	717,761	724,938	732,188	739,510	746,905	754,374	761,918	769,537
REVENUES:												
Excess Revenue Transfer (Year End	137,621	-	-	-	-	-	-	-	-	-	-	-
Municipal Center Land Sale												
Interest Earnings	45,740	4,191	3,752	3,571	7,178	7,249	7,322	7,395	7,469	7,544	7,619	7,695
Total Revenues	183,362	4,191	3,752	3,571	7,178	7,249	7,322	7,395	7,469	7,544	7,619	7,695
EXPENDITURES:												
PW Campus	1,000,000											
Fire Station #1 Storage Building			20,000									
Fire Station Carpeting & Panels			20,000									
Fire Station #1 Parking Lot-on 7-20-21 PW		92,000										
City Signs-Cor & ramsey Blvd												
Old Town Hall Reroof												
Total Expenditures	1,000,000	92,000	40,000	-	-	-	-	-	-	-	-	-
Increase (Decrease) in Cash	(816,638)	(87,809)	(36,248)	3,571	7,178	7,249	7,322	7,395	7,469	7,544	7,619	7,695
CASH BALANCE, End of Year	**838,246**	**750,438**	**714,190**	**717,761**	**724,938**	**732,188**	**739,510**	**746,905**	**754,374**	**761,918**	**769,537**	**777,232**
PW Loan Balance	334,523	296,713	258,148	218,811	178,687	137,761	96,016	53,436				
FUND BALANCE, End of Year	**503,723**	**453,725**	**456,042**	**498,950**	**546,251**	**594,427**	**643,494**	**693,469**	**754,374**	**761,918**	**769,537**	**777,232**

FLEET VEHICLE FUND - 0297

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
FUND BALANCE, Beginning of Year	81,769	84,141	127,674	109,874	85,874	85,874	25,874	25,874	25,874	25,874	25,874	25,874
REVENUES:												
Sale of Vehicles-Auction	2,372	43,533										
Total Revenues	2,372	43,533	-	-	-	-	-	-	-	-	-	-
EXPENDITURES:												
Replace 2005 Ford Taurus #403												
Replace 2006 Ford Taurus #404												
Replace 2006 Ford Taurus #405												
Replace 2006 Impala #407				24,000								
Replace 2008 Ford Expedition #564						60,000						
Ford Explorer Hybrid ($38K total cost)			17,800									
Total Expenditures	-	-	17,800	24,000	-	60,000	-	-	-	-	-	-
Increase (Decrease) in Cash	2,372	43,533	(17,800)	(24,000)	-	(60,000)	-	-	-	-	-	-
CASH/FUND BALANCE, End of Year	**84,141**	**127,674**	**109,874**	**85,874**	**85,874**	**25,874**	**25,874**	**25,874**	**25,874**	**25,874**	**25,874**	**25,874**

Landfill Trust Fund #9803

Cash Balance	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
Beginning Balance	2,200,312	1,063,780	63,226	226	226	226	226	226	226	226	226	226
Interest Earnings	63,468	7,446	-	-	-	-	-	-	-	-	-	-
Total Revenues	63,468	7,446	-	-	-	-	-	-	-	-	-	-
Public Works Campus	(1,200,000)											
Capital Equipment		(1,000,000)	(63,000)									
Dog Park Shelter-Alpine Park		(8,000)										
Total Expenditures	(1,200,000)	(1,008,000)	(63,000)	-	-	-	-	-	-	-	-	-
Increase (decrease) in cash	(1,136,532)	(1,000,554)	(63,000)	-	-	-	-	-	-	-	-	-
FUND BALANCE, End of Year	**1,063,780**	**63,226**	**226**	**226**	**226**	**226**	**226**	**226**	**226**	**226**	**226**	**226**

LANDFILL TRUST FUND:

Landfill Sale in 1984 was for $1,580,770

LAWFUL GAMBLING FUND #270

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
FUND BALANCE, Beginning of Y	332,098	322,320	419,781	376,880	453,765	533,302	613,635	694,772	626,719	707,986	790,066	872,967
REVENUES:												
Required Contributions:												
Anoka Area Ice Arena Ass	16,056	26,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
ARAA	6,127	14,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Climb Theatre	11,394	-	-	-	-	-	-	-	-	-	-	-
Ramsey Lions Club	34,971	90,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Interest Earnings	9,388	1,612	2,099	1,884	4,538	5,333	6,136	6,948	6,267	7,080	7,901	8,730
Total Revenues	77,937	131,612	92,099	211,884	214,538	215,333	216,136	216,948	216,267	217,080	217,901	218,730
EXPENDITURES:												
Park Improvement Program												
Ford Brook Playground Eq	52,565											
Field Lighting Central Park								150,000				
Playground Replacement Program			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Draw Park Concerts in the F	15,150	14,150	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Alexandra House	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Youth First	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total Expenditures	87,715	34,150	135,000	135,000	135,000	135,000	135,000	285,000	135,000	135,000	135,000	135,000
Increase (Decrease) in Cash	(9,778)	97,462	(42,901)	76,884	79,538	80,333	81,136	(68,052)	81,267	82,080	82,901	83,730
FUND BALANCE, End of Year	**322,320**	**419,781**	**376,880**	**453,765**	**533,302**	**613,635**	**694,772**	**626,719**	**707,986**	**790,066**	**872,967**	**956,697**

MSA Fund

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
Beginning Balance	3,646,836	3,358,900	3,163,198	3,895,914	3,551,922	2,496,628	2,680,205	3,871,636	3,871,636	4,267,430	3,371,028	4,035,099
Revenues												
Current Year Allocation (Held at State)	1,513,183	1,375,886	1,382,765	1,389,679	1,396,628	1,403,611	1,410,629	1,417,682	1,424,770	1,431,894	1,439,054	1,446,249
TIF Transfer for Variolite St	200,000											
Riverdale Reim from metro municipal agreement												
Interest Earnings	74,780	16,795	15,816	19,480	35,519	24,966	26,802	38,716	42,674	33,710	40,351	32,003
Total Revenue	5,434,800	4,751,581	4,561,780	5,305,072	4,984,069	3,925,205	4,117,636	5,328,035	5,339,081	5,733,034	4,850,433	5,513,351
Expenditures												
MSA Maintenance (Received from State Held Allocation)	(150,000)	(180,000)	(200,000)	(210,000)	(210,000)	(240,000)	(240,000)	(270,000)	(270,000)	(300,000)	(300,000)	(300,000)
CIP Projects												
Armstrong/Bunker Bonding -Paid off early												
Mill & Overlay: Alpine Drive: Puma St to Armstrong					**(200,000)**							
MSA Overlays: 2028 See listing in CIP									**(811,000)**			
MSA Overlays: 2021 See listing in CIP		(190,228)										
MSA Overlays: 2022 See listing in CIP			(63,125)									
MSA Overlays: 2023 See listing in CIP				(155,550)								
167th Avenue Street Recon				(1,356,600)								
Waco to Sunwood Dr Rec			(124,735)									
MSA overlays: 2024 See Listing in CIP					**(234,840)**							
MSA overlays: 2027 See Listing in CIP								**(441,105)**				
MSA overlays: 2028 See Listing in CIP									**(829,500)**			
MSA overlays: 2029 See Listing in CIP										**(467,775)**		
MSA overlays: 2030 See Listing in CIP											**(44,100)**	
MSA overlays: 2031 See Listing in CIP											**(44,100)**	**(575,320)**
Alpine Drive (TH 47 & Roanoke) Street Recon											**(690,375)**	
Alpine Drive (Variolite & Ramsey Blvd) Street Recon												**(360,937)**
161st Avenue Recon					**(499,035)**							
Sunwood Drive Street Recon			(243,006)								**(249,375)**	
Juniper Ridge between 156th & Roanoke Street Recon								**(335,500)**				
142nd Ave Street Recon									**(52,553)**			
Hwy 10 & BNSF RR Grade Separation at Ramsey Blvd					(500,000)	(500,000)						
Hwy 10 & BNSF RR Grade Separation at Sunfish Lake					(500,000)	(500,000)						
Recon Xkimo TH47 to 142nd					**(315,566)**							
Riverdale Drive Ext Traprock-Armstrong												
Reconstruction of Riverdale Drive	(14,015)	(764,530)										
Reconstruction of Variolite Street (use TIF 8 for $200,000 if	(1,911,885)	(453,624)										
Concrete Repairs										**(630,000)**		
Annual MSA Pavement Marking Improvements			(35,000)	(31,000)	**(28,000)**	**(5,000)**	**(6,000)**	**(14,000)**	**(5,000)**	**(4,000)**	**(26,000)**	**(24,000)**
Sunfish Blvd bond payments (Ends 2019)												
Total Expenditures	**(2,075,900)**	**(1,588,382)**	**(665,866)**	**(1,753,150)**	**(2,487,441)**	**(1,245,000)**	**(246,000)**	**(1,060,605)**	**(1,968,053)**	**(1,697,935)**	**(1,650,110)**	**(1,556,417)**
FUND BALANCE, End of Year	**3,358,900**	**3,163,198**	**3,895,914**	**3,551,922**	**2,496,628**	**2,680,205**	**3,871,636**	**4,267,430**	**3,371,028**	**4,035,099**	**3,200,323**	**3,956,934**

Park Improvement Fund	Act	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Parks Supplemental CIP 2022-2031 Future
Beginning Balance		4,682,220	5,124,797	5,937,367	4,457,054	4,439,339	4,223,732	3,880,970	3,723,779	3,631,017	3,807,327	3,985,401	4,165,255	
Projected Revenue														
Park/Trail Dedications (Averaged Ehlers Study for 2017-2(		369,200	696,544	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	
Donations		-	-	-	-	-	-	-	-	-	-	-	-	
MRT reim0-Anoka			126,820											
Interest Earnings		106,160	25,624	29,687	22,285	44,393	42,237	38,810	37,238	36,310	38,073	39,854	41,653	
TOTAL REVENUE		475,360	848,988	174,687	167,285	189,393	187,237	183,810	182,238	181,310	183,073	184,854	186,653	
CIP Projects														
Alpaca Estates Outlet								(35,000)						
Amphitheater Lighting				(40,000)										
Aeration for Sunfish Lake & The Draw				(40,000)										
Alpine Park Dugout/Shed														
Alpine Park Winter Facilities (Future)														$ (2,500,000)
Central Park Parking Lot (authorized 10-11-16)														
Central Park Land - Additional									(250,000)					
Central Park Parking Lot						(150,000)								
Disc Golf Course						(50,000)								
Central Park Dugouts														
Draw Park				(1,200,000)										
Grading & Drainage Plan COR Parks Bolton & Menk														
Elmcrest Creek Trail (Future)2027														$ (800,000)
Elmcrest Park Entrance				(80,000)										
Emerald Pond Pergola														
Elm Crest Cameras														
Irrigation Titterrud Park								(76,000)						
Lake Itasca Park Parking, Trail & Canoe System														$ (250,000)
Lake Ramsey Park (Future)														$ (6,300,000)
Landscape Improvements for Parks			(19,479)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	
Mississippi River Park Development (Future)														$ (750,000)
Mississippi Skyway														$ (5,600,000)
Municipal Plaza (Future)														$ (3,700,000)
Northfork Trail Connection				(150,000)										
Observation Boardwalk - Lake Itasca				(60,000)										
Observation Deck-Mississippi					(100,000)									
Off Leash Area								(25,000)						
Pickleball Court			(16,939)											
Ramsey Plaza Dirt level		(32,783)												
Rabbit Park Phase II							(125,000)							
River's Bend South Shelter Replacement				(50,000)										
Riversbluff Outlaws A Acquisition									(20,000)					
Sixth Community Park (Future)2027														$ (3,000,000)
Sunfish Lake Phase 2 Parking Lot														
Mississippi River Trail-City Portion - PHASE II														
Mississippi River Trail -Federal] _WEST SECTION(PHASE III)														
Mississippi River Trail - Non Grant Funded (PHASE III)														
Trail Projects				(30,000)	(80,000)	(200,000)	(400,000)	(200,000)						
Trott Brook Trail Corridor (Future)														$ (4,015,000)
Lake Itasca Park Phase I & II (Future)														$ (1,200,000)
Lake Itasca/COR Greenway (Future)														$ (1,900,000)
Total CIP Projects (EXPENDITURES)		(32,783)	(36,418)	(1,655,000)	(185,000)	(405,000)	(530,000)	(341,000)	(275,000)	(5,000)	(5,000)	(5,000)	(5,000)	(30,015,000)
FUND BALANCE, End of Year		5,124,797	5,937,367	4,457,054	4,439,339	4,223,732	3,880,970	3,723,779	3,631,017	3,807,327	3,985,401	4,165,255	4,346,907	

Possible Future Projects-Currently Unfunded or not high priority

Pavement Management Fund-9435												
	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
Beginning Balance	814,564	1,504,580	1,582,180	1,159,239	886,606	979,447	907,347	1,019,714	1,043,199	899,737	1,178,190	1,614,009
Special Assessments	15,239	5,406	-	-	-	-	-	-	-	-	-	-
Franchise Fees - Est	423,045	2,071,456	-	-	-	-	-	-	-	-	-	-
Property Tax Levy			1,606,298	1,753,541	1,841,220	1,933,279	2,029,945	2,131,441	2,238,014	2,349,913	2,467,410	2,590,781
Misc Rev.												
Bid Plans												
Transfers In:												
TIF												
From General Fund	260,752	300,000										
Sealcoating Fund Closed												
Interest Earnings	25,158	7,523	7,911	5,796	8,866	9,794	9,073	10,197	10,432	8,997	11,782	16,140
Total Revenues	724,194	2,384,384	1,614,209	1,759,337	1,850,086	1,943,073	2,039,018	2,141,638	2,248,446	2,358,910	2,479,192	2,606,921
Road Improvements:												
2019 Projects	(24,164)											
2020 Projects (Proj Canceled)	(10,014)											
Pavement Management Projects		(2,295,029)	(1,961,420)	(1,972,680)	(1,697,955)	(1,955,884)	(1,876,482)	(2,079,189)	(2,359,875)	(2,071,545)	(2,043,373)	(1,756,519)
Special Assessment Rebate		(8,027)	(59,290)	(59,290)	(59,290)	(59,290)	(50,169)	(38,964)	(32,033)	(8,913)		
Double Meter Rebate		(821)	(16,440)									
GPR Pavement Eval		(2,908)										
Total Expenditures	(34,178)	(2,306,784)	(2,037,150)	(2,031,970)	(1,757,245)	(2,015,174)	(1,926,651)	(2,118,153)	(2,391,908)	(2,080,458)	(2,043,373)	(1,756,519)
Increase (decrease) in Cash	690,016	77,600	(422,941)	(272,633)	92,841	(72,101)	112,367	23,485	(143,462)	278,452	435,819	850,402
FUND BALANCE, End of Year	1,504,580	1,582,180	1,159,239	886,606	979,447	907,347	1,019,714	1,043,199	899,737	1,178,190	1,614,009	2,464,411

PUBLIC IMPROVEMENT REVOLVING [PIR] FUND #9400

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
FUND BALANCE - Beginning of Year	4,122,870	4,758,504	4,882,507	4,576,896	4,418,781	3,281,968	2,094,288	1,703,231	1,489,263	1,273,156	1,054,888	834,436
REVENUES:												
Special Assessments (P&I) & Payoffs	79,452	578,945										
Close fund 9496	310,510											
General Fund -30% transfer (exces	412,864	-	-	-	-	-	-	-	-	-	-	-
TIF 8 Reimbursement interfund Loa	114,901	100,006										
Interest Earnings	138,395	23,793	24,413	22,884	44,188	32,820	20,943	17,032	14,893	12,732	10,549	8,344
Total Revenues	1,056,122	702,744	24,413	22,884	44,188	32,820	20,943	17,032	14,893	12,732	10,549	8,344
EXPENDITURES:												
COR Pavement Striping												
Tinklenburg Hwy 10 Funding	45,600	42,000										
Hwy 47 Transportation Study			30,000									
Business Park 95 Cul-De-Sac		139,354										
CSAH 116 & TH 47 Intersection Improvements			39,023									
County 5 Transportation Study			50,000									
County 83 Transportation Study			35,000									
Road Funding Study - WSB up to $40,000												
Hwy 10 road impr												
Hwy 10 & BNSF RR Grade Sep at Ramsey Lake Blvd					500,000	500,000						
Hwy 10 & BNSF RR Grade Sep at Sunfish Lake Blvd					500,000	500,000						
County Road 116 Bunker to Armstrong												
Hwy 10 Planning Study with Bolton &	1,488											
McKinley Street Pavement Ext (From CC Case)		94,172										
2025 Neighborhood Overlays						14,500						
Sidewalk Sections - By Gigi's Salon		12,090										
Sunwood Drive Roundabout Landscaping			20,000									
Sunwood Drive Concrete Repairs		50,000										
Sunwood Drive Striping Improvements												
Tree Preservation-Riverdale (Capstone/Pearson project)-10-		110,125										
Zeolite Trail/Sidewalk							206,000					
50% of annual road debt levy	241,263											
Anoka Cnty S.A. Expenses	7,137	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Transfers to Other Funds:												
General Fund Transfer To	125,000	125,000	150,000	175,000	175,000	200,000	200,000	225,000	225,000	225,000	225,000	225,000
Total Expenditures	420,488	578,741	330,023	181,000	1,181,000	1,220,500	412,000	231,000	231,000	231,000	231,000	231,000
INCREASE (DECREASE) IN CASH	635,634	124,003	(305,610)	(158,116)	(1,136,812)	(1,187,680)	(391,057)	(213,968)	(216,107)	(218,268)	(220,451)	(222,656)
FUND BALANCE - End of Year	**4,758,504**	**4,882,507**	**4,576,896**	**4,418,781**	**3,281,968**	**2,094,288**	**1,703,231**	**1,489,263**	**1,273,156**	**1,054,888**	**834,436**	**611,781**

Sewer Utility Fund - Working Capital

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
New Construction Units	160	160	100	50	50	50	50	25	25	25	25	25
Connection Charge	1,243	1,274	1,306	1,338	1,372	1,406	1,441	1,477	1,514	1,552	1,591	1,631
Beginning Balance	14,454,237	12,290,384	12,953,020	4,653,461	5,207,917	5,559,862	6,035,975	6,393,538	6,669,510	6,811,658	6,451,665	6,410,960
Utility Revenue												
From Utility Billings(sewer study)	1,723,238	1,737,431	1,754,805	1,772,353	1,790,077	1,807,978	1,826,057	1,844,318	1,862,761	1,881,389	1,900,203	1,919,205
Interest Earnings	439,183	61,452	64,765	23,267	52,079	55,599	60,360	63,935	66,695	68,117	64,517	64,110
SAC (1% of SAC Fee to Met Council)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Connection Charges-Trunk	153,658	144,144	130,565	66,914	68,587	70,302	72,059	36,930	37,854	38,800	39,770	40,764
(see Construction units & Connection Charge Above)												
Operating Expense	(1,211,324)	(1,271,890)	(1,191,195)	(1,274,578)	(1,363,799)	(1,459,265)	(1,561,413)	(1,670,712)	(1,787,662)	(1,912,798)	(2,046,694)	(2,189,963)
(Personal Services, Supplies, Other Services & Charges)												
CIP Projects-Sewer Utilities												
Utility Truck(s)	(42,025)				(32,500)				(39,000)			
Jetter/Vac Truck										(420,000)		
Mower		(10,000)										
Mobile Generator					(164,000)							
Backhoe (portion of cost)										(17,000)		
Riverdale Drive Sewer Impr												
Replace Pumps at Liftsation #2				(35,000)								
Replace Pumps at Liftsation #4												
Replace Pumps at Liftsation #6	(39,612)											
Variolite Sewer	(452,472)											
Zeolite Sewer							(41,000)					
Public Works Campus	(2,736,000)											
Water Treatment Plant			(9,000,000)									
Fire Station #1 Sanitary Sewer			(60,000)									
Remaining Working Capital Balance	**12,290,384**	**12,953,020**	**4,653,461**	**5,207,917**	**5,559,862**	**6,035,975**	**6,393,538**	**6,669,510**	**6,811,658**	**6,451,665**	**6,410,960**	**6,246,576**

Stormwater Management Fund #292

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
Beginning Balance	796,058	802,131	995,038	1,020,013	1,045,113	1,075,564	1,106,320	1,137,383	1,168,757	1,200,444	1,232,449	1,264,773
Developer's Contributions	51,622	163,542	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
COR Infiltration Contributions												
Ace												
Ramsey storage												
Rivers Bend Holdings		1,150										
Gigi's Salon		5,204										
Java (O'Reilly's)		6,000										
Garden View		13,000										
Interest Earnings	24,899	4,011	4,975	5,100	10,451	10,756	11,063	11,374	11,688	12,004	12,324	12,648
Total Revenues	76,521	192,907	24,975	25,100	30,451	30,756	31,063	31,374	31,688	32,004	32,324	32,648
CIP Projects-Park Projects												
COR Regional Infiltration Basin	(70,448)											
Total Expenditures	(70,448)	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in Cash	6,073	192,907	24,975	25,100	30,451	30,756	31,063	31,374	31,688	32,004	32,324	32,648
FUND BALANCE, End of Year	802,131	995,038	1,020,013	1,045,113	1,075,564	1,106,320	1,137,383	1,168,757	1,200,444	1,232,449	1,264,773	1,297,421

Storm Water Utility Fund #605	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
Working Capital												
Beginning Balance	2,294,130	2,535,093	2,606,607	2,588,110	2,689,982	2,576,211	2,557,948	2,575,925	2,276,110	2,241,196	2,232,165	2,126,375
Utility Revenue - From Utility Billings	1,280,324	1,204,000	1,204,000	1,216,040	1,228,200	1,240,482	1,252,887	1,265,416	1,278,070	1,290,851	1,303,759	1,316,797
Interest Earnings	81,931	12,675	13,033	12,941	26,900	25,762	25,579	25,759	22,761	22,412	22,322	21,264
Operating Expense (Personal Services, Supplies, Other Services & Charges)	(472,331)	(505,394)	(540,772)	(578,626)	(619,130)	(662,469)	(708,841)	(758,460)	(811,553)	(868,361)	(929,147)	(994,187)
CIP Projects-Stormwater Utility												
Street Sweeper					(225,000)	(225,000)						
2022 Bobcat Mini Excavator			(112,321)									
Composite Mats for Mini Excavator			(13,206)									
Water Truck (Share of)							(68,000)					
Annual Drainage Enhancement		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
COR Regional Infiltration Basin	(148,961)											
CSAH 116 & TH 47 Improvements		(23,480)										
Outlet Control Structure Improvement			(100,000)									
Central Park Parking Lot Recon-Run Off					(50,000)							
River Storm Water Discharge Treatment		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Storm Sewer 161st Avenue					(49,904)							
Storm Sewer Autumn Heights			(89,436)									
Storm Sewer Alicia est												
Storm Sewer Alpine Drive												(36,094)
Storm Sewer Barthels Rum River Acres								(74,813)				
Storm Sewer Barthels Rum River Acres 2nd				(158,916)								
Storm Sewer Carol Rose Est											(54,613)	
Storm Sewer Business Park 95		(235,145)										
Storm Sewer Countryside Est (From cc case)										(181,913)		
Storm Sewer Xkimo St					(31,557)							
Storm Sewer Fox Ridge Et 1st & 2nd									(216,458)			
Storm Sewer Ford Brook Est 3rd							(41,895)					
Storm Sewer Halls Dover							(42,446)					
Storm Sewer Alpine Drive											(69,038)	
Storm Sewer Sorteberg 6								(61,845)				
Storm Sewer Klemish & Klemish												(48,943)
Storm Sewer Magnesium												(11,970)
Storm Sewer Nature View											(34,414)	
Storm Sewer North Forty												(55,860)
Storm Sewer Section 07 (Tiger ST)		(32,680)										
Storm Sewer Sunwood Dr Street Recon			(24,301)								(24,938)	
Storm Sewer Riverdale Drive		(76,000)										
Storm Sewer 167th Ave				(135,660)								
Storm Sewer-Flintwood Hills							(47,933)					
Storm Sewer-Juniper between 156 & Roanoke								(30,500)				
Storm Sewer 142nd Avenue									(5,255)			
Storm Sewer 2027 MSA Overlay Projects								(44,111)				
Storm Sewer 2028 MSA Overlay Projects									(82,950)			
Storm Sewer 2021 MSA Overlay Projects		(18,500)										
Storm Sewer 2021 Overlay Projects		(53,963)										
Storm Sewer 2022 MSA Overlay Projects			(6,313)									
Storm Sewer 2022 Overlay Projects			(56,712)									
Storm Sewer 2023 MSA Overlay Projects				(15,555)								
Storm Sewer 2023 Overlay Projects				(38,352)								
Storm Sewer 2024 MSA overlay projects												
Storm Sewer 2024 overlay projects					(61,182)							
Storm Sewer 2025 overlay projects						(99,851)						
Storm Sewer 2026 overlay projects							(29,190)					
Storm Sewer 2027 overlay projects								(71,261)				
Storm Sewer 2028 overlay projects									(19,530)			
Storm Sewer 2029 MSA overlay projects										(46,778)		
Storm Sewer 2029 Overlay Projects										(25,242)		
Storm Sewer 2030 MSA Overlay Projects											(4,410)	
Storm Sewer 2030 Overlay Projects											(30,660)	
Storm Sewer 2031 MSA Overlay Projects												(57,532)
Storm Sewer 2031 Overlay Projects												(58,879)
Storm Sewer Alpine Drive					(23,484)							
Storm Sewer Rodeo Hills/Valley View						(80,392)						
Storm Sewer Section 01 unplateed Recon							(26,184)					
Storm Sewer Sortegerg's street recon						(16,796)						
Storm Sewer Whispering Pine Est Plat 3					(108,614)							
Storm Sewer Windsorwood											(49,489)	
Storm Sewer Waco St			(12,474)									
Storm Sewer for Wood Pond Hills			(49,995)									
Storm Sewer for Zeolite							(96,000)					
Storm Sewer Sports Have Secc 1 Unpl Public Works Campus	(500,000)										(35,162)	
Whispering Pines Est Plat 2 Storm												
Storm Water Projects		(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Storwater Drainage Impr (see project list)			(30,000)					(350,000)				
Remaining Working Capital Balance	**2,535,093**	**2,606,607**	**2,588,110**	**2,689,982**	**2,576,211**	**2,557,948**	**2,575,925**	**2,276,110**	**2,241,196**	**2,232,165**	**2,126,375**	**2,000,971**

Street Light Utility Fund #603 - Working Capital	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
Beginning Balance	1,345,435	1,201,071	1,266,952	1,328,402	1,285,258	1,343,275	1,396,671	1,314,245	1,356,477	1,393,448	1,424,936	1,450,709
Utility Revenue From Utility Billings	233,522	233,522	233,522	233,522	233,522	233,522	233,522	233,522	233,522	233,522	233,522	233,522
Contributions from Developers												
Interest Earnings	41,140	6,005	6,335	6,642	12,853	13,433	13,967	13,142	13,565	13,934	14,249	14,507
Operating Expense (Personal Services, Supplies, Other Services & Charges)	(154,026)	(158,647)	(163,406)	(168,308)	(173,358)	(178,558)	(183,915)	(189,433)	(195,116)	(200,969)	(206,998)	(213,208)
CIP Projects-Street Light Utility												
Bunker Lake Blvd & Puma Lights				(100,000)								
PW Campus	(250,000)											
Riverdale Drive between Ramsey Blvd & Traprock Lights							(85,000)					
Zeolite Street Lights							(46,000)					
Priority/Developer Street Lights	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)
Remaining Working Capital Balance	**1,201,071**	**1,266,952**	**1,328,402**	**1,285,258**	**1,343,275**	**1,396,671**	**1,314,245**	**1,356,477**	**1,393,448**	**1,424,936**	**1,450,709**	**1,470,530**

Water Utility Fund #601

	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
Capital Expenses-Equipment												
CIP Projects												
Fire Station #1 Extension of Water			$ (55,000)									
Public Works Campus	$ (2,736,000)											
Scada System Software Upgrades												
Backhoe (portion of cost)										(17,000)		
3/4 Ton Truck	$ (19,376)											
Mower		$ (10,000)										(20,000)
Utility Truck	$ (22,649)				(32,500)				(39,000)			
A. Water Supply & Treatment Improvements												
Complete Pump House #3		$ (150,000)										
Construct Well #9& Pumphouse #5			$ (50,000)			(1,600,000)						
Well #1 Rehabilitation (Not in CIP Maintenance)		(50,000)	(53,000)	(56,000)	(59,000)	(62,000)	(65,000)	(68,000)	(68,000)	(68,000)	(68,000)	(68,000)
Water Treatment Facility 10 MGD Groundwater		(250,000)	(20,200,000)									
Interest on $9M debt-20 Year												
Refurbish Water Tower #2				$ (20,000)	$ (1,000,000)							
Refurbish Water Tower #1					$ (20,000)	$ (750,000)						
Maintain Water Tower #3 (Not in CIP as maintenance)												
Watermain - Alpine Drive					$ (400,000)							
Watermain - Halls Dover Acres							$ (250,000)					
Watermain-Variolite	$ (431,646)											
Watermain - Bunker/Puma (Riverstone Proj)												
Ford Brook Estates Reconstruction												
Riverdale Drive watermain												
Zeolite Street Improvement							$ (185,000)					
Subtotal - Capital Expenses	$ (3,209,671)	$ (460,000)	$ (20,358,000)	$ (76,000)	$ (1,511,500)	$ (2,412,000)	$ (500,000)	$ (68,000)	$ (107,000)	$ (85,000)	$ (68,000)	$ (88,000)
Operational Expenses												
Operating Expense-Distribution and Administration	$ (946,696)	$ (994,031)	$ (1,063,613)	$ (1,138,066)	$ (1,217,730)	$ (1,302,972)	$ (1,394,180)	$ (1,491,772)	$ (1,676,006)	$ (1,793,326)	$ (1,918,859)	$ (2,053,179)
Operating Expense-Treatment				(882,000)	(943,740)	(1,009,802)	(1,080,488)	(1,156,122)	(1,298,903)	(1,389,826)	(1,487,114)	(1,591,212)
Subtotal-Operating Expense	$ (946,696)	$ (994,031)	$ (1,063,613)	$ (2,020,066)	$ (2,161,470)	$ (2,312,773)	$ (2,474,668)	$ (2,647,894)	$ (2,974,909)	$ (3,183,153)	$ (3,405,974)	$ (3,644,392)
Total Annual Expenses	$ (4,156,367)	$ (1,454,031)	$ (21,421,613)	$ (2,096,066)	$ (3,672,970)	$ (4,724,773)	$ (2,974,668)	$ (2,715,894)	$ (3,081,909)	$ (3,268,153)	$ (3,473,974)	$ (3,732,392)
Water System Revenue												
New Service Connections(From Fiscal Impact Study 10/05 reduced by 2	160	160	100	50	50	50	50	25	25	25	25	25
Water Sales (gallons/year)	1,035,235,611	1,048,693,674	1,062,326,691	1,076,136,938	1,090,126,718	1,104,298,366	1,118,654,245	1,133,196,750	1,162,851,376	1,177,968,443	1,193,282,033	1,208,794,700
Water rates ($/1000 gal)	$ 2.74	$ 2.80	$ 2.87	$ 2.95	$ 3.02	$ 3.11	$ 3.20	$ 3.30	$ 3.50	$ 3.61	$ 3.71	$ 3.83
Water Availability Charge (WAC) ($/connection)()	$ 1,365	$ 1,399	$ 1,434	$ 1,470	$ 1,506	$ 1,544	$ 1,583	$ 1,622	$ 1,663	$ 1,704	$ 1,747	$ 1,790
onnection/Trunk Charge ($/connection)(4.5% after year 2005)	$ 1,852	$ 1,898	$ 1,946	$ 1,994	$ 2,044	$ 2,095	$ 2,148	$ 2,201	$ 2,256	$ 2,313	$ 2,371	$ 2,430
ate Revenue(Water Sales/1000 x Water Rates) + water meters Increase by 2	$ 2,555,410	$ 2,619,295	$ 2,684,778	$ 2,751,897	$ 2,820,694	$ 2,905,315	$ 2,992,475	$ 3,082,249	$ 3,269,958	$ 3,368,057	$ 3,469,098	$ 3,573,171
WAC Revenue(Service Connections x Wac Charge)	$ 391,699	$ 223,796	$ 143,369	$ 73,477	$ 75,314	$ 77,197	$ 79,127	$ 40,552	$ 41,566	$ 42,605	$ 43,670	$ 44,762
enue (Service Connections when platted x Connection Charge)												
Interest Earnings	$ 820,217	$ 130,487	$ 138,583	$ 46,811	$ 102,395	$ 96,669	$ 81,241	$ 99,486	$ 87,340	$ 91,546	$ 94,505	$ 96,457
Total System Revenue	$ 3,767,326	$ 2,973,579	$ 2,966,730	$ 2,872,185	$ 2,998,403	$ 3,079,181	$ 3,152,842	$ 3,222,288	$ 3,398,865	$ 3,502,208	$ 3,607,274	$ 3,714,390
Trunk Charges returned for John Peterson's Agreement (thru Dec 2026	$ (70,000)											
Internal Loan to offset Muni Center Debt beginning year 2009-2029 2% Paid off in 2011												
PW Land/Building-Internal Loan 2009-2028 @2%	**$ 37,068**	**$ 37,810**	**$ 38,566**	**$ 39,337**	**$ 40,124**	**$ 40,926**	**$ 41,745**	**$ 41,745**	**$ 41,745**			
Internal Loan to offset Muni Center Debt beginning year 2011-2030 @	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	**$ 61,853**	
Water Working Capital Balance												
Total Annual Expenses	$ (4,156,367)	$ (1,454,031)	$ (21,421,613)	$ (2,096,066)	$ (3,672,970)	$ (4,724,773)	$ (2,974,668)	$ (2,715,894)	$ (3,081,909)	$ (3,268,153)	$ (3,473,974)	$ (3,732,392)
Total System Revenue	$ 3,796,247	$ 3,073,241	$ 3,067,149	$ 2,973,375	$ 3,100,380	$ 3,181,960	$ 3,256,440	$ 3,325,886	$ 3,502,463	$ 3,564,061	$ 3,669,127	$ 3,714,390
Net Income(Loss)	$ (360,120)	$ 1,619,210	$ (18,354,464)	$ 877,309	$ (572,591)	$ (1,542,814)	$ 281,772	$ 609,992	$ 420,553	$ 295,908	$ 195,153	$ (18,002)
Beginning Water Working Capital Balance	$ 26,457,523	$ 26,097,403	$ 27,716,613	$ 9,362,149	$ 10,239,458	$ 9,666,867	$ 9,666,867	$ 8,124,053	$ 8,734,045	$ 9,154,598	$ 9,450,506	$ 9,645,660
Ending Water Working Capital Balance	**$ 26,097,403**	**$ 27,716,613**	$ 9,362,149	$ 10,239,458	$ 9,666,867	$ 8,124,053	$ 9,948,639	$ 8,734,045	$ 9,154,598	$ 9,450,506	$ 9,645,660	$ 9,627,658

TIF Projections District #1-Rivers Bend

Projected Revenue FOR TIF I	Decertified Actual 2011	In TIF Amended Budget 12/11 Actual 2012	Actual 2013	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Projected 2021>
District I (2011)											
Balance	2,122,527	2,785,666	1	402,373	322,713	1,180,519	1,142,575	1,073,522	1,084,888	1,119,223	1,119,223
Revenues											
TIF Increments	844,792										
Trans from TIF 10 Land sales/Orig Land Purchased with TIF 1 Bond (Fund 332)	787,803										
Advancement on F&C 10-year Loan (See $1,420,000 below)		**120,000**									
Transfer from TIF 10 for non-increment int attriuted to land sales above	24,713										
Diamond Graphics Land Sale			407,876								
F&C Loan #1 Paid Back 20% of annual cash flows from April 1, 2015-April 1, 2025					**1,300,000**						
Transfer of Int earnings prior to 1997 to HRA	(263,496)										
Interest Earnings	60,182.23		(3,412.87)	13,112	14,506	10,922	15,369	18,484	37,498	33,686	5,596
Total Revenue	1,453,994	120,000	404,463	13,112	1,314,506	10,922	15,369	18,484	37,498	33,686	5,596
Less:											
Bond Principal (B&A Cyl $1,035,000) FUND #342	(200,000)										
Bond Interest (B&A Cyl $1,035,000)	(10,300)										
Interfund Loan F&C (Tif Spending Plan)		**(1,420,000)**									
Administrative Expenses	(17,497)	(1,217)	(2,091)	(1,473)	(11,520)	(2,620)	(987)	(1,915)	(3,162)	(1,051)	(3,194)
Total Expense	(227,797)	(1,421,217)	(2,091)	(1,473)	(11,520)	(2,620)	(987)	(1,915)	(3,162)	(1,051)	(3,194)
CIP Project Costs:											
Shovel Ready Projects						(46,246)	(83,436)	(5,203)	-	-	(69,797)
Diamond Graphics Land sale from 2013 coded incorrectly funded with non TIF money (PIR & Landfill Trust) that should be reimbursed.					(407,876)						
New Business Park					(37,304)						
Bury Electric Wires -				(91,300)							
Ramp Construction Extension	(563,058)	(244,448)									
County Road 116 Bunker to Armstrong-County pushed out project for 20+ years-had $1,050,000 budgeted											
Rail Stop ROW		(862,064)									
Pay TIF 10 for Transaction Error by Ehlers (See $787,803 transfer above, put TIF 10 Neg)		(377,936)									
Total CIP Project Costs	(563,058)	(1,484,448)	-	(91,300)	(445,180)	(46,246)	(83,436)	(5,203)	-	-	(69,797)
Remaining TIF Balance	2,785,666	1	402,373	322,713	1,180,519	1,142,575	1,073,522	1,084,888	1,119,223	1,151,858	1,051,828
(Total Revenue less Total Project Costs											

TIF Projections District #2 - Gateway											
(2013)	Tif Plan budget amended 12-11		Tif Plan Budget Amended 11-13 Decertified								
	Actual 2011	**Actual 2012**	**Actual 2013**	**Actual 2014**	**Actual 2015**	**Actual 2016**	**Actual 2017**	**Actual 2018**	**Actual 2019**	**Actual 2020**	**Projected 2021>**
Revenues											
TIF Increments on agreements	$ 1,823,891	$ 1,713,507	$ 1,557,425	$ -	$ (29,155)	$ -	$ -	$ -	$ -	$ -	$ -
Transfer of Int earnings prior to 1997 to HRA	(41,387)										
Easement funds for Business Park 95			10,454	0	0	0	0	0	0	0	0
Interest on F&C Admin Loan (TIF 14 in amount of $425,845.90) for 2010-2015 int					64,531.94						
Transfer in for F&C Transfer done in previous years-set up as DUE to FROM		217,422									
Interest Earnings(2000 neg int adj for borrowing)	111,750.72	68,211.43	(21,681.33)	84,544	30,911	22,679	33,465	41,585	76,821	67,026	11,133
Total Revenue	$1,894,255	$1,999,140	$1,546,197	$84,544	$66,288	$22,679	$33,465	$41,585	$76,821	$67,026	$11,133
Expenses											
Sauter Land Purchase Bond Int (Fund 329 $1,680,000 Bond-18% of bond)	(608)										
Sauter Land Purchase Bond Prin (Fund 329 $1,680,000 Bond-18% of bond)	(9,000)										
Parabody Pay-Go(site impr)	(20,264)	(20,264)		-	-	-	-	-	-	-	-
Transfer out per Ehlers for non-increment funds					(10,454)						
Sharp Reimbursement-Sunfish Gateway	(46,875)										
Administrative Expenses	(18,438)	(22,511)	(10,021)	(3,241)	(9,244)	(1,569)	(987)	(1,230)	(946)	(1,011)	(2,090)
Total Expense	($95,184)	($42,775)	($10,021)	($3,241)	($19,698)	($1,569)	($987)	($1,230)	($946)	($1,011)	($2,090)
AVAILABLE REVENUES	$1,799,071	$1,956,365	$1,536,177	$81,303	$46,590	$21,110	$32,478	$40,355	$75,875	$66,015	$9,043
CIP Project Costs:											
Command/National Growth-Minks Property	(25,000)										
142nd Court Street Improvements (B&A Cyl)	(325,000)										
Internal Loan from TIF 14 for Admin Fees F&C project	(126,701)			-	-	-	-	-	-	-	-
TIF amendment recorded incorrectly in prior years							29,155.12	-	-	-	
Parking Ramp Costs		**(66,363)**		-	-	-	-	-	-	-	-
Sunwood Drive (Use of Excess Funding from Rail Stop See Below)		**(500,000)**		-	-	-	-	-	-	-	-
RAIL Stop-net of (contingency-$889,517) (Did not need internal loan received tax funds prior to payment)Final payment 3/19		**(2,700,436)**							**(297,983)**		
Zeolite Street Constr											(517,000)
County Road #116 (#47 toDysprosium)	**(450,000)**										
County Road 116 Bunker to Armstrong-County pushed out project for 20+ years-had $1,700,000 budgeted											
Sunwood Drive Realignment		(500,000)									
Total CIP Project Costs	(926,701)	(3,766,799)	-	-	-	-	29,155	-	(297,983)	-	(517,000)
(Available Revenue less Total Project Costs)	$872,370	($1,810,434)	$1,536,177	$81,303	$46,590	$21,110	$61,633	$40,355	($222,108)	$66,015	($507,957)
Remaining TIF Balance/(Deficit)	$5,340,965	$3,530,531	$5,066,708	$5,148,011	$5,194,602	$5,215,712	$5,277,345	$5,317,701	$5,095,593	$5,161,608	$4,587,636
Internal Loans - F&C & TIF 14 Admin Expe		$ 2,782,605	$ 2,824,477	$ 2,869,048	$ 2,869,048	$ 2,869,048	$ 2,869,048	$ 2,869,048	$ 2,869,048	$ 2,869,048	$ 2,869,048
CASH BALANCE AVAILABLE		**$747,926**	**$2,242,231**	**$2,278,964**	**$2,325,554**	**$2,346,664**	**$2,408,298**	**$2,448,653**	**$2,226,545**	**$2,292,560**	**$1,718,588**

TIF Projections District #8
Maken (2003-2028)

Decertify Dec 31, 2021

Projected Revenue FOR TIF VIII	Actual 2019	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
District VIII (2028)										
Balance	906,580	837,836	738,899	664,388	962,710	1,262,524	1,570,149	1,880,850	2,194,659	2,511,605
Revenues										
Tax Increment	332,470	209,656	210,000	305,000	305,000	305,000	305,000	305,000	305,000	305,000
Interest Earnings	31,828	24,685	3,694	3,322	4,814	12,625	15,701	18,809	21,947	25,116
Total Revenue	364,298	234,341	213,694	308,322	309,814	317,625	320,701	323,809	326,947	330,116
Less:										
Interfund Loan Prn from 2001 (not booked until 2017)	(102,752)	(103,442)	(100,006)							
Interfund Loan Int (4%)	(12,248)	(11,558)	(4,000)							
W Properties (Land Reimbursement)	(15,899)	(15,900)	(15,899)							
Lundeen Holdings (Phase II Reimbursement)										
Administrative Expenses	(2,143)	(2,379)	(2,300)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(22,103)
Total Expense	(133,042)	(133,279)	(122,205)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(22,103)
CIP Project Costs:										
Road Projects: Riversbend										
Road Projects: Chestnut Ridge, Wood Pond Hills & Hy	(300,000)									
Road Projects: Barthel's Rum River Acres 2nd			(166,000)							
Road Projects: Sunfish Square-Variolite		(200,000)								
Road Projects eligibile amount per 1-17-18 Ehlers Email										
Total CIP Project Costs	(300,000)	(200,000)	(166,000)	-	-	-	-	-	-	-
Remaining TIF Balance	**837,836**	**738,899**	**664,388**	**962,710**	**1,262,524**	**1,570,149**	**1,880,850**	**2,194,659**	**2,511,605**	**2,819,618**
(Total Revenue less Total Project Costs			** This will be sent back to County 12-31-21							
Remaining Interfund Loan	203,448	100,006	-							
Fund Balance	**634,388**	**638,893**	**664,388**							

TIF Projections District #9
ACCAP (2004-2029)

Projected Revenue FOR TIF IX	**Actual 2019**	**Actual 2020**	**Projected 2021**	**Projected 2022**	**Projected 2023**	**Projected 2024**	**Projected 2025**	**Projected 2026**	**Projected 2027**	**Projected 2028**	**Projected 2029**
District IIX (2029)											
Balance	164	12,537	28,756	34,500	40,272	46,074	51,904	57,764	84,352	111,074	137,930
Revenues											
Tax Increment	33,885	37,935	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
Interest Earnings	257	574	144	172	201	230	260	289	422	555	690
Total Revenue	34,142	38,509	28,144	28,172	28,201	28,230	28,260	28,289	28,422	28,555	28,690
Administrative Expenses	(1,068)	(1,590)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)	(1,700)
Site Improvements(2004-202	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)				
Total Expense	(21,768)	(22,290)	(22,400)	(22,400)	(22,400)	(22,400)	(22,400)	(1,700)	(1,700)	(1,700)	(1,700)
Remaining TIF Balance	**12,537**	**28,756**	**34,500**	**40,272**	**46,074**	**51,904**	**57,764**	**84,352**	**111,074**	**137,930**	**164,919**

TIF Projections District #14-COR (2015-2040)

Projected Revenue FOR TIF XIV	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
District I4												
Balance	(26,245,138)	(25,924,247)	(25,911,878)	(25,732,267)	(25,477,107)	(25,217,668)	(24,960,634)	(24,706,029)	(24,453,879)	(24,204,207)	(23,957,039)	(23,712,399)
Revenues												
TIF Increments-F&C	859,952	694,131	694,131	694,131	694,131	694,131	694,131	694,131	694,131	694,131	694,131	694,131
Other TIF Increments (Alina VA)												
TIF Increments PSD Apartments(2018-2040)												
TIF Increments - Commonbond (2016-2040)												
Aeon Non Refund Earnest Money	30,000											
Interest Earnings	21,710	5,769	5,831	6,729	16,009	18,603	21,174	23,720	26,241	28,738	31,210	33,656
Total Revenue	911,662	699,899	699,961	700,859	710,139	712,734	715,304	717,850	720,372	722,868	725,340	727,786
Expenditures												
F&C TIF ($3M)	(344,569)	(345,893)	(344,569)	(344,569)	(344,569)	(344,569)	(344,569)	(344,569)	(344,569)	(344,569)	(344,569)	(344,569)
Affinity (2020-2040)	(26,131)	(117,338)	(26,131)	(26,131)	(26,131)	(26,131)	(26,131)	(26,131)	(26,131)	(26,131)	(26,131)	(26,131)
PSD TIF ($500,000) 8/1/18-2/1/22	(133,413)	(159,300)	(79,650)									
Admin Expenses $500,000 Interfund Loan Dec 2010 & Fund 9468	(86,658)	(65,000)	(70,000)	(75,000)	(80,000)	(85,000)	(90,000)	(95,000)	(100,000)	(105,000)	(110,000)	(115,000)
City Costs to be reimbursed-From Ehlers 5/14 Study												
Total Expenditures	(590,771)	(687,530)	(520,350)	(445,700)	(450,700)	(455,700)	(460,700)	(465,700)	(470,700)	(475,700)	(480,700)	(485,700)
CIP Project Costs:												
Improvements Sunwood Drive in the COR			(80,000)									
County Road 116 Bunker to Armstrong-County pushed out project for 20+ years-had $1,:	-	-										
Total CIP Project Costs	-	-	-	-	-	-	-	-	-	-	-	-
Remaining TIF Balance-Fund Balance	**(25,924,247)**	**(25,911,878)**	**(25,732,267)**	**(25,477,107)**	**(25,217,668)**	**(24,960,634)**	**(24,706,029)**	**(24,453,879)**	**(24,204,207)**	**(23,957,039)**	**(23,712,399)**	**(23,470,312)**
Remaining TIF Balance - Cash Balance	1,153,744	1,166,113	1,345,724	1,600,884	1,860,323	2,117,357	2,371,961	2,624,112	2,873,784	3,120,952	3,365,592	3,607,679

NEED TO DETERMINE WHAT CITY FUNDS NEED TO BE PAID BACK FROM TIF 14

TIF Projections District #15-Life Fitness (2017-2032)

Projected Revenue FOR TIF XV	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Projected 2032
District I5													
Balance	19,987	20,335	26,417	29,419	97,632	166,675	236,407	306,837	377,972	449,817	522,382	595,671	669,694
Revenues													
TIF Increments-Life Fitness	67,947	70,266	70,266	70,266	70,266	70,266	70,266	70,266	70,266	70,266	70,266	70,266	35,133
Interest Earnings	(337)	102	132	147	976	1,667	2,364	3,068	3,780	4,498	5,224	5,957	6,697
Total Revenue	67,610	70,368	70,398	70,413	71,242	71,933	72,630	73,334	74,046	74,764	75,490	76,223	41,830
Expenditures													
Life Fitness TIF ($224,000)2/1/17-2/1/22	(65,196)	(62,086)	(65,196)										
Admin Expenses $19,872.40 Interfund Loan	(2,066)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)
Total Expenditures	(67,262)	(64,286)	(67,396)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)
Remaining TIF Balance	**20,335**	**26,417**	**29,419**	**97,632**	**166,675**	**236,407**	**306,837**	**377,972**	**449,817**	**522,382**	**595,671**	**669,694**	**709,324**

Decertify 12-31-22

TIF Projections District #16-PSD Business Park (2019-2027)

Projected Revenue FOR TIF XVI	Actual 2019	Actaul 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027
District I6									
Balance	(1,006)	3,800	58	(8,730)	(7,948)	(7,162)	(6,408)	(5,646)	(4,877)
Revenues									
TIF Increments-	10,808	25,829	25,443	35,058	35,058	35,058	35,058	35,058	35,058
Interest Earnings	(21)	38	0	(44)	(40)	(72)	(64)	(56)	(49)
Total Revenue	10,787	25,867	25,444	35,014	35,018	34,986	34,994	35,002	35,009
Expenditures									
BLIPII TIF ($218,000)8/1/	(4,846)	(28,009)	(32,232)	(32,232)	(32,232)	(32,232)	(32,232)	(32,232)	(32,232)
Admin Expenses	(1,135)	(1,600)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Total Expenditures	(5,982)	(29,609)	(34,232)	- (34,232)	- (34,232)	- (34,232)	- (34,232)	- (34,232)	- (34,232)
Remaining TIF Balance	**3,800**	**58**	**(8,730)**	**(7,948)**	**(7,162)**	**(6,408)**	**(5,646)**	**(4,877)**	**(4,100)**

TIF Projections District #17-Delta Mod (2019-2030)

Projected Revenue FOR TIF XVII	Actual 2019	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030
District I7												
Balance	-	80	(4,827)	(5,249)	(3,995)	(2,729)	(1,450)	(159)	1,146	2,463	3,794	5,138
Revenues												
TIF Increments-	-	-	3,016	35,058	35,058	35,058	35,058	35,058	35,058	35,058	35,058	35,058
Interest Earnings	80	791	(48)	(52)	(40)	(27)	(15)	(2)	11	25	38	51
Total Revenue	80	791	2,968	35,006	35,018	35,031	35,043	35,056	35,069	35,083	35,096	35,109
Expenditures												
Delta Mod TIF Note	-	-	(1,357)	(31,552)	(31,552)	(31,552)	(31,552)	(31,552)	(31,552)	(31,552)	(31,552)	(31,552)
Admin Expenses	-	(5,698)	(2,032)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)
Total Expenditures	-	(5,698)	(3,389)	- (33,752)	- (33,752)	- (33,752)	- (33,752)	- (33,752)	- (33,752)	- (33,752)	- (33,752)	- (33,752)
Remaining TIF Balance	**80**	**(4,827)**	**(5,249)**	**(3,995)**	**(2,729)**	**(1,450)**	**(159)**	**1,146**	**2,463**	**3,794**	**5,138**	**6,495**

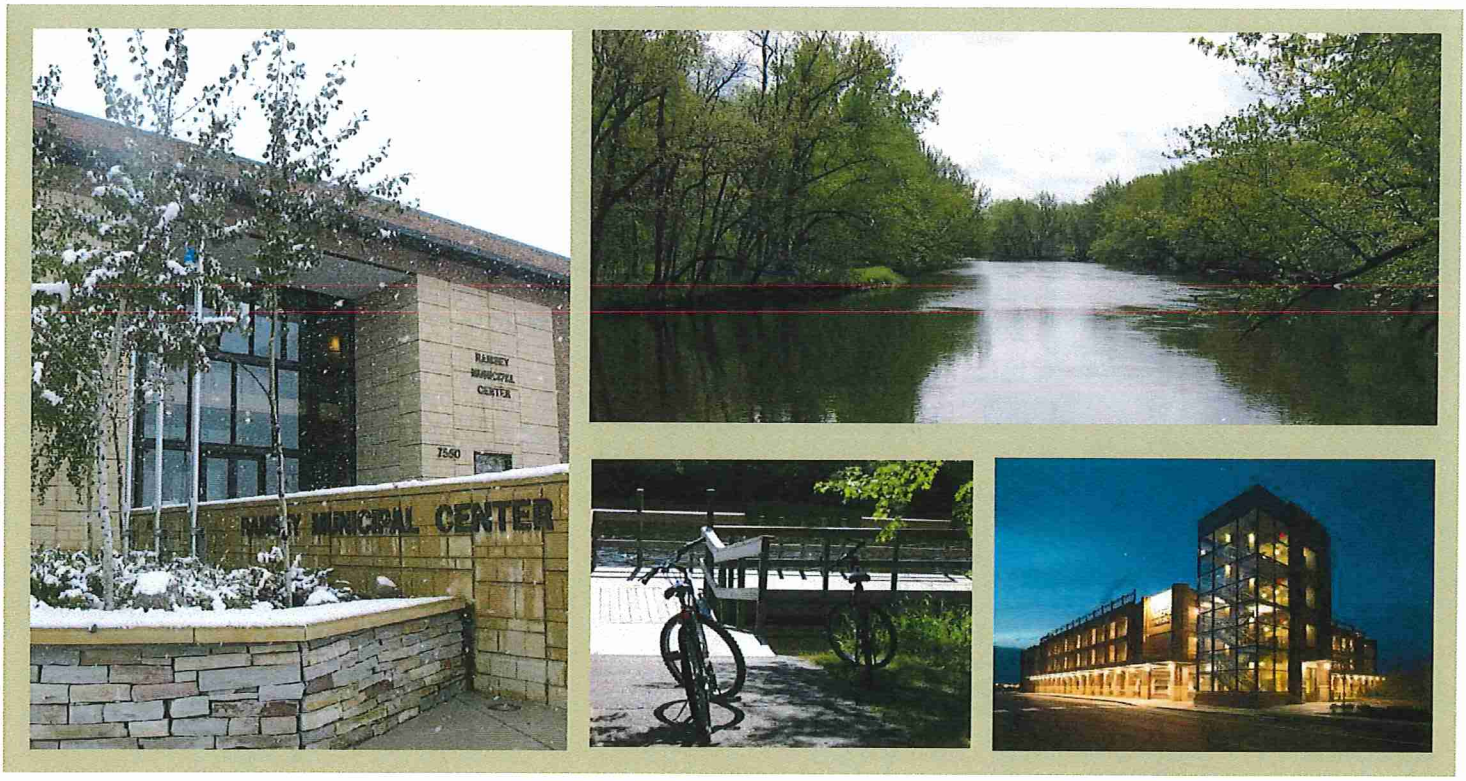
TIF Projections District #18-Oppidan (2021-2031)

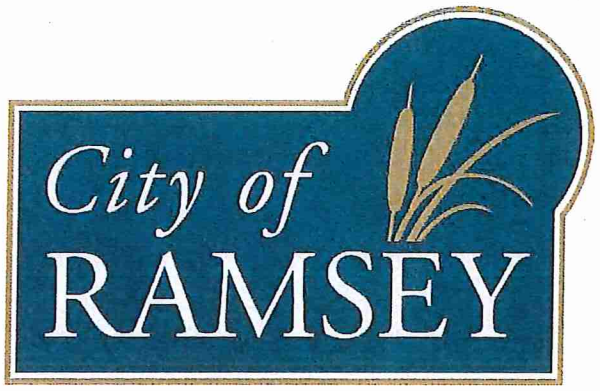
Projected Revenue FOR TIF XVIII	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031
District I8											
Balance	-		(2,233)	8,724	121,709	201,750	241,926	283,816	327,477	372,969	420,351
Revenues											
TIF Increments-	-	-	23,872	228,140	332,326	343,290	354,583	366,215	378,196	390,536	403,247
Interest Earnings	(100)	(33)	(11)	44	1,217	2,018	2,419	2,838	3,275	3,730	4,204
Total Revenue	(100)	(33)	23,861	228,184	333,543	345,308	357,002	369,053	381,471	394,266	407,451
Expenditures											
Oppidan TIF Note	-	-	(10,704)	(112,998)	(251,302)	(302,932)	(312,912)	(323,192)	(333,779)	(344,684)	(355,917)
Admin Expenses	(6,551)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)	(2,200)
Total Expenditures	- (6,551)	- (2,200)	- (12,904)	- (115,198)	- (253,502)	- (305,132)	- (315,112)	- (325,392)	- (335,979)	- (346,884)	- (358,117)
Remaining TIF Balance	**(6,651)**	**(2,233)**	**8,724**	**121,709**	**201,750**	**241,926**	**283,816**	**327,477**	**372,969**	**420,351**	**469,684**

SUPPLEMENTAL
FUTURE CONSIDERATION PROJECTS

CITY OF RAMSEY
CAPITAL IMPROVEMENT
PROGRAM
2022-2031

The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.





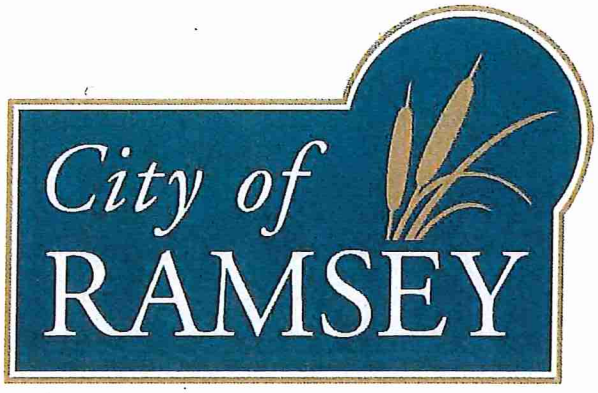
THIS PAGE INTENTIONALLY BLANK

Park and Trail Capital Improvements – Future Projects



The following are park, trail and park acquisition projects that have been identified by the Park and Recreation Commission as proposed, needed improvements into the future – but do not have identified funding at the time of the 10-Year Park's CIP adoption. In other instances they are predicated on land development or future demand.

The proposed improvements are assigned to category Priority #5 which is known as Opportunity Driven/Unfunded/Placeholder. All projects are given a number 5 Priority, as the projects are currently unfunded.



THIS PAGE INTENTIONALLY BLANK

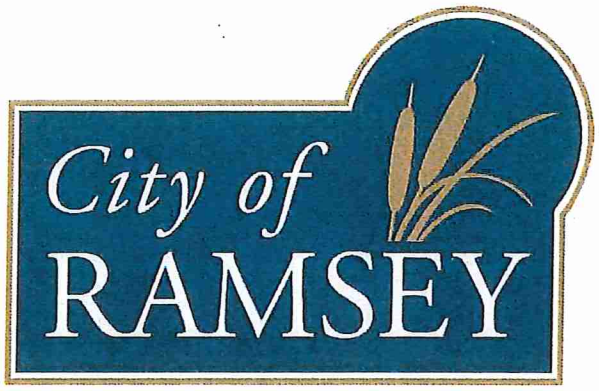
City of Ramsey, Minnesota

Capital Improvement Program

2022 thru 2031

PROJECTS BY DEPARTMENT

Department	#	Priority	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvements													
Elmcrest Creek Trail to Central Park	*04-PARK-002*	5							800,000				*800,000*
Lake Itasca Community Park	*04-PARK-007*	5			1,200,000								*1,200,000*
Trott Brook Greenway Trail	*04-PARK-014*	5					4,015,000						*4,015,000*
Mississippi River Park Development-Bridge location	*06-PARK-016*	5						750,000					*750,000*
Municipal Plaza	*07-PARK-001*	5	100,000	3,600,000									*3,700,000*
The Waterfront	*08-PARK-004*	5		6,300,000									*6,300,000*
Central Anoka County Regional Trail Bridge over 10	*08-PARK-008*	5				5,600,000							*5,600,000*
Alpine Park Winter Facilities	*11-PARK-003*	5					2,500,000						*2,500,000*
Lake Itasca / COR Greenway	*17-PARK-008*	5						1,900,000					*1,900,000*
Lake Itasca Park - Parking, Trail & Canoe System	*18-PARK-004*	5		250,000									*250,000*
Park Improvements Total			**100,000**	**10,150,000**	**1,200,000**	**5,600,000**	**6,515,000**	**2,650,000**	**800,000**				***27,015,000***
Site Acquisitions													
Sixth Community Park (north central Ramsey)	*06-ACQ-001*	5							3,000,000				*3,000,000*
Site Acquisitions Total									**3,000,000**				***3,000,000***
GRAND TOTAL			100,000	10,150,000	1,200,000	5,600,000	6,515,000	2,650,000	3,800,000				*30,015,000*



THIS PAGE INTENTIONALLY BLANK

City of Ramsey, Minnesota

Capital Improvement Program

Data in Year 2022 and 2031

PROJECTS BY YEAR & PRIORITY

Project Name	Department	Project #	Priority	Project Cost
2022				
Priority 5-Opportunity/Unfunded/Placeholder				
Municipal Plaza	Park Improvements	*07-PARK-001*	5	100,000
			Total for: Priority 5	100,000
	Total for 2022			**100,000**
2023				
Priority 5-Opportunity/Unfunded/Placeholder				
Municipal Plaza	Park Improvements	*07-PARK-001*	5	3,600,000
The Waterfront	Park Improvements	*08-PARK-004*	5	6,300,000
Lake Itasca Park - Parking, Trail & Canoe System	Park Improvements	*18-PARK-004*	5	250,000
			Total for: Priority 5	10,150,000
	Total for 2023			**10,150,000**
2024				
Priority 5-Opportunity/Unfunded/Placeholder				
Lake Itasca Community Park	Park Improvements	*04-PARK-007*	5	1,200,000
			Total for: Priority 5	1,200,000
	Total for 2024			**1,200,000**
2025				
Priority 5-Opportunity/Unfunded/Placeholder				
Central Anoka County Regional Trail Bridge over 10	Park Improvements	*08-PARK-008*	5	5,600,000
			Total for: Priority 5	5,600,000
	Total for 2025			**5,600,000**
2026				
Priority 5-Opportunity/Unfunded/Placeholder				
Trott Brook Greenway Trail	Park Improvements	*04-PARK-014*	5	4,015,000
Alpine Park Winter Facilities	Park Improvements	*11-PARK-003*	5	2,500,000
			Total for: Priority 5	6,515,000
	Total for 2026			**6,515,000**
2027				
Priority 5-Opportunity/Unfunded/Placeholder				
Mississippi River Park Development-Bridge location	Park Improvements	*06-PARK-016*	5	750,000
Lake Itasca / COR Greenway	Park Improvements	*17-PARK-008*	5	1,900,000
			Total for: Priority 5	2,650,000

Project Name	Department	Project #	Priority	Project Cost
	Total for 2027			**2,650,000**
2028				
Priority 5-Opportunity/Unfunded/Placeholder				
Elmcrest Creek Trail to Central Park	Park Improvements	*04-PARK-002*	5	800,000
Sixth Community Park (north central Ramsey)	Site Acquisitions	*06-ACQ-001*	5	3,000,000
			Total for: Priority 5	3,800,000
	Total for 2028			**3,800,000**
GRAND TOTAL				**30,015,000**

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project #	**04-PARK-002**
Project Name	**Elmcrest Creek Trail to Central Park**

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost **$800,000**

Description

This trail would link Elmcrest Park to Central Park, the neighborhoods in between, and provide off-roadway trail experience within central Ramsey.

Justification

Connecting the two community parks would reduce the need to replicate some facilities in both locations. The construction of the trail may coincide at such time as residents may subdivide their lots east of Ramsey Blvd, along the county ditch.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost							800,000				800,000
Total							**800,000**				**800,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Grants/Outside Sources							150,000				150,000
Landfill Fund							75,000				75,000
Park Improvement Trust Fund							575,000				575,000
Total							**800,000**				**800,000**

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project # 04-PARK-007
Project Name Lake Itasca Community Park

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 50 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $1,200,000

Description

This project is intended to begin the development of Lake Itasca Park North of Alpine Drive, east of the lake to the west line of the adjacent subdivision.

Justification

Properties south of Alpine Drive, both east and west of Puma Street will be proposed residential for development. It is this development that would provide the necessary Park Dedication funds for the first phase of construction, as well as contributing increased recreational demand.

A four acre parcel south of Alpine Drive may be sold to finance improvements in the park. This project includes mass grading of the park and development of multi-use athletic fields, including for lacrosse.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost			1,200,000								1,200,000
Total			**1,200,000**								**1,200,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund			1,200,000								1,200,000
Total			**1,200,000**								**1,200,000**

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project # 04-PARK-014

Project Name Trott Brook Greenway Trail

Department Park Improvements
Contact Unassigned
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $4,015,000

Description

The Trott Brook Greenway Trail extends from Elk River's Youth Athletic Complex near Jarvis Street and follows the brook easterly to Rum River Central Park about six miles away. The project would involve continued acquisition of scenic and trail easements, boardwalk and trail construction and natural resource enhancements. Segments of the trail may be on-street within certain neighborhoods.

Justification

This trail project would be predicated on significant planning leading up to construction and likely involve a Master Plan, as well as receiving grant monies for funding. The land around the brook is the largest and most contiguous undeveloped natural area within Ramsey. The City presently has about half of the land acquired (through Park Dedications and a LCCMR grant) to construct this trail.

This trail has a regional context. There is a trail proposed to connect Sherburne County and Ramsey to a metro regional park. This project may be a good canidate for Legacy Ammendment funding, following a regional designation.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost					4,015,000						4,015,000
Total					4,015,000						4,015,000

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Grants/Outside Sources					4,000,000						4,000,000
Landfill Fund					15,000						15,000
Total					4,015,000						4,015,000

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project #	**06-PARK-016**
Project Name	**Mississippi River Park Development-Bridge location**

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost **$750,000**

Description

This neighborhood park is proposed in the general vicinity of the proposed bridge crossing, along the banks of the river. The park would consist of the usual park amenities, as well as open space that may be shared with adjoining new and existing residential land use.

The funding and the timing of the park development would be concurrent with the subdivision of the land.

This park may also serve as a trailhead for a trail (to be built with the bridge construction), that will connect Hennepin County, and the Three Rivers Park District to Ramsey and the Mississippi River Trail.

Justification

Expenditures	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements Other than Building Cost						750,000					750,000
Total						750,000					750,000

Funding Sources	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Improvement Trust Fund						750,000					750,000
Total						750,000					750,000

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project #	**07-PARK-001**
Project Name	**Municipal Plaza**

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20 Years
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost **$3,700,000**

Description

Development of the proposed 2-acre Municipal Plaza in The COR, based upon the parks framework plan at $41 per square foot.

Justification

This urban park-space may be the most prominent park space within The COR - due to its visibility along Sunwood Drive, and its relationship to the Municipal Center and transit hub. The site is also likely to be used for the city's festival known as Happy Days.

Expenditures	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements Other than Building Cost	100,000	3,600,000									3,700,000
Total	**100,000**	**3,600,000**									**3,700,000**

Funding Sources	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Grants/Outside Sources		200,000									200,000
Park Improvement Trust Fund	100,000	3,400,000									3,500,000
Total	**100,000**	**3,600,000**									**3,700,000**

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project # 08-PARK-004
Project Name The Waterfront

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $6,300,000

Description

This project will be the culmination of comprehensive planning for a significant water feature in The COR. The 'lake' will be a layering of public and private amenities - such as the integration of a restaurant, required open space, public paths, wading areas, a splash pad and shady aesthetics, all of which provides the "green" and "blue" (and stormwater) connections between The Draw and retail areas.

Justification

In addition to providing a superior view-shed for residential and retail sites as well as water recreation, the pond will handle storm run-off and provide fill material for other projects within The COR. The cost projections are based on the parks framework plan for The COR at $11 per square foot.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost		6,300,000									6,300,000
Total		6,300,000									6,300,000

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund		6,300,000									6,300,000
Total		6,300,000									6,300,000

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project # 08-PARK-008

Project Name Central Anoka County Regional Trail Bridge over 10

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $5,600,000

Description

Bridge #02053 will connect The COR to the trail to the Mississippi River along the storm sewer outfall and serve as a regional trail connection between the Northstar Rail Station and Mississippi West Regional Park.

Justification

The COR is designed to be pedestrian friendly. This bridge will provide a connection to West Mississippi Regional Park and the regional trail. Further, the rail and highway crossing will allow residents to access the commuter rail and The COR without adding automobile trips to Hwys #10 and #169.

Ramsey has received $100,000 from Met Council for engineering and design, and $490,000 from the National Park Service to complete the final plans and specifications. Additionally, a private developer has contributed the touch-down land adjacent to Riverdale Drive. Because this route is a regional trail, the project's construction should be a joint endeavor between Anoka County and the City, funded by a Metropolitan Council grant.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Improvements Other than Building Cost				5,600,000							5,600,000
Total				5,600,000							5,600,000

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Grants/Outside Sources				5,600,000							5,600,000
Total				5,600,000							5,600,000

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project # **11-PARK-003**

Project Name **Alpine Park Winter Facilities**

Department Park Improvements
Contact
Type Improvement
Useful Life 25
Category Park Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost **$2,500,000**

Description

This project shall include the construction of a chalet/warming house capable of facilitating winter equipment rentals and vending. Improvements will also include the expansion of the existing parking lot, and the construction of refrigerated rinks.

Justification

This warming house will function as a hub for winter recreation in the city with ice skating, sliding, and cross-country ski trails. Further, the existing warming house and rinks at Ramsey Elementary are in sub-standard condition and would be discontinued under this proposal.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Building Cost/Construction					750,000						750,000
Improvements Other than Building Cost					1,750,000						1,750,000
Total					**2,500,000**						**2,500,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund					2,500,000						2,500,000
Total					**2,500,000**						**2,500,000**

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project #	**17-PARK-008**
Project Name	**Lake Itasca / COR Greenway**

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost **$1,900,000**

Description

This project envisions a Greenway connection from Municipal Plaza, The Draw and the proposed Waterfront, west through The COR to the Lake Itasca Community Park.

Justification

The Greenway will be the primary east/west pedestrian route on either side of Armstrong Blvd, connecting places to live, work and recreate. It is intended that the Greenway also will be a working component of the stormwater system.

Expenditures	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements Other than Building Cost						1,900,000					1,900,000
Total						1,900,000					1,900,000

Funding Sources	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Improvement Trust Fund						1,900,000					1,900,000
Total						1,900,000					1,900,000

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project #	**18-PARK-004**
Project Name	**Lake Itasca Park - Parking, Trail & Canoe System**

Department	Park Improvements
Contact	
Type	Improvement
Useful Life	20
Category	Park Improvement
Priority	5-Opportunity/Unfunded/Placeholder
Status	Future Consideration

Total Cost **$250,000**

Description

This project would permit access to the community park through a parking area adjacent to Alpine Drive, connection to the existing trails, and include a canoe/kayak/paddle-board system at the lake.

Justification

The parking lot will be for visitors, city-wide, as will the water-based recreational improvements. The trail will connect the new parking to the existing trails near the lake.

The timing of this limited, first phase of the Lake Itasca community park, also coincides with the hundreds of residential homes platted in close proximity - with Park Dedication from these lots applied to the near-by park space for their benefit.

Expenditures	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Improvements Other than Building Cost		250,000									250,000
Total		**250,000**									**250,000**

Funding Sources	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Park Improvement Trust Fund		250,000									250,000
Total		**250,000**									**250,000**

Capital Improvement Program 2022 *thru* 2031

City of Ramsey, Minnesota

Project # 06-ACQ-001

Project Name Sixth Community Park (north central Ramsey)

Department Site Acquisitions
Contact
Type Land
Useful Life Unassigned
Category Site Acquisition
Priority 5-Opportunity/Unfunded/Placeholder
Status Future Consideration

Total Cost $3,000,000

Description

The park location has not been determined, but may be expected to be sited north of Trott Brook and geographically centralized.

The park should have a minimum of 60 acres of usable land.

Justification

Given the projected build-out of Ramsey, it is anticipated that a sixth Community Park will be required to meet the needs of the existing and future residents.

A joint powers agreement for funding and O & M may be explored with the City of Nowthen.

Expenditures	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Land Acquisition							3,000,000				3,000,000
Total							**3,000,000**				**3,000,000**

Funding Sources	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Park Improvement Trust Fund							3,000,000				3,000,000
Total							**3,000,000**				**3,000,000**

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-338

RESOLUTION ADOPTING THE 2022-2031 CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, the Ramsey City Charter states that the City of Ramsey will adopt a Capital Improvement Plan (CIP) annually; and

WHEREAS, the CIP will consist of at least five years, and will estimate the future needs for the public health, safety and welfare of the City; and

WHEREAS, the CIP shall consist of projects and facilities (capital improvements) proposed to be undertaken during the next ten fiscal years, which is 2022-2031 with appropriate supporting information as to the necessity of such improvements, cost estimates, and method of financing; and

WHEREAS, the Capital Improvement Plan (CIP) is a forecasting tool and not actual, committed projects and expenditures.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1) The City Council of the City of Ramsey authorizes the adoption of the 2022-2031 Capital Improvement Plan (CIP)

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____

City Clerk

CC Regular Session **6. 2.**

Meeting Date: 12/14/2021

By: Diana Lund, Finance

Information

Title:

Public Hearing on 2022 Tax Levies and General Fund Budget

- Adopt Resolution #21-339 Adopting the 2021, Payable 2022 Municipal Tax Levy
- Adopt Resolution #21-340 Adopting the 2022 General Fund Budget
- Adopt Resolution #21-341 Adopting the 2022 Economic Development Authority (EDA) Budget

Purpose/Background:

Purpose: The City is required to hold a meeting where the city's budget and levy will be discussed and the public can give input. The City is required to adopt a levy and certify to the county auditor by December 31, 2021.

A budget/levy slide presentation will be provided that will outline the city's proposed 2022 levies and General Fund Budget.

A brief recap of the proposed levy to be adopted is as follows:

- 2022 Final Overall Levy: $15,312,856 - an $8,422 (reduction in debt levy on Municipal Center debt refinancing) from September Preliminary levy adopted September 28, 2021, of $15,321,278.
- The final adopted levy in 2021 was $13,009,808

Levy Components: General Fund Levy: $11,712,590 ($11,154,848 - Year 2021)
Pavement Management Levy: $ 1,673,227 ($0 - Year 2021)
Debt Service Levies: $ 1,851,679 ($1,779,600- Year 2021)
EDA Levy: $ 75,360 ($75,360 - Year 2021)

The levy increase of $2,303,048 from payable 2021 to payable 2022 is largely attributed to the new Pavement Management Levy in the amount of $1,673,227 (number was arrived at based on 15% of last years General Fund Levy of $11,154,848). The Pavement Management Levy replaces the franchise fee that was rescinded on July 27, 2021.

Other Factors of Levy Increase:

1. $216,402 Personnel additions of a full-time Park Maintenance worker, full-time Systems and Security Administrator, part-time Receptionist/Secretary (offset with reduction of Admin Intern), current part-time Police Technician to full-time, additional hours for Recreation Specialist, and position reclassifications of the current Senior Planner to Planning Manager, Engineering Tech IV to Senior Engineering Tech, Streets Lead to Streets Department Supervisor and Maintenance Worker to Street Lead Person.
2. $341,340 of increase is related to Cost of Living Adjustments (COLA), Market Rate Adjustments, steps, Pera, Workers Comp and health insurance costs.
3. $72,079 in Debt Service Levy

2022 Est Final Tax Capacity Rate: 42.280% (39.251% - Year 2021)

2022 General Fund Budget: $14,492,640 ($14,383,348 - Year 2021)

2022 EDA Budget: $85,360 ($85,360 - Year 2021)

All EDA and General Fund documents are included together, as the EDA levy calculates into the total general

levy calculation of the city and thus accounts for the several motions listed below.

Notification:

At is regular meeting of September 28, 2021, City Council agreed upon December 14, 2021 at 7:00 PM to hold a public meeting on the 2022 levy and budget. This date and time was printed on the proposed tax statements that were sent to each taxable property and public hearing notice was also posted in the Anoka County Union on December 3, 2021.

Time Frame/Observations/Alternatives:

Option #1 - Motion for City Council to Adopt Resolutions #21-339 Adopting the 2021 Payable 2022 Municipal Tax Levies(General, Pavement Management, EDA and Debt Service) in the amount of $15,312,856; Adopt Resolution #21-340 Adopting the 2022 General Fund Budget in the amount of $14,492,640 and Adopt Resolution #21-341 Adopting the 2022 EDA Budget in the amount of $85,360.

Option #2 - Motion for City Council to Adopt Resolutions as stated above in Option 1, but with the following modifications:_____

Option#3 - Motion for City Council to not adopt the attached resolutions. If a final levy is not adopted it reverts back to the final levy of 2021 in the amount of $13,009,808.

Funding Source:

The EDA levy supports the EDA budget, the General Levy supports the General Fund Budget and debt service levy supports the respective annual debt service payments and the Pavement Management Levy supports the City's pavement management program.

Recommendation:

Staff Recommends Option #1 as outlined above.

Outcome/Action:

Motion to Adopt Resolution #21-339 Adopting the 2021, Payable 2022 Municipal Tax Levies (General, Pavement Management, EDA and debt service) in the amount of $15,312,856; and

Motion to Adopt Resolution #21-340 Adopting the 2022 General Fund Budget in the amount of $14,492,640; and

Motion to Adopt Resolution #21-341 Adopting the 2022 EDA Budget in the amount of $85,360.

Attachments

Reso #21-339 Adopting the 2021/Payable 2022 Municipal Tax Levy
Reso #21-340 Adopting the 2022 General Fund Budget
Reso #21-341 Adopting the 2022 EDA Budget
2022 General Fund Budget
2022 EDA Budget

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/02/2021 01:48 PM
Form Started By: Diana Lund		Started On: 11/24/2021 01:23 PM
Final Approval Date: 12/02/2021		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-339

RESOLUTION ADOPTING THE 2021, PAYABLE 2022, MUNICIPAL TAX LEVY

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

1) That the following levies for assessed 2021, payable 2022, be levied upon the taxable property in said City of Ramsey, Anoka County, State of Minnesota for the following purposes:

GENERAL LEVY

Fund 101: General Fund - General Operations		
Collected as Pavement Management Levy	$1,673,227	
Fiscal Disparity Transfer (as certified)	2,036,213	
Collected as Property Tax – EDA Levy	75,360	
Collected as Property Tax – General Levy	9,676,377	
		$ 13,461,177

DEBT SERVICE LEVY

2015 CIP Bonds: Fire Station #2	280,153	
2021 CIP Bond – Municipal Center	788,276	
2013 Equipment Certificates	77,910	
2015 GO Road Improvement Bonds	117,293	
2014 Equipment Certificates	101,173	
2016 GO Road Improvement Bond	153,477	
2017 GO Road Improvement Bonds	95,781	
2018 GO Road Improvement Bonds	110,340	
2020 CIP Bond: Public Works Campus	127,276	
		$1,851,679

TOTAL CERTIFIED LEVIES $ 15,312,856

2) That this final levy does not exceed the Proposed Levy adopted September 28, 2021.

3) That the City of Ramsey will not be levying the $334,139 related to the $3,090,000 GO Refunding Bond, Series 2011B, as per Joint Powers Agreement with Anoka County. Anoka County is required to pay directly to the City, this debt service amount.

4) That the City of Ramsey will not be levying the total $1,142,689 (105% of debt service) related to the GO Capital Improvement Plan Refunding Bonds for the Municipal Center. The City will levy at $788,276.

5) That the Finance Director be directed to transmit a certified copy of this resolution to the Anoka County Auditor's Office on or before Thursday, December 31, 2021.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-340

RESOLUTION ADOPTING THE 2022 CITY OF RAMSEY GENERAL FUND OPERATING BUDGET

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

1) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2022 is hereby adopted for the General Fund as follows:

GENERAL FUND

Revenues:	
Property Taxes	$ 11,655,590
Licenses and Permits	688,900
Intergovernmental Revenues	474,300
Charges for Services	589,300
Fines and Forfeitures	45,000
Other Revenues-	
Interest Earnings	50,000
Miscellaneous	15,750
Other Financing Sources	973,800
Total Revenues	$ 14,492,640
Operating and Capital Expenditures:	
General Government	$ 3,988,041
Public Safety	6,659,902
Public Works	2,229,499
Parks and Recreation	1,483,825
Contingency	25,000
Other Financing Uses	106,373
Total Operating and Capital Expenditures	$14,492,640

2) That the City Finance Director be directed to transmit a certified copy of this resolution to the Anoka County Auditor's office on or before Thursday, December 31, 2021.

3) That all contractual agreements contained within the 2022 General Fund Budget will be considered ratified.

4) That all itemized capital equipment purchases contained within the 2022 General Fund Budget will be considered ratified.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-341

RESOLUTION ADOPTING THE 2022 CITY OF RAMSEY ECONOMIC DEVELOPMENT AUTHORITY FUND BUDGET

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

1) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2022 is hereby adopted for the Economic Development Authority Fund as follows:

ECONOMIC DEVELOPMENT FUND

Revenues:	
Taxes (EDA Levy)	$ 75,360
Interest Earnings	$ 10,000
Other Financing Sources	$ 0
Total Revenues	$85,360
Operating and Capital Expenditures:	
Personal Services	$ 1,610
Supplies	$ 49,000
Services and Charges	$ 34,750
Total Operating and Capital Expenditures	$ 85,360

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

City Clerk

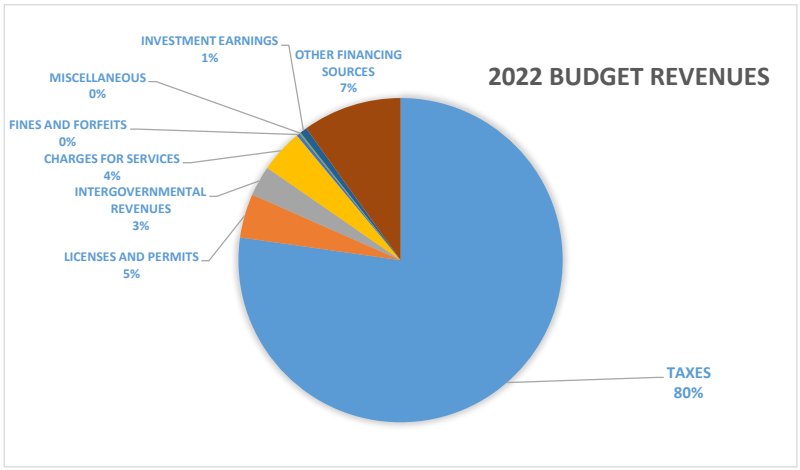
GENERAL FUND 101 - BUDGET SUMMARY

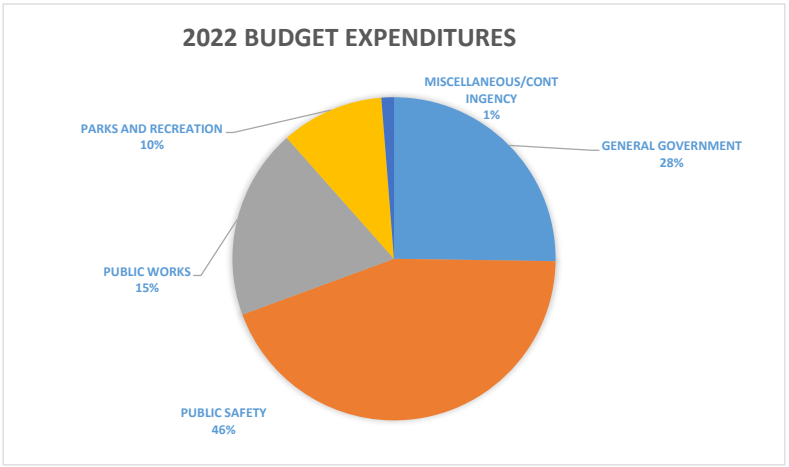
REVENUES

	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
TAXES	9,361,993	9,902,004	10,577,806	11,109,848	11,655,590
LICENSES AND PERMITS	1,031,944	901,222	850,504	629,800	688,900
INTERGOVERNMENTAL REVENUES	418,106	442,366	2,497,148	433,800	474,300
CHARGES FOR SERVICES	815,127	790,112	731,187	621,500	589,300
FINES AND FORFEITS	46,651	49,479	34,735	45,500	45,000
MISCELLANEOUS	21,873	16,637	12,861	20,700	15,750
INVESTMENT EARNINGS	104,401	174,930	185,750	100,000	50,000
OTHER FINANCING SOURCES	936,450	953,354	766,049	1,422,200	973,800
TOTAL REVENUES	**12,736,544**	**13,230,103**	**15,656,038**	**14,383,348**	**14,492,640**

EXPENDITURES

	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
GENERAL GOVERNMENT	3,291,647	3,468,059	3,390,435	3,629,946	3,988,041
PUBLIC SAFETY	5,103,105	5,511,745	6,112,194	6,350,740	6,659,902
PUBLIC WORKS	2,005,042	2,047,054	2,009,196	2,740,999	2,229,499
PARKS AND RECREATION	1,302,547	1,303,410	1,418,871	1,481,290	1,483,825
MISCELLANEOUS/CONTINGENCY	705,685	637,670	1,875,063	180,373	131,373
TOTAL EXPENDITURES	**12,408,025**	**12,967,938**	**14,805,758**	**14,383,348**	**14,492,640**

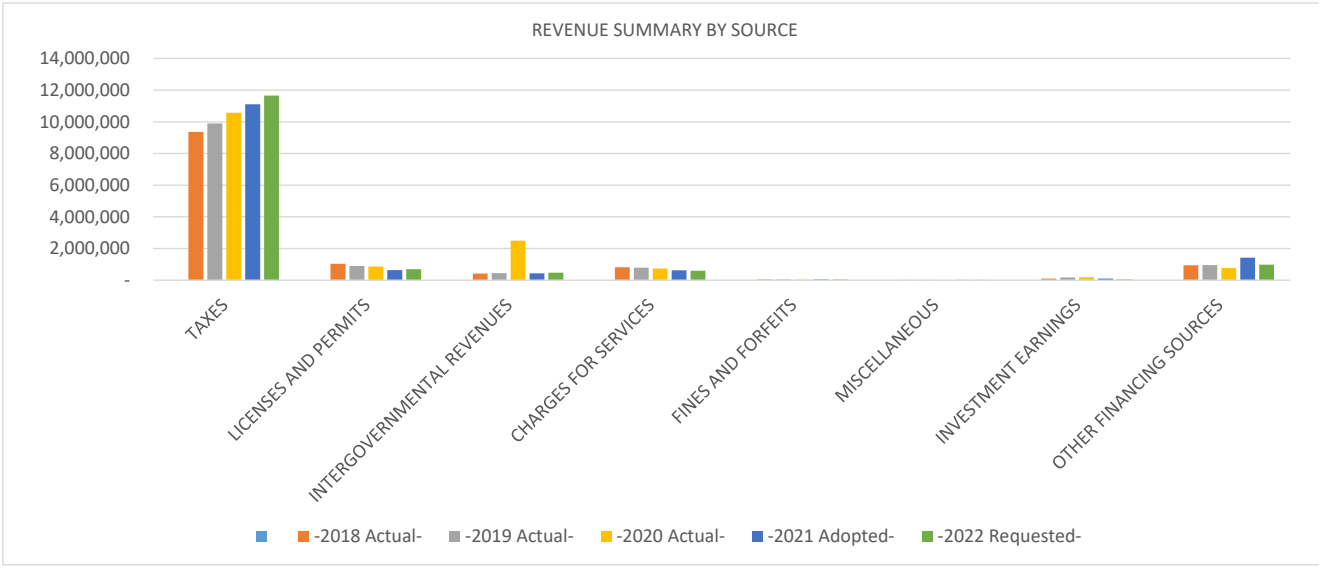




GENERAL FUND 101 - REVENUE SUMMARY	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
TAXES	9,361,993	9,902,004	10,577,806	11,109,848	11,655,590
LICENSES AND PERMITS	1,031,944	901,222	850,504	629,800	688,900
INTERGOVERNMENTAL REVENUES	418,106	442,366	2,497,148	433,800	474,300
CHARGES FOR SERVICES	815,127	790,112	731,187	621,500	589,300
FINES AND FORFEITS	46,651	49,479	34,735	45,500	45,000
MISCELLANEOUS	21,873	16,637	12,861	20,700	15,750
INVESTMENT EARNINGS	104,401	174,930	185,750	100,000	50,000
OTHER FINANCING SOURCES	936,450	953,354	766,049	1,422,200	973,800
TOTAL REVENUES	**12,736,544**	**13,230,103**	**15,656,038**	**14,383,348**	**14,492,640**

HISTORICAL LEVY AMOUNTS

2018 LEVY	$ 9,395,242	8.36%
2019 LEVY	$ 9,972,432	6.14%
2020 LEVY	$ 10,670,932	7.00%
2021 LEVY	$ 11,154,848	4.53%
2022 LEVY	$ 11,712,590	5.00%

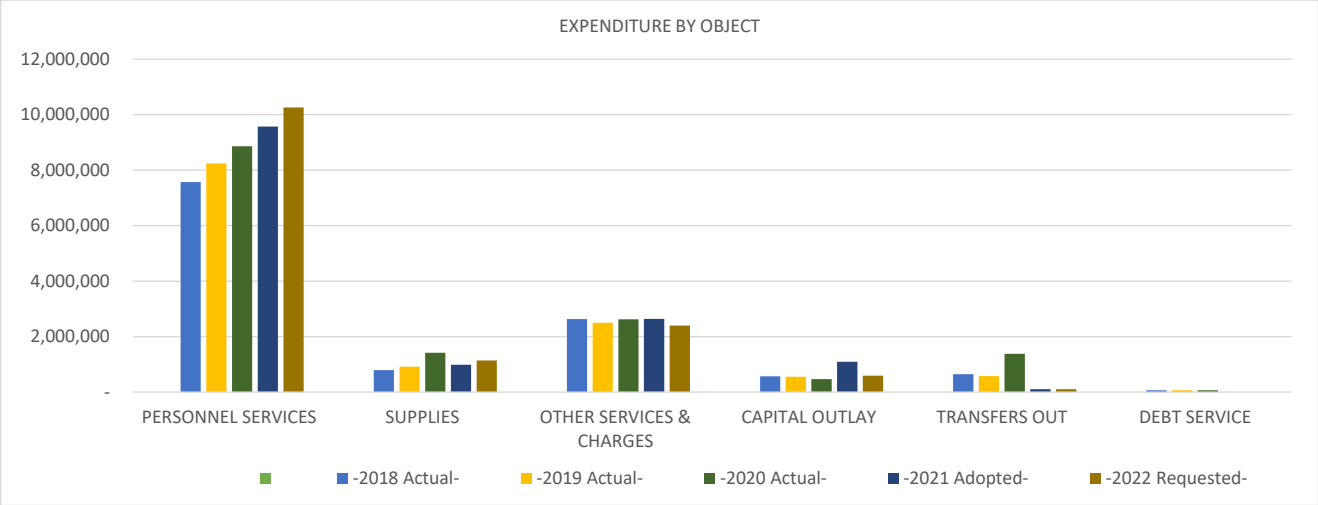


GENERAL FUND 101 - REVENUE BY SOURCE		-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
TAXES						
4011	CURRENT-AD VALOREM TAXES	7,821,806	8,383,643	8,929,345	9,656,848	10,212,590
401A	CURRENT-UNCOLLECTED ALLOWANCE		-	-	(100,000)	(100,000)
4012	DELINQUENT-AD VALOREM TAXES	57,625	37,958	39,951	50,000	40,000
4014	FISCAL DISPARITIES	1,472,625	1,477,121	1,607,454	1,498,000	1,500,000
4015	EXCESS TAX INCREMENTS	16	179	-	-	-
4018	PENALTY/INT-AD VALOREM TAXES	9,921	3,104	1,056	5,000	3,000
TAXES Total		**9,361,993**	**9,902,004**	**10,577,806**	**11,109,848**	**11,655,590**
LICENSES AND PERMITS						
- BUSINESS LICENSES/PERMITS						
4140	CREDIT CARD PROCESSING FEES	(11,494)	(5,960)	(2,032)	(5,000)	(4,000)
4155	LIQUOR-ON SALE	55,500	48,740	49,348	50,000	50,000
4156	LIQUOR-OFF SALE	740	-	-	1,000	-
4159	MECHANICAL LICENSE	12,200	14,300	13,550	12,000	12,000
4163	PAWNSHOP LICENSE	5,891	9,868	4,250	4,000	4,000
4164	CIGARETTE SALES LICENSE	550	3,050	3,050	2,500	3,000
4165	REFUSE HAULERS LICENSE	200	450	350	400	400
4166	MOTOR VEHICLES LICENSE	-	-	-	-	-
4168	PEDDLERS LICENSE	2,535	2,820	1,910	2,000	4,000
4169	GASOLINE SALES LICENSE	-	-	-	-	-
4170	OTHER BUSINESS LICENSES & PERM	1,125	2,180	2,080	2,000	2,000
4171	INVESTIGATIVE FEES	414	3,451	1,906	1,000	2,000
- NON-BUSINESS LICENSES/PERMITS						
4205	BUILDING PERMIT	626,166	577,644	522,922	350,000	400,000
4206	PLUMBING PERMIT	64,517	46,218	39,175	40,000	40,000
4207	ANIMAL LICENSE	2,590	1,250	1,110	1,200	-
4208	HEATING PERMIT	96,141	53,963	62,471	40,000	50,000
4209	CONDITIONAL USE PERMIT	3,006	8,750	6,864	6,000	8,000
4211	SIGN PERMITS	2,101	2,625	2,155	2,500	2,500
4212	RENTAL LICENSE	6,275	1,525	10,700	3,000	3,000
4213	FIRE PERMIT	10,160	8,386	10,963	11,000	10,000
4214	ELECTRICAL INSPECTION PERMIT	100,338	92,148	85,140	60,000	70,000
4220	SEPTIC SYSTEM PERMIT	32,409	21,159	22,920	30,000	20,000
4221	URBAN SEWER PERMIT	8,855	2,850	4,408	7,500	5,000
4222	URBAN WATER PERMIT	8,855	3,525	5,138	7,500	5,000
4230	OTHER NON-BUSINESS LIC & PERM	2,870	2,280	2,125	1,200	2,000
LICENSES AND PERMITS Total		**1,031,944**	**901,222**	**850,504**	**629,800**	**688,900**
INTERGOVERNMENTAL REVENUES						
- FEDERAL INTERGOVERNMENTAL						
4253	FEDERAL EXCISE TAX REFUND	8,409	8,863	9,432	8,500	9,000
4252	FEDERAL GRANTS	-	-	-	-	-
- STATE INTERGOVERNMENTAL						
4255	FEDERAL CARES ACT	-	-	2,050,863	-	-
4263	MARKET VALUE HOMESTEAD CREDIT	2,902	2,689	2,834	-	-
4268	MSA FOR STREETS	140,000	150,000	150,000	180,000	200,000
4269	POLICE - INSURANCE PREMIUM TAX	207,352	228,225	241,001	220,000	230,000
4271	POST BOARD REIMBURSEMENT	22,968	23,860	24,464	15,000	20,000
4272	STATE EXCISE TAX REFUND	337	364	522	300	300
4273	OTHER STATE GRANTS & AIDS	36,139	28,365	17,282	10,000	15,000
- LOCAL INTERGOVERNMENTAL						
4287	OTHER LOCAL GOVERNMENT GRANTS	-	-	750	-	-
INTERGOVERNMENTAL REVENUES Total		**418,106**	**442,366**	**2,497,148**	**433,800**	**474,300**

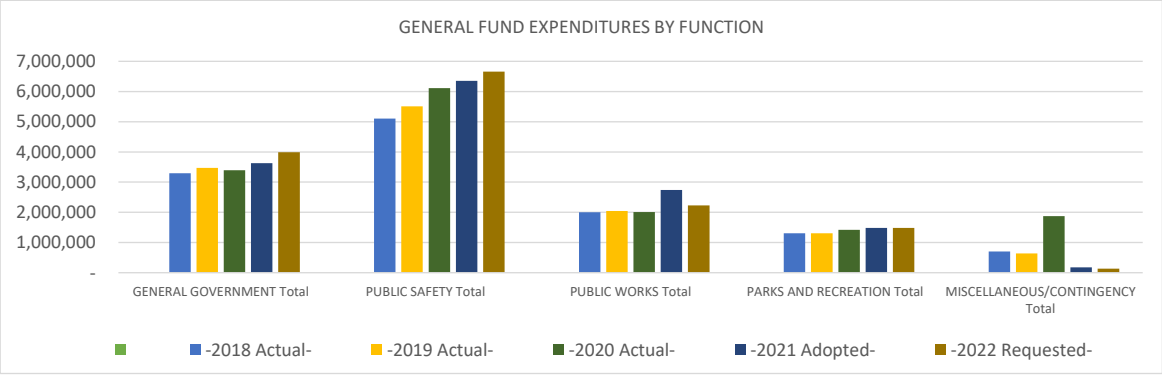
CHARGES FOR SERVICES						
4304	RENTAL FEES - REAL PROPERTY	149,819	153,799	155,808	118,000	130,000
4305	RENTAL FEES	9,739	11,042	4,804	12,000	12,000
4306	ZONING & SUBDIVISION FEES	3,739	2,082	1,130	3,000	1,000
4307	PLAN CHECKING FEES	296,301	241,565	184,169	160,000	198,000
4308	SALES OF MAPS & PUBLICATIONS	499	358	73	500	100
4309	ASSESSMENT SEARCHES	840	630	90	-	200
4312	GENERAL GOVERNMENT STAFF TIME	33,889	39,694	41,045	25,000	25,000
4326	SPECIAL POLICE SERVICES	16,645	21,082	3,325	15,000	5,000
4327	SPECIAL FIRE PROTECTION SERVIC	55,953	86,157	72,414	60,000	-
4328	ACCIDENT REPORTS	1,657	1,373	1,114	2,000	1,000
4329	OPEN BURN PERMIT FEES	675	975	750	1,000	1,000
4330	OTHER PUBLIC SAFETY	6,995	4,935	2,400	5,000	3,000
4337	ENGINEERING	214,693	200,453	243,514	200,000	200,000
4338	PLAN & SPECIFICATION FEES	-	-	570	-	-
4339	OTHER PUBLIC WORKS	14,862	13,460	15,647	12,000	8,000
4347	OTHER CULTURE-RECREATION	8,821	12,507	4,334	8,000	5,000
CHARGES FOR SERVICES Total		**815,127**	**790,112**	**731,187**	**621,500**	**589,300**
FINES AND FORFEITS						
4452	COURT FINES	44,569	45,404	32,505	45,000	40,000
4453	OTHER FINES & FORFEITS	33	405	291	-	-
4454	ADMINISTRATIVE FINES	2,049	3,669	1,940	500	5,000
FINES AND FORFEITS Total		**46,651**	**49,479**	**34,735**	**45,500**	**45,000**
MISCELLANEOUS						
4604	SURCHARGES	689	690	608	700	700
4605	ELECTION FILING FEES	55	20	50	-	50
4609	OTHER MISCELLANEOUS REVENUES	21,129	15,927	12,202	20,000	15,000
4608	CONTRIBUTIONS & DONATIONS	-	-	-	-	-
MISCELLANEOUS Total		**21,873**	**16,637**	**12,861**	**20,700**	**15,750**
INVESTMENT EARNINGS						
4701	INTEREST ON INVESTMENTS	104,401	174,930	185,750	100,000	50,000
INVESTMENT EARNINGS Total		**104,401**	**174,930**	**185,750**	**100,000**	**50,000**
OTHER FINANCING SOURCES						
TRANSFERS IN						
4901	TRANSFER IN FROM OTHER FUNDS	936,450	953,354	766,049	1,422,200	973,800
OTHER FINANCING SOURCES Total		**936,450**	**953,354**	**766,049**	**1,422,200**	**973,800**
TOTAL REVENUE		**12,736,544**	**13,230,103**	**15,656,038**	**14,383,348**	**14,492,640**

GENERAL FUND 101 - LINE ITEM DETAIL	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
4901 Other Finance Sources					
Water Fund Administrative Transfer	41,000	43,000	45,000	47,000	49,000
Sewer Fund Administrative Transfer	35,000	37,000	39,000	41,000	43,000
St. Lighting Fund Administrative Transfer	20,000	21,000	22,000	23,000	25,000
Recycling Fund Administrative Transfer	11,500	-	-	-	-
Storm Water Utility Fund Administrative Transfer	30,000	32,000	34,000	36,000	38,000
Facility Fund	-	-	-	-	20,000
Landfill Fund	-	-	-	1,000,000	63,000
Capital Maintenance Fund - For Trail Maintenance	-	50,000	60,000	60,000	60,000
Capital Maintenance Fund - For Capital Improvements	-	-	-	-	35,000
Insurance Fund	22,588	-	-	-	-
Fleet Vehicle Fnd	-	87,000	-	-	17,800
PIR Fund-Street Maintenance	100,000	125,000	125,000	125,000	150,000
Equipment Revolving Fund	676,362	558,354	441,049	143,200	473,000
	936,450	953,354	766,049	1,475,200	973,800

EXPENDITURE BY OBJECT SUMMARY	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES	7,570,878	8,240,485	8,859,253	9,566,381	10,261,237
SUPPLIES	789,128	913,056	1,413,878	981,228	1,136,500
OTHER SERVICES & CHARGES	2,632,664	2,502,520	2,626,465	2,639,166	2,399,730
CAPITAL OUTLAY	565,955	549,084	467,070	1,090,200	588,800
TRANSFERS OUT	643,832	575,817	1,376,215	106,373	106,373
DEBT SERVICE	61,853	61,853	61,853	-	-
TOTAL EXPENDITURE BY OBJECT	**12,264,311**	**12,842,815**	**14,804,733**	**14,383,348**	**14,492,640**



EXPENDITURE BY OBJECT RECAP ALL SUB-FUNCTIONS		-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
GENERAL GOVERNMENT						
0111	MAYOR AND COUNCIL	125,890	118,969	104,534	108,872	98,578
0114	CHARTER/PLAN/HORSE COMMISSIONS	4,141	3,642	3,213	4,483	4,486
0130	ADMINISTRATION	861,767	812,003	795,368	858,631	901,971
0141	ELECTIONS	59,959	22,103	53,763	19,845	55,523
0153	FINANCE	350,532	367,590	379,167	393,205	384,935
0155	ASSESSING	140,246	143,667	147,722	150,500	150,000
0161	LEGAL	121,965	152,821	124,533	133,600	126,600
0191	PLANNING & ZONING	583,331	681,120	653,382	747,219	763,831
0192	DATA PROCESSING	505,957	623,164	582,467	604,570	796,584
0194	GENERAL GOVERNMENT BUILDINGS	483,815	494,094	501,162	554,662	652,216
0195	NEWSLETTER	54,043	48,885	45,123	54,359	53,317
GENERAL GOVERNMENT Total		**3,291,647**	**3,468,059**	**3,390,435**	**3,629,946**	**3,988,041**
PUBLIC SAFETY						
0211	POLICE PROTECTION	3,502,113	3,794,498	4,122,916	4,441,253	4,784,883
0220	FIRE PROTECTION	999,255	1,024,125	1,384,635	1,299,675	1,220,790
0240	PROTECTIVE INSPECTIONS	450,223	600,831	519,585	460,744	495,512
0250	CIVIL DEFENSE	11,627	15,164	2,288	13,350	43,350
0260	TRAFFIC ENGINEERING	124,516	59,904	68,686	117,193	97,442
0270	ANIMAL CONTROL	4,381	4,336	993	4,750	3,250
0280	COMMUNITY ORIENTING POLICING	10,990	12,888	13,092	13,775	14,675
PUBLIC SAFETY Total		**5,103,105**	**5,511,745**	**6,112,194**	**6,350,740**	**6,659,902**
PUBLIC WORKS						
0301	ENGINEERING	229,140	379,804	383,947	433,803	487,638
0311	STREET MAINTENANCE	1,474,670	1,306,948	1,336,038	1,992,847	1,399,064
0312	SNOW & ICE REMOVAL	301,233	360,301	289,211	314,349	342,797
PUBLIC WORKS Total		**2,005,042**	**2,047,054**	**2,009,196**	**2,740,999**	**2,229,499**
PARKS AND RECREATION						
0452	PARK & RECREATION	1,292,547	1,283,410	1,418,871	1,481,290	1,483,825
0455	COMMUNITY PROGRAMS	10,000	20,000	-	-	-
0461	ENVIRONMENTAL SERVICES			-	-	-
PARKS AND RECREATION Total		**1,302,547**	**1,303,410**	**1,418,871**	**1,481,290**	**1,483,825**
MISCELLANEOUS/CONTINGENCY						
0892	EXPENDITURE RESERVE	705,685	637,670	1,875,063	180,373	131,373
MISCELLANEOUS/CONTINGENCY Total		**705,685**	**637,670**	**1,875,063**	**180,373**	**131,373**
TOTAL EXPENDITURES & OTHER FINANCING		**12,408,025**	**12,967,938**	**14,805,758**	**14,383,348**	**14,492,640**



EXPENDITURE BY OBJECT RECAP ALL SUB-FUNCTIONS		-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES						
WAGES AND SALARIES						
6102	F.T. REGULAR-WAGES & SALARIES	5,118,209	5,513,787	5,908,446	6,289,802	6,858,133
6103	FULL TIME-REGULAR-OVERTIME	123,989	146,188	148,960	109,000	127,700
6104	PART TIME-WAGES & SALARIES	462,116	496,943	539,851	642,109	596,408
6105	TEMPORARY-WAGES & SALARIES	154,422	149,284	167,447	261,674	207,967
6106	OVERTIME-TEMPORARY	1,404	926	259	-	-
6107	OVERTIME-PART TIME	-	1,905	1,408	-	-
WAGES AND SALARIES		**5,860,140**	**6,309,033**	**6,766,371**	**7,302,585**	**7,790,208**
OTHER GROSS EARNINGS						
6108	SEVERANCE PAY	33,314	45,355	-	-	-
OTHER GROSS EARNINGS		**33,314**	**45,355**	**-**	**-**	**-**
EMPLOYER CONTRIBUTIONS						
6121	PERA CONTRIBUTIONS	607,458	678,558	754,905	806,715	874,133
6122	FICA/MEDICARE CONTRIBUTIONS	293,341	315,349	327,544	381,207	405,969
6123	ICMA RETIREMENT TRUST	2,000	2,000	2,000	2,000	2,000
6131	GROUP INSURANCE	594,449	683,256	764,786	832,466	889,527
6132	DISABILITY INSURANCE	1,284	1,313	1,313	1,300	1,300
6133	WORKERS COMP INSURANCE PREMIUM	178,892	205,620	242,334	240,108	298,100
EMPLOYER CONTRIBUTIONS		**1,677,424**	**1,886,097**	**2,092,882**	**2,263,796**	**2,471,029**
PERSONNEL SERVICES Total		**7,570,878**	**8,240,485**	**8,859,253**	**9,566,381**	**10,261,237**
SUPPLIES						
OFFICE SUPPLIES						
6203	DUPLICATING SUPPLY & COPY PAPE	3,596	2,174	4,725	4,000	4,500
6204	STATIONERY, ENVELOPES & FORMS	4,764	4,725	4,784	6,200	6,500
6205	DRAFTING SUPPLIES	-	-	-	200	-
6206	FILM, MICROFILM, TAPES, DISKS	1,150	1,983	837	1,400	1,900
6207	TRAINING SUPPLIES	1,951	2,565	3,609	3,400	3,550
6208	MISCELLANEOUS OFFICE SUPPLIES	15,723	12,357	9,440	16,150	13,300
OFFICE SUPPLIES		**27,184**	**23,804**	**23,395**	**31,350**	**29,750**
OPERATING SUPPLIES						
6221	CLEANING SUPPLIES	1,946	1,503	1,391	3,000	3,000
6223	GASOLINE	108,942	105,124	98,273	109,900	112,500
6225	DIESEL FUEL	44,225	57,591	39,882	52,000	54,000
6227	LUBRICANTS & ADDITIVES	4,011	6,247	4,486	5,100	5,600
6229	SHOP MATERIALS	4,008	2,537	4,149	5,200	4,700
6231	UNIFORMS & TURN-OUT GEAR	56,745	63,103	104,570	81,500	111,750
6233	BATTERIES	1,105	1,071	652	2,500	2,000
6235	AMMUNITION	7,135	9,386	15,970	8,500	12,000
6237	CRIME SCENE KIT MATERIALS	894	669	368	1,000	1,000
6239	FIRST AID SUPPLIES	17,964	2,560	12,345	6,000	10,300
6241	COMMUNITY POLICING SUPPLIES	4,880	7,750	10,310	7,000	9,000
6247	HAPPY DAYS SUPPLIES	11,750	12,000	-	7,000	7,000
6249	MISCELLANEOUS OPERATING SUPPLY	114,828	113,972	118,336	121,250	132,200
6246	MARKETING	1,391	1,210	-	3,000	3,000
OPERATING SUPPLIES		**379,822**	**384,725**	**410,732**	**412,950**	**468,050**
REPAIR AND MAINTENANCE SUPPLIES						
6251	BATTERIES	2,051	812	678	3,000	3,000
6253	BRAKES	2,281	2,342	3,421	3,000	3,000
6255	TIRES	6,427	7,271	7,458	7,500	8,000
6257	OTHER VEHICLE PARTS	99,426	98,407	122,447	106,000	114,000
6259	BUILDING MAINT/REPAIR SUPPLIES	3,852	14,227	4,028	21,000	42,500
6261	SAND & GRAVEL	2,355	4,726	2,907	4,000	4,000
6263	SALT	72,544	97,334	92,362	78,528	112,000
6265	ASPHALT	53,060	107,676	120,283	116,000	129,000
6266	SCBA-PARTS	2,292	4,843	4,679	6,000	6,000
6267	OTHER STREET MAINTENANCE SUPPL	4,279	7,353	4,798	5,700	5,800
6269	LANDSCAPE MATERIALS	28,460	24,972	18,304	29,500	32,500
6271	SIGN REPAIR MATERIALS	-	121	382	2,000	2,000
6275	OTHER EQUIPMENT PARTS	4,362	6,158	662	6,100	6,100
6268	IRRIGATION SUPPLIES	15,111	9,317	13,000	15,000	15,000
REPAIR AND MAINTENANCE SUPPLIES		**296,500**	**385,559**	**395,411**	**403,328**	**482,900**
SMALL TOOLS AND MINOR EQUIPMENT						
6282	EMERGENCY SUPPLIES - COVID	-	-	436,995	-	-
6281	SMALL TOOLS & MINOR EQUIPMENT	85,622	118,464	147,294	133,400	155,600
SMALL TOOLS AND MINOR EQUIPMENT		**85,622**	**118,464**	**584,290**	**133,400**	**155,600**
MERCHANDISE FOR RESALE						
6291	CULVERTS, SIGNS, STREET SUPPLY	-	505	50	200	200

MERCHANDISE FOR RESALE		**-**	**505**	**50**	**200**	**200**
SUPPLIES Total		**789,128**	**913,056**	**1,413,878**	**981,228**	**1,136,500**
OTHER SERVICES & CHARGES						
PROFESSIONAL SERVICES						
6302	AUDITING & ACCOUNTING SERVICES	34,235	36,580	36,455	43,000	39,000
6304	LEGAL FEES	120,873	151,343	123,305	132,000	125,000
6305	MEDICAL/PSYCHOLOGICAL FEES	9,391	6,425	-	-	-
6306	PERSONNEL TESTING & RECRUITMT	1,598	800	14,042	6,000	16,050
6315	MISCELLANEOUS PROFESSIONAL SER	435,732	422,044	392,060	204,568	258,500
PROFESSIONAL SERVICES		**601,829**	**617,192**	**565,862**	**385,568**	**438,550**
COMMUNICATION						
6321	TELEPHONE	18,190	17,842	15,787	19,600	16,900
6322	POSTAGE	18,564	17,517	16,852	20,850	22,355
6323	CELLULAR PHONES	34,945	33,701	35,590	44,250	47,150
6325	LONG DISTANCE CHARGES	-	-	-	-	-
COMMUNICATION		**71,699**	**69,060**	**68,229**	**84,700**	**86,405**
EMPLOYEE REIMBURSEMENTS						
6331	TRAVEL & LODGING	8,060	11,972	3,012	15,950	13,300
6334	MILEAGE REIMBURSEMENT	2	639	170	1,450	950
6335	TRAINING	76,282	91,174	71,345	103,100	107,750
EMPLOYEE REIMBURSEMENTS		**84,344**	**103,785**	**74,528**	**120,500**	**122,000**
ADVERTISING AND PUBLISHING						
6352	GENERAL NOTICE & PUBLIC INFOR	40,224	34,969	30,311	38,600	36,500
6353	ORDINANCE PUBLICATION	941	876	2,575	2,000	2,000
6354	HELP WANTED ADVERTISEMENTS	3,850	2,305	1,905	3,500	2,500
ADVERTISING AND PUBLISHING		**45,015**	**38,150**	**34,790**	**44,100**	**41,000**
INSURANCE						
6361	GENERAL LIABILITY/PROPERTY INS	127,215	145,692	154,021	154,910	189,510
INSURANCE		**127,215**	**145,692**	**154,021**	**154,910**	**189,510**
UTILITIES						
6371	ELECTRIC UTILITIES	161,824	153,221	158,084	167,200	193,200
6372	WATER/IRRIGATION	19,775	15,205	22,127	21,150	23,000
6373	GAS	44,072	45,139	33,540	47,000	66,000
6374	REFUSE/RECYCLING	12,728	12,945	12,803	13,100	13,400
UTILITIES		**238,398**	**226,511**	**226,554**	**248,450**	**295,600**
REPAIRS AND MAINTENANCE - LABOR						
6381	BUILDING & STRUCTURE REPAIR	33,741	19,827	27,600	44,100	28,200
6382	MACHINERY & EQUIPMENT REPAIR	43,700	33,424	28,075	51,500	50,500
6383	OFFICE EQUIPMENT REPAIR	-	-	-	-	-
6386	BRAKE REPAIR	-	-	-	-	-
6387	TIRE MOUNTING & BALANCING	278	160	300	400	400
6388	OTHER VEHICLE REPAIR	71,178	102,635	72,106	69,500	78,500
6389	TOWING SERVICES	3,224	1,623	2,037	3,500	3,000
REPAIRS AND MAINTENANCE - LABOR		**152,122**	**157,669**	**130,118**	**169,000**	**160,600**
REPAIRS AND MAINTENANCE - CONTRACTS						
6404	MACHINERY & EQUIPMENT	1,221	1,332	1,332	1,300	1,500
6405	OFFICE & DATA PROCESSING EQUIP	336,747	344,102	366,660	391,134	379,328
REPAIRS AND MAINTENANCE - CONTRACTS		**337,968**	**345,433**	**367,991**	**392,434**	**380,828**
RENTALS						
6413	OFFICE EQUIPMENT RENTAL	5,966	4,837	5,995	6,000	6,000
6415	OTHER EQUIPMENT RENTAL	93,483	119,147	36,671	109,425	54,125
6416	MACHINERY RENTAL	-	275	-	300	300
6417	UNIFORM RENTAL	1,530	1,948	1,710	1,800	800
RENTALS		**100,979**	**126,208**	**44,376**	**117,525**	**61,225**
DUES, SUBSCRIPTIONS, AND REGISTRATION FEES						
6451	MEMBERSHIP DUES	56,703	58,318	48,325	49,579	49,812
6452	SUBSCRIPTIONS	799	2,238	1,321	3,000	1,900
DUES, SUBSCRIPTIONS, AND REGISTRATION FEES		**57,502**	**60,556**	**49,647**	**52,579**	**51,712**
BOOKS AND PAMPHLETS						
6471	BOOKS & PAMPHLETS	3,055	862	2,331	3,400	3,300
BOOKS AND PAMPHLETS		**3,055**	**862**	**2,331**	**3,400**	**3,300**
CONTRACTED SERVICES						
6488	STREET MAINTENANCE CONTRACT	467,265	237,483	500,000	500,000	200,000
6489	OTHER CONTRACTED SERVICES	345,273	373,918	408,019	366,000	369,000
CONTRACTED SERVICES		**812,538**	**611,401**	**908,019**	**866,000**	**569,000**
OTHER SERVICES & CHARGES Total		**2,632,664**	**2,502,520**	**2,626,465**	**2,639,166**	**2,399,730**
CAPITAL OUTLAY						
CAPITAL OUTLAY						
6520	BUILDINGS	-	-	-	-	-
6540	HEAVY MACHINERY	220,423	185,980	42,861	275,500	265,800

6550	MOTOR VEHICLES	98,487	145,289	351,094	399,000	109,000
6580	OTHER EQUIPMENT	247,045	136,289	48,692	397,700	184,000
6585	COMPUTER HARDWARE/SOFTWARE	-	81,526	24,423	18,000	30,000
CAPITAL OUTLAY		**565,955**	**549,084**	**467,070**	**1,090,200**	**588,800**
CAPITAL OUTLAY Total		**565,955**	**549,084**	**467,070**	**1,090,200**	**588,800**
TRANSFERS OUT						
OPERATING TRANSFERS						
6820	OPERATING TRANSFERS TO OTHER F	643,832	575,817	1,376,215	106,373	106,373
OPERATING TRANSFERS		**643,832**	**575,817**	**1,376,215**	**106,373**	**106,373**
TRANSFERS OUT Total		**643,832**	**575,817**	**1,376,215**	**106,373**	**106,373**
DEBT SERVICE						
DEBT SERVICE						
6603	OTHER L.T. OBLIGATION PRINCIPA	61,853	61,853	61,853	-	-
DEBT SERVICE		**61,853**	**61,853**	**61,853**	**-**	**-**
DEBT SERVICE Total		**61,853**	**61,853**	**61,853**	**-**	**-**
TOTAL EXPENDITURES & OTHER FINANCING		**12,264,311**	**12,842,815**	**14,804,733**	**14,383,348**	**14,492,640**

FUND: GENERAL

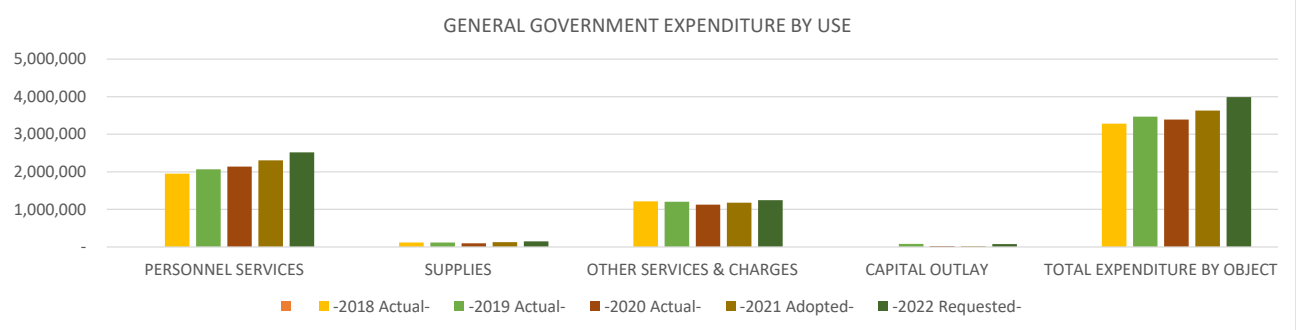
Business Unit	2020 Actual	2021 Adopted Budget	2022 Requested Budget
REVENUE			
9101 - GENERAL FUND REVENUE	15,656,715	14,383,348	14,492,640
TOTAL REVENUE	**15,656,715**	**14,383,348**	**14,492,640**

EXPENDITURES			
111 - MAYOR AND COUNCIL	104,534	108,872	98,578
114 - COMMISSIONS	3,213	4,483	4,486
130 - ADMINISTRATION	795,368	858,631	901,971
141 - ELECTIONS	53,763	19,845	55,523
153 - FINANCE	379,167	393,205	384,935
155 - ASSESSING	147,722	150,500	150,000
161 - LEGAL SERVICES	124,533	133,600	126,600
191 - PLANNING AND ZONING	653,382	747,219	763,831
192 - DATA PROCESSING	582,467	604,570	796,584
194 - GENERAL GOVERNMENT BUILDINGS	501,162	554,662	652,216
195 - NEWSLETTER	45,123	54,359	53,317
211 - POLICE PROTECTION	4,122,916	4,441,253	4,784,883
220 - FIRE PROTECTION	1,384,635	1,299,675	1,220,790
240 - BUILDING INSPECTION	519,585	460,744	495,512
250 - CIVIL DEFENSE	2,288	13,350	43,350
260 - TRAFFIC ENGINEERING	68,686	117,193	97,442
270 - ANIMAL CONTROL	993	4,750	3,250
280 - COMMUNITY ORIENTING POLICING	13,092	13,775	14,675
301 - ENGINEERING	383,947	433,803	487,638
311 - STREET MAINTENANCE	1,336,038	1,992,847	1,399,064
312 - SNOW AND ICE REMOVAL	289,211	314,349	342,797
452 - PARK AND RECREATION	1,418,871	1,481,290	1,483,825
892 - MISCELLANEOUS/CONTINGENCY	1,875,063	180,373	131,373
TOTAL EXPENDITURES	**14,805,758**	**14,383,348**	**14,492,640**

GENERAL FUND 101 - GENERAL GOVERNMENT

GENERAL GOVERNMENT	111-195

EXPENDITURE BY OBJECT SUMMARY	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES	1,952,471	2,064,540	2,140,494	2,304,417	2,520,685
SUPPLIES	115,396	120,179	98,236	127,550	148,400
OTHER SERVICES & CHARGES	1,212,768	1,201,658	1,127,282	1,179,979	1,243,956
CAPITAL OUTLAY	-	81,526	24,423	18,000	75,000
TOTAL EXPENDITURE BY OBJECT	**3,280,635**	**3,467,904**	**3,390,435**	**3,629,946**	**3,988,041**



LINE ITEM DETAIL BY COST CENTER OR SUB-FUNCTION

GENERAL GOVERNMENT **111-195**

EXPENDITURE BY OBJECT RECAP ALL SUB-FUNCTIONS		-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES						
WAGES AND SALARIES						
6102	F.T. REGULAR-WAGES & SALARIES	1,362,167	1,432,355	1,520,613	1,595,870	1,788,541
6103	FULL TIME-REGULAR-OVERTIME	5,289	2,645	4,762	-	1,700
6104	PART TIME-WAGES & SALARIES	110,163	154,597	120,512	158,917	144,468
6105	TEMPORARY-WAGES & SALARIES	55,266	31,496	37,425	43,120	39,000
6107	OVERTIME-PART TIME	-	1,905	1,408	-	-
TOTAL WAGES AND SALARIES		**1,532,885**	**1,622,998**	**1,684,720**	**1,797,907**	**1,973,709**
OTHER GROSS EARNINGS						
6108	SEVERANCE PAY	22,741	14,464	-	-	-
TOTAL OTHER GROSS EARNINGS		**22,741**	**14,464**	**-**	**-**	**-**
EMPLOYER CONTRIBUTIONS						
6121	PERA CONTRIBUTIONS	105,289	112,726	117,717	129,441	139,772
6122	FICA/MEDICARE CONTRIBUTIONS	110,784	117,515	119,590	145,102	155,167
6123	ICMA RETIREMENT TRUST	2,000	2,000	2,000	2,000	2,000
6131	GROUP INSURANCE	165,274	178,168	197,561	210,337	223,919
6133	WORKERS COMP INSURANCE PREMIUM	13,499	16,670	18,906	19,630	26,118
TOTAL EMPLOYER CONTRIBUTIONS		**396,845**	**427,079**	**455,775**	**506,510**	**546,976**
Total PERSONNEL SERVICES		**1,952,471**	**2,064,540**	**2,140,494**	**2,304,417**	**2,520,685**
SUPPLIES						
OFFICE SUPPLIES						
6203	DUPLICATING SUPPLY & COPY PAPE	3,596	2,174	4,725	4,000	4,500
6204	STATIONERY, ENVELOPES & FORMS	2,870	1,472	1,242	3,100	3,400
6206	FILM, MICROFILM, TAPES, DISKS	-	-	-	-	-
6208	MISCELLANEOUS OFFICE SUPPLIES	10,084	4,052	5,918	7,700	6,650
TOTAL OFFICE SUPPLIES		**16,550**	**7,698**	**11,886**	**14,800**	**14,550**
OPERATING SUPPLIES						
6221	CLEANING SUPPLIES	1,946	1,503	1,391	3,000	3,000
6223	GASOLINE	3,111	2,466	1,543	3,000	3,500
6225	DIESEL FUEL	978	793	758	1,000	1,000
6231	UNIFORMS & TURN-OUT GEAR	2,278	1,605	2,269	1,850	2,000
6247	HAPPY DAYS SUPPLIES	11,750	12,000	-	7,000	7,000
6249	MISCELLANEOUS OPERATING SUPPLY	42,942	32,969	35,036	38,300	42,850
6246	MARKETING	1,391	1,210	-	3,000	3,000
TOTAL OPERATING SUPPLIES		**64,396**	**52,547**	**40,997**	**57,150**	**62,350**
REPAIR AND MAINTENANCE SUPPLIES						
6257	OTHER VEHICLE PARTS	1,168	4,101	623	1,500	1,500
6259	BUILDING MAINT/REPAIR SUPPLIES	3,067	4,001	1,994	6,000	7,000
TOTAL REPAIR AND MAINTENANCE SUPPLIES		**4,236**	**8,103**	**2,617**	**7,500**	**8,500**
SMALL TOOLS AND MINOR EQUIPMENT						
6281	SMALL TOOLS & MINOR EQUIPMENT	30,214	51,832	42,736	48,100	63,000
TOTAL SMALL TOOLS AND MINOR EQUIPMENT		**30,214**	**51,832**	**42,736**	**48,100**	**63,000**
Total SUPPLIES		**115,396**	**120,179**	**98,236**	**127,550**	**148,400**
OTHER SERVICES & CHARGES						
PROFESSIONAL SERVICES						
6302	AUDITING & ACCOUNTING SERVICES	30,485	32,680	32,405	39,000	35,000
6304	LEGAL FEES	120,873	151,343	123,305	132,000	125,000
6305	MEDICAL/PSYCHOLOGICAL FEES	9,391	6,425	-	-	-
6306	PERSONNEL TESTING & RECRUITMT	1,598	800	14,042	6,000	16,050
6315	MISCELLANEOUS PROFESSIONAL SER	198,252	148,577	110,803	54,735	65,000
TOTAL PROFESSIONAL SERVICES		**360,599**	**339,824**	**280,554**	**231,735**	**241,050**
COMMUNICATION						
6321	TELEPHONE	10,829	10,261	8,838	11,550	16,900
6322	POSTAGE	15,031	13,119	14,202	16,600	16,605
6323	CELLULAR PHONES	6,878	5,136	4,554	7,300	47,150
6325	LONG DISTANCE CHARGES	-	-	-	-	-
TOTAL COMMUNICATION		**32,738**	**28,515**	**27,594**	**35,450**	**80,655**

EMPLOYEE REIMBURSEMENTS						
6331	TRAVEL & LODGING	2,700	7,938	155	8,000	6,000
6334	MILEAGE REIMBURSEMENT	2	111	-	700	200
6335	TRAINING	12,514	19,771	7,611	21,500	23,000
TOTAL EMPLOYEE REIMBURSEMENTS		**15,215**	**27,820**	**7,765**	**30,200**	**29,200**
ADVERTISING AND PUBLISHING						
6352	GENERAL NOTICE & PUBLIC INFOR	40,224	34,969	30,311	38,600	36,500
6353	ORDINANCE PUBLICATION	941	876	2,575	2,000	2,000
6354	HELP WANTED ADVERTISEMENTS	3,850	2,305	1,905	3,500	2,500
TOTAL ADVERTISING AND PUBLISHING		**45,015**	**38,150**	**34,790**	**44,100**	**41,000**
INSURANCE						
6361	GENERAL LIABILITY/PROPERTY INS	29,491	33,983	34,162	35,860	44,660
TOTAL INSURANCE		**29,491**	**33,983**	**34,162**	**35,860**	**44,660**
UTILITIES						
6371	ELECTRIC UTILITIES	98,140	90,508	94,612	100,000	100,000
6372	WATER/IRRIGATION	3,044	2,057	2,853	4,000	4,000
6373	GAS	28,789	29,313	20,395	30,000	30,000
6374	REFUSE/RECYCLING	3,882	4,790	5,230	5,000	5,300
TOTAL UTILITIES		**133,854**	**126,668**	**123,090**	**139,000**	**139,300**
REPAIRS AND MAINTENANCE - LABOR						
6381	BUILDING & STRUCTURE REPAIR	12,463	7,641	9,855	20,000	15,000
6382	MACHINERY & EQUIPMENT REPAIR	12,587	11,461	12,554	20,000	22,000
6388	OTHER VEHICLE REPAIR	1,771	1,845	343	1,500	1,500
TOTAL REPAIRS AND MAINTENANCE - LABOR		**26,821**	**20,947**	**22,752**	**41,500**	**38,500**
REPAIRS AND MAINTENANCE - CONTRACTS						
6405	OFFICE & DATA PROCESSING EQUIP	295,378	302,488	314,997	337,000	339,794
TOTAL REPAIRS AND MAINTENANCE - CONTRACTS		**295,378**	**302,488**	**314,997**	**337,000**	**339,794**
RENTALS						
6415	OTHER EQUIPMENT RENTAL	-	-	-	-	-
TOTAL RENTALS		**-**	**-**	**-**	**-**	**-**
DUES, SUBSCRIPTIONS, AND REGISTRATION FEES						
6451	MEMBERSHIP DUES	49,518	51,387	39,559	39,634	38,897
6452	SUBSCRIPTIONS	799	1,551	1,280	1,500	1,900
TOTAL DUES, SUBSCRIPTIONS, AND REGISTRATION FEES		**50,317**	**52,938**	**40,840**	**41,134**	**40,797**
BOOKS AND PAMPHLETS						
6471	BOOKS & PAMPHLETS	-	155	-	-	-
TOTAL BOOKS AND PAMPHLETS		**-**	**155**	**-**	**-**	**-**
CONTRACTED SERVICES						
6489	OTHER CONTRACTED SERVICES	223,340	230,169	240,738	244,000	249,000
TOTAL CONTRACTED SERVICES		**223,340**	**230,169**	**240,738**	**244,000**	**249,000**
Total OTHER SERVICES & CHARGES		**1,212,768**	**1,201,658**	**1,127,282**	**1,179,979**	**1,243,956**
CAPITAL OUTLAY						
CAPITAL OUTLAY						
6520	BUILDINGS	-	-	-	-	-
6550	MOTOR VEHICLES	-	-	-	-	45,000
6580	OTHER EQUIPMENT	-	-	-	-	-
6585	COMPUTER HARDWARE/SOFTWARE	-	81,526	24,423	18,000	30,000
TOTAL CAPITAL OUTLAY		**-**	**81,526**	**24,423**	**18,000**	**75,000**
Total CAPITAL OUTLAY		**-**	**81,526**	**24,423**	**18,000**	**75,000**
TOTAL EXPENDITURES & OTHER FINANCING		**3,280,635**	**3,467,904**	**3,390,435**	**3,629,946**	**3,988,041**

FUND GENERAL

DEPARTMENT: MAYOR AND COUNCIL

FUNCTION: GENERAL GOVERNMENT

BUDGET SUMMARY:

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0111	6104	PART TIME-WAGES & SALARIES	31,412	36,932	33,605	44,000	38,000
0111	6121	PERA CONTRIBUTIONS	600	775	1,002	900	1,000
0111	6122	FICA/MEDICARE CONTRIBUTIONS	2,403	2,838	2,571	3,366	2,907
0111	6131	GROUP INSURANCE	3,171	3,648	7,895		
0111	6133	WORKERS COMP INSURANCE PREMIUM	98	130	148	242	224
0111	6247	HAPPY DAYS	11,750	12,000	-	7,000	7,000
0111	6249	MISCELLANEOUS OPERATING SUPPLY	12,698	11,485	6,530	13,000	13,000
0111	6315	MISCELLANEOUS PROFESSIONAL SER	16,740	-	15,170		-
0111	6322	POSTAGE	-		-	-	
0111	6331	TRAVEL & LODGING	1,331	2,268	136	3,000	1,000
0111	6335	TRAINING	56	753	903	2,500	1,000
0111	6361	GENERAL LIABILITY/PROPERTY INS	1,148	1,177	1,070	1,300	1,350
0111	6451	MEMBERSHIP DUES	44,482	46,963	35,504	33,564	33,097
Total Expenditure			**125,890**	**118,969**	**104,534**	**108,872**	**98,578**

PERSONNEL COMPLEMENT

Mayor	1.00	1.00	1.00	1.00	1.00
Council	6.00	6.00	6.00	6.00	6.00
Mayor and Council Total	7.00	7.00	7.00	7.00	7.00

6249 Miscellaneous Operating Supplies

Mayor's Prayer Breakfast	400	400	-	400	400
Meals for Council Work sessions	3,491	2,861	3,435	4,000	4,000
Anoka Area Chamber of Commerce	600	-	620	600	600
Holiday Party	2,439	3,153	2,193	2,750	2,750
Tree Lighting	750	1,400	-	750	750
Gala/Fundraising Events	2,000	1,340	-	2,000	2,000
Miscellaneous	3,018	2,331	282	2,500	2,500
	12,698	11,485	6,530	13,000	13,000

6315 Miscellaneous Professional Services

Citizen Survey	16,740		15,170		
	16,740	-	15,170	-	-

6451 Dues

Anoka County Mediation Services	**2,883**	**2,882**	**-**	**-**	
Mississippi River Cities & Towns Initiatives (MRCTI)	**3,000**	**-**	**-**	**-**	
North Metro Mayors Association	**12,008**	**12,008**	**11,768**	**12,200**	**11,417**
North Metro Chamber (EDA)	**370**	**660**	**-**	**-**	
Missippi/Champlin Streamgage Agreement			**620**	**334**	**350**
Anoka Area Chamber of Commerce (EDA)	**410**	**410**	**410**	**-**	
Association of Metro Municipalities	**4,155**	**8,429**	**-**	**-**	
League of Minnesota Cities	**19,765**	**20,627**	**20,723**	**21,000**	**21,300**
MN Mayors Assoc	**30**	**30**	**30**	**30**	**30**
Metro Cities			**-**	**-**	
National League of Cities	**1,861**	**1,917**	**1,953**	**-**	
	44,482	46,963	35,504	33,564	33,097

DESCRIPTION OF SERVICES:

The Mayor and Council budget provides for legislative and policy making activities of the city on behalf of the citizens of Ramsey. They provide for the planning and control of all financial activities including approving the tax levy, rates and charges, and approval of expenditures.

BUDGET HIGHLIGHTS	
• Bi-Annual Survey moved out to 2023 •	

GOALS OF CURRENT YEAR BUDGET:	
Establish and implement a Strategic Action Plan Establish legislative priorities for the City Maintain a stable tax levy rate Advocate for Highway 10 Improvements at the State and Federal Level	

Performance Measurements:					
	2018 Actual	2019 Actual	2020 Actual	2021 Estimate	2022 Projected
Tax Levy Rate	41.73%	40.35%	39.59%	39.01%	TBD

FUND GENERAL

DEPARTMENT: COMMISSIONS
FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0114	6105	TEMPORARY-WAGES & SALARIES	3,785	3,335	2,940	4,000	4,000
0114	6122	FICA/MEDICARE CONTRIBUTIONS	300	255	225	383	383
0114	6133	WORKERS COMP INSURANCE PREMIUM	18	16	15	40	43
0114	6322	POSTAGE	-		-	-	
0114	6361	GENERAL LIABILITY/PROPERTY INS	38	36	33	60	60
Total Expenditure			**4,141**	**3,642**	**3,213**	**4,483**	**4,486**

PERSONNEL COMPLEMENT						
Charter Commission Members		9.00	9.00	9.00	9.00	9.00
Planning Commission Members		7.00	7.00	7.00	7.00	7.00
	Commission Total	16.00	16.00	16.00	16.00	16.00

DESCRIPTION OF SERVICES:

The Commissions budget provides council-appointed committee members tasked to review and provide feedback on city plans, intiatives, and policies. Commissions include: Charter Commission, Economic Development Authority Commission, Environmental Policy Board Commission, Parks and Recreation Commission, and Planning Commission.

BUDGET HIGHLIGHTS

- No Major Changes

GOALS OF CURRENT YEAR BUDGET:

Assist the City Council in the implementation of the City's 3-Year Strategic Action Plan
Implement individual commissions' work plans and missions
Implement and manage individual commissions' budgets

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
# of Meetings: Charter Commission	1	2	1	2	2
# of Meetings: Economic Development Authority Commission	12	10	12	12	12
# of Meetings: Environmental Policy Board Commission	10	10	10	11	11
# of Meetings: Parks and Recreation Commission	9	11	11	10	10
# of Meetings: Planning Commission	16	13	15	17	17
# of Meetings: City Council Regular Session	23	23	23	23	23
# of Meetings: City Council Work Session	26	31	26	25	25
# of Meetings: Public Works Committee	10	9	10	8	8

FUND GENERAL

DEPARTMENT: ADMINISTRATION

FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0130	6102	F.T. REGULAR-WAGES & SALARIES	512,646	497,636	524,501	541,682	573,934
0130	6103	FULL TIME-REGULAR-OVERTIME	1,116	261	1,315		
0130	6104	PART TIME-WAGES & SALARIES	30,124	36,677	580		14,770
0130	6105	TEMPORARY-WAGES & SALARIES	8,653	9,685	-	14,560	-
0130	6108	SEVERANCE PAY	22,741	14,464			
0130	6121	PERA CONTRIBUTIONS	37,440	36,244	38,391	41,796	44,603
0130	6122	FICA/MEDICARE CONTRIBUTIONS	40,475	38,717	37,053	46,814	49,651
0130	6123	ICMA RETIREMENT TRUST	2,000	2,000	2,000	2,000	2,000
0130	6131	GROUP INSURANCE	62,195	58,925	73,945	78,251	74,982
0130	6133	WORKERS COMP INSURANCE PREMIUM	3,144	3,007	3,210	4,458	4,928
0130	6203	DUPLICATING SUPPLY & COPY PAPE	3,596	2,174	4,725	4,000	4,500
0130	6204	STATIONERY, ENVELOPES & FORMS	2,240	1,039	870	2,300	2,800
0130	6208	MISCELLANEOUS OFFICE SUPPLIES	8,934	3,046	3,455	6,000	5,000
0130	6246	MARKETING	1,391	1,210	-	3,000	3,000
0130	6249	MISCELLANEOUS OPERATING SUPPLY	6,115	4,305	6,527	6,500	6,500
0130	6305	MEDICAL/PSYCHOLOGICAL FEES	9,391	6,425	-	-	
0130	6306	PERSONNEL TESTING	1,598	800	14,042	6,000	16,050
0130	6315	MISCELLANEOUS PROFESSIONAL SER	66,292	44,262	52,159	50,000	55,000
0130	6321	TELEPHONE	1,518	1,006	1,044	1,600	-
0130	6322	POSTAGE	391	356	424	1,000	1,000
0130	6323	CELLULAR PHONES	2,566	1,397	883	2,500	-
0130	6331	TRAVEL & LODGING	975	4,409	-	3,500	3,500
0130	6334	MILEAGE REIMBURSEMENT	-	111	-	200	200
0130	6335	TRAINING	9,877	14,233	4,787	12,500	15,000
0130	6352	GENERAL NOTICE & PUBLIC INFOR	495	285	570	1,000	1,000
0130	6353	ORDINANCE PUBLICATION	941	876	2,575	2,000	2,000
0130	6354	HELP WANTED ADVERTISEMENTS	3,850	2,305	1,905	3,500	2,500
0130	6361	GENERAL LIABILITY/PROPERTY INS	7,876	8,008	8,108	9,000	10,000
0130	6405	OFFICE & DATA PROCESSING EQUIP	9,792	14,129	9,462	11,000	5,153
0130	6451	MEMBERSHIP DUES	3,053	3,247	2,418	2,970	3,000
0130	6452	SUBSCRIPTIONS	343	764	421	500	900
0130	6489	OTHER CONTRACTED SERVICES	-	-	-		
Total Expenditure			**861,767**	**812,003**	**795,368**	**858,631**	**901,971**

PERSONNEL COMPLEMENT					
City Administrator	1.00	1.00	1.00	1.00	1.00
Assistant City Administrator/Econ Dev Dir	1.00	-	-	-	-
Human Resources Manager	1.00	-	-	-	-
Director of Administrative Services	-	1.00	1.00	1.00	1.00
City Clerk	0.50	0.50	-	-	-
Deputy City Clerk	-	-	-	1.00	1.00
HR Generalist	-	-	1.00	1.00	1.00
Administrative Clerks	1.00	1.00	1.00	1.00	1.00
Mgmt Intern	0.50	0.50	0.50	0.50	-
Administrative Assistant	1.50	1.73	1.00	-	-
Public Information & Events Specialist	1.00	1.00	1.00	1.00	1.00
Receptionist	1.00	1.00	1.00	1.00	1.50
Administration Total	8.50	7.73	7.50	7.50	7.50

6249 Miscellaneous Operating Supplies					
Employee Recognition	2,810	1,813	1,703	2,900	2,900
Expenses for staff workshops and other misc. operating supplies.	3,305	2,492	4,824	3,600	3,600
	6,115	4,305	6,527	6,500	6,500

6315 Miscellaneous Professional Services					
Insurance Agent of Record Annual Fee	6,400	7,000	7,000	7,000	7,000
Excess Liability Insurance Coverage -$1M for total of $3M	22,848	-			
Flex Spending(admin & deposit)	4,248	4,248	4,301	4,800	4,800
Employee Assistance Program-Cobra/H"SA/Group Health	1,300	1,300	4,211	1,300	2,800
City Code Codification	3,609	1,677	2,016	3,000	3,000
Miscellaneous department charges	4,324	5,417	6,070	7,900	7,900
Recruiting Software	3,000	3,000	3,440	3,500	4,000
Health admin/enrollment	2,900	2,900	4,320	3,500	3,500
Minute Taking	17,663	18,720	20,801	19,000	22,000
	66,292	44,262	52,159	50,000	55,000

6451 Dues					
IPMA - National		150	156	150	150
ICMA	1,152	1,200	1,300	1,200	1,200
MCCMA	168	168	338	375	375
MAMA	45	45		45	45
Miscellaneous	1,088	1,084	474	1,200	1,230
HR organizations-misc					
Rotary	600	600	150	-	-
	3,053	3,247	2,418	2,970	3,000

DESCRIPTION OF SERVICES:

The Administration Department is generally responsible for the execution of city policy/ strategic plan as adopted by the City Council, prepares and maintains official records, provides for the licensing of local businesses and activities as required by state law or city ordinance, provides Human Resource services, and generally oversees the coordination of events and communications for the City.

BUDGET HIGHLIGHTS

- Part-Time Receptionist/Secretary: Start 5/16/22: $17,135
- Remove Admin Intern: ($16,891)
-
-

GOALS OF CURRENT YEAR BUDGET:

Oversee implementation of the Council Strategic Action Plan and Legislative Priorities

Optimize use of non-city funding through joint projects, grants, and partnerships

Performance Measurements:

	2018 Projected	2019 Projected	2020 Projected	2021 Projected	2022 Projected
Strategic action plan items completed (all departments)	25 of 35	25 of 35	___ of 13		

FUND GENERAL

DEPARTMENT: ELECTIONS
FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0141	6102	F.T. REGULAR-WAGES & SALARIES	7,550	1,716	5,842		6,000
0141	6103	FULL TIME-REGULAR-OVERTIME	2,189	1,309	1,583		1,700
0141	6104	PART TIME-WAGES & SALARIES	1,615	392	1,562		
0141	6105	TEMPORARY-WAGES & SALARIES	34,516	9,264	34,485	10,000	35,000
0141	6121	PERA CONTRIBUTIONS	730	256	671		578
0141	6122	FICA/MEDICARE CONTRIBUTIONS	843	246	677	765	590
0141	6133	WORKERS COMP INSURANCE PREMIUM	213	57	212	80	400
0141	6208	MISCELLANEOUS OFFICE SUPPLIES	176	-	-	-	-
0141	6249	MISCELLANEOUS OPERATING SUPPLY	5,371	1,184	2,602	-	2,600
0141	6281	SMALL TOOLS & MINOR EQUIPMENT	5,949	7,425	5,476	8,100	8,000
0141	6322	POSTAGE	60	36	105	100	105
0141	6361	GENERAL LIABILITY/PROPERTY INS	547	219	550	500	550
0141	6451	MEMBERSHIP DUES	200	-	-	300	-
0141	6580	OTHER EQUIPMENT	-	-			-
Total Expenditure			**59,959**	**22,103**	**53,763**	**19,845**	55,523

DESCRIPTION OF SERVICES:

The Elections budget provides funds needed to conduct the national, state, and local elections in accordance with statutory requirements.

BUDGET HIGHLIGHTS

- Election Year
-

Performance Measurements:

	2014	2016	2018	2020	2022
Number of Votes	9097	16927	11764	16483	
Number of Voters registered Election Day	15130	17280	15890	17428	
Percent (votes/registered)	60.13%	97.96%	74.03%	94.58%	#DIV/0!
Number of Wards	4	4	4	4	4
Number of Precincts	8	8	8	8	8

FUND GENERAL

DEPARTMENT: FINANCE

FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0153	6102	F.T. REGULAR-WAGES & SALARIES	246,595	256,779	265,330	265,726	270,855
0153	6108	SEVERANCE PAY	-	-			
0153	6121	PERA CONTRIBUTIONS	18,175	18,954	19,489	19,929	20,314
0153	6122	FICA/MEDICARE CONTRIBUTIONS	17,834	18,222	19,025	21,540	21,266
0153	6131	GROUP INSURANCE	26,524	28,896	27,432	29,024	19,151
0153	6133	WORKERS COMP INSURANCE PREMIUM	660	1,395	1,568	2,086	2,249
0153	6204	STATIONERY, ENVELOPES & FORMS	630	433	372	800	600
0153	6208	MISCELLANEOUS OFFICE SUPPLIES	112	390	1,861	400	400
0153	6302	AUDITING & ACCOUNTING SERVICES	30,485	32,680	32,405	39,000	35,000
0153	6321	TELEPHONE	343	447	464	500	-
0153	6322	POSTAGE	1,910	1,689	1,574	2,000	2,000
0153	6335	TRAINING	-	225	1,739	3,500	3,500
0153	6352	GENERAL NOTICE & PUBLIC INFOR	527	263	296	600	500
0153	6361	GENERAL LIABILITY/PROPERTY INS	3,200	3,637	3,874	3,800	4,300
0153	6451	MEMBERSHIP DUES	659	544	623	800	800
0153	6489	OTHER CONTRACTED SERVICES	2,877	3,035	3,114	3,500	4,000
Total Expenditure			**350,532**	**367,590**	**379,167**	**393,205**	**384,935**

PERSONNEL COMPLEMENT					
Finance Director	1.00	1.00	1.00	1.00	1.00
Asst. Finance Director	1.00	1.00	1.00	1.00	1.00
Accountant I	1.00	-	-	-	-
Accountant II	-	1.00	1.00	-	-
Accountant III	-	-	-	1.00	1.00
Accounting Clerk	1.00	-	-	-	1.00
Sr. Accounting Clerk	-	1.00	1.00	1.00	-
Finance Total	4.00	4.00	4.00	4.00	4.00

DESCRIPTION OF SERVICES:

The Finance Department is responsible for financial reporting and budgeting, assessments, cash receipts, accounts receivable, accounts payable, payroll processing, debt service management and investment of all city funds.

BUDGET HIGHLIGHTS

- No expectation of a single audit in 2022
- Reclass 5% Salary of Asst FD to Storm Utility

GOALS OF CURRENT YEAR BUDGET:

- Continued long-term financial planning (5-Year Budget & i0-Year CIP)
- Continued CAFR award recognition
- Ensure compliance with state and federal laws

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Average Rate of Return	1.53%	2.18%	2.00%	2.00%	2.00%
Bond Rating	AA+	AA+	AA+	AA+	AA+

FUND GENERAL **DEPARTMENT:** ASSESSING

FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0155	6489	OTHER CONTRACTED SERVICES	140,246	143,667	147,722	150,500	150,000
Total Expenditure			**140,246**	**143,667**	**147,722**	**150,500**	**150,000**

DESCRIPTION OF SERVICES:

The Assessing budget provides contractual assessing services provided by Anoka County.

BUDGET HIGHLIGHTS

- No Major Changes

GOALS OF CURRENT YEAR BUDGET:

- Increase number of in-person assessment appraisals to better reflect market values

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Number of Assessed Parcels - Residential Properties	8,717	8,848	8,993	9,128	9,265
Number of Assessed Parcels - Commercial Properties	378	384	383	389	395

FUND GENERAL **DEPARTMENT:** LEGAL

FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0161	6304	LEGAL FEES	120,873	151,343	123,305	132,000	125,000
0161	6361	GENERAL LIABILITY/PROPERTY INS	1,092	1,479	1,229	1,600	1,600
Total Expenditure			**121,965**	**152,821**	**124,533**	**133,600**	**126,600**

DESCRIPTION OF SERVICES:

The Legal budget provides for legal counsel to the City Council and city staff, reviews ordinances, resolutions, contracts and other legal documents. The budget also provides for prosecution services. The City's prosecution services are provided by Eckberg, Lammers Attorneys at Law and other legal services are provided by Ratwik, Roszak & Maloney, P.A.

BUDGET HIGHLIGHTS

- No Major Changes

GOALS OF CURRENT YEAR BUDGET:

- Ensure city compliance with all laws

FUND GENERAL **DEPARTMENT:** PLANNING AND ZONING

FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0191	6102	F.T. REGULAR-WAGES & SALARIES	342,609	408,399	446,437	496,679	520,222
0191	6104	PART-TIME WAGES & SALARIES	8,873	31,332	34,004	64,806	65,513
0191	6105	TEMPORARY-WAGES & SALARIES	7,516	9,212	-	14,560	-
0191	6121	PERA CONTRIBUTIONS	25,938	32,796	33,872	41,174	39,998
0191	6122	FICA/MEDICARE CONTRIBUTIONS	26,675	33,750	35,801	46,079	46,426
0191	6131	GROUP INSURANCE	35,865	42,110	39,841	51,328	52,929
0191	6133	WORKERS COMP INSURANCE PREMIUM	2,006	2,415	2,792	3,608	4,743
0191	6208	MISCELLANEOUS OFFICE SUPPLIES	803	464	565	1,000	1,000
0191	6249	MISCELLANEOUS OPERATING SUPPLY	1,091	473	3,551	2,000	3,000
0191	6315	MISCELLANEOUS PROFESSIONAL SER	115,220	104,315	43,474	4,735	10,000
0191	6321	TELEPHONE	432	559	585	750	-
0191	6322	POSTAGE	2,598	481	754	1,500	1,000
0191	6323	CELLULAR PHONES	2,607	2,163	2,267	3,000	-
0191	6325	LONG DISTANCE CHARGES	-	-			
0191	6331	TRAVEL & LODGING	394	1,261	19	1,500	1,500
0191	6334	MILEAGE REIMBURSEMENT	2		-	500	-
0191	6335	TRAINING	2,581	1,852	90	3,000	3,500
0191	6352	GENERAL NOTICE & PUBLIC INFOR	1,252	1,145	574	2,000	2,000
0191	6361	GENERAL LIABILITY/PROPERTY INS	5,289	6,663	6,884	6,000	9,000
0191	6451	MEMBERSHIP DUES	1,124	633	1,015	2,000	2,000
0191	6452	SUBSCRIPTIONS	456	787	859	1,000	1,000
0191	6471	BOOKS & PAMPHLETS	-	155			
0191	6550	VEHICLES	-	155			-
Total Expenditure			**583,331**	**681,120**	**653,382**	**747,219**	**763,831**

PERSONNEL COMPLEMENT					
City Planner	2.00	2.00	2.00	1.00	1.00
Planning Manager					1.00
Senior Planner	-	-	1.00	1.00	-
Community Development Director	1.00	1.00	-	-	-
Zoning Code Enforcment Officer	-	-	-	1.00	1.00
Deputy City Administrator/Community Development Director	-	-	1.00	1.00	1.00
Planning Technician	-	-	-	1.00	1.00
Economic Development Manager	-	1.00	1.00	1.00	1.00
Community Development Assistant	1.00	1.00	0.40	0.40	0.50
Planning Intern	0.50	0.50	0.50	0.50	-
Administrative Assistant	-	0.73	0.73	0.73	0.73
Planning & Zoning Total	4.50	6.23	6.63	7.63	7.23

DESCRIPTION OF SERVICES:

The mission of the Community Development Department is to guide residential and commercial growth through comprehensive planning processes and administer the city's building and zoning codes in a equitable and professional manner to promote and sustain public safety, quality of life, and the health and well being of the whole community.

The Planning Division's function is to prepare and implement the City's Comprehensive Plan (the City's land use guide) and comprises of two (2) major functions: long-range land use planning and zoning administration.

BUDGET HIGHLIGHTS

- Reclass Senior Planner to Planning Manager: $5,653
- Intern Removed: ($16,891)
-

GOALS OF CURRENT YEAR BUDGET:
All Land Use Applications processed with 60 days.
Standard plan review completed within 5 business day (previously 10 business days).
Improve Responsiveness to Code Violation Complaints
Improve the image of key nodes and corridors and clean up Highway 10.
Improve the application process for land use applications.

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Number of Land Use Applications	64	53	43	40	40
Number of Permits	2,681	3,313	3,600	2,500	2,500
Number of Code Enforcement Cases	158	147	183	300	300

FUND GENERAL **DEPARTMENT:** DATA PROCESSING

FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0192	6102	F.T. REGULAR-WAGES & SALARIES	138,336	149,915	158,179	160,316	235,810
0192	6104	PART TIME-WAGES & SALARIES	1,004	-	-	-	
0192	6121	PERA CONTRIBUTIONS	10,384	11,173	11,761	12,024	17,686
0192	6122	FICA/MEDICARE CONTRIBUTIONS	10,084	11,182	11,752	12,265	18,039
0192	6131	GROUP INSURANCE	21,240	20,645	22,369	23,882	36,330
0192	6133	WORKERS COMP INSURANCE PREMIUM	812	836	967	1,283	2,028
0192	6206	FILM, MICROFILM, TAPES, DISKS	-	-	-	-	
0192	6208	MISCELLANEOUS OFFICE SUPPLIES	59	153	37	300	250
0192	6249	MISCELLANEOUS OPERATING SUPPLY	2,353	1,060	455	800	750
0192	6281	SMALL TOOLS & MINOR EQUIPMENT	22,974	41,290	34,196	35,000	49,000
0192	6321	TELEPHONE	8,536	8,249	6,746	8,700	16,900
0192	6323	CELLULAR PHONES	-	-	-	-	47,150
0192	6335	TRAINING	-	2,708	91	-	
0192	6361	GENERAL LIABILITY/PROPERTY INS	4,590	6,070	5,957	6,000	8,000
0192	6374	REFUSE/RECYCLING	-	-	-	-	-
0192	6405	OFFICE & DATA PROCESSING EQUIP	285,585	288,359	305,535	326,000	334,641
0192	6580	OTHER EQUIPMENT	-	-	-	-	
0192	6585	COMPUTER HARDWARE/SOFTWARE	-	81,526	24,423	18,000	30,000
Total Expenditure			**505,957**	**623,164**	**582,467**	**604,570**	**796,584**

PERSONNEL COMPLEMENT					
IT Manager	1.00	1.00	1.00	1.00	1
Systems & Security					1
IT Tech	0.73	0.73	1.00	1.00	1
Data Processing Total	1.73	1.73	2.00	2.00	3.00

6405 Office Equipment Contracts					
Support	10,000	10,000	4,120	-	
Financial Support(General Ledger,P/R, S/A, F/A & System Dev)(LOGIS)	93,222	93,222	100,741	108,545	99,970
PIMS System Support (LOGIS)	35,169	35,169	44,271	46,115	47,875
GIS (LOGIS)	38,500	38,500	42,753	48,415	50,115
Laser Fiche Licensing	7,000	7,000	8,000	8,000	14,250
Licensing/maintenance through Logis	62,287	65,417	58,783	57,290	20,011
Other Licensing/Maintenance					25,180
Internet (Included in LOGIS Support)	12,344	12,344	15,219	16,660	17,560
Server Backup/Hosting LOGIS			26,648	35,975	39,790
Copier/Printer Support	4,000	5,180	5,000	5,000	13,849
Phone Support					6,041
Website Annual Fee	23,063	21,527			
	285,585	288,359	305,535	326,000	334,641

6585 Computer Hardware / Software					
Server Virtualization	-	81,526	24,423	-	
Universal Power Supply					30,000
Police Copiers - File & Patrol Rooms				18,000	
	-	81,526	24,423	18,000	30,000

DESCRIPTION OF SERVICES:

The Information Technology Department manages and maintains all voice, network and data systems for the city. They also handle long-term project planning, technology implementations and helpdesk support for city staff.

BUDGET HIGHLIGHTS
• Full-time Systems & Security Administrator: $94,501
• Copier/Printer Support absorbed by cost center 192.6405 from 130/211 to centralize figures-support
• All Phone & Cell Phone Costs will be recorded under Data Processing (6321, 6323)
• All LOGIS Covered Applications (Financial, PIMS, GIS, Server Backup): $11,595 increase

GOALS OF CURRENT YEAR BUDGET:
Ensure staff access to tools and resources in order to provide effective services to citizens. Identify efficiency, security, and cost-saving opportunities that improve/maintain city services using technology & staff.

Performance Measurements:					
	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Number of Physical Servers	8	4	4	2	2
Number of Virtualized Servers	0	7	7	12	14
Number of Desktop PCs / Laptops	160	162	162	173	177
Number of Phones	104	105	105	105	109
Number of Mobile Phones	61	62	62	62	65
Number of Tablets	16	18	18	20	23
Number of Wireless Access Points	8	8	8	11	18

FUND GENERAL **DEPARTMENT:** GENERAL GOVERNMT. BUILDINGS

FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0194	6102	F.T. REGULAR-WAGES & SALARIES	109,443	113,982	116,505	125,638	175,672
0194	6103	FULL TIME-REGULAR-OVERTIME	1,985	1,075	1,864		
0194	6104	PART TIME-WAGES & SALARIES	46,008	49,263	50,761	50,111	26,185
0194	6107	OVERTIME-PART TIME		1,905	1,408		
0194	6121	PERA CONTRIBUTIONS	11,666	12,232	12,245	13,181	15,139
0194	6122	FICA/MEDICARE CONTRIBUTIONS	11,775	11,980	12,171	13,444	15,442
0194	6131	GROUP INSURANCE	19,450	23,944	26,079	27,852	40,527
0194	6133	WORKERS COMP INSURANCE PREMIUM	6,523	8,796	9,975	7,786	11,451
0194	6221	CLEANING SUPPLIES	1,946	1,503	1,391	3,000	3,000
0194	6223	GASOLINE	3,111	2,466	1,543	3,000	3,500
0194	6225	DIESEL FUEL	978	793	758	1,000	1,000
0194	6231	UNIFORMS & TURN-OUT GEAR	2,278	1,605	2,269	1,850	2,000
0194	6249	MISCELLANEOUS OPERATING SUPPLY	15,313	14,463	15,371	16,000	17,000
0194	6257	OTHER VEHICLE PARTS	1,168	4,101	623	1,500	1,500
0194	6259	BUILDING MAINT/REPAIR SUPPLIES	3,067	4,001	1,994	6,000	7,000
0194	6275	OTHER EQUIPMENT PARTS	-	-			
0194	6281	SMALL TOOLS & MINOR EQUIPMENT	1,291	3,117	3,064	5,000	6,000
0194	6323	CELLULAR PHONES	1,705	1,575	1,403	1,800	-
0194	6361	GENERAL LIABILITY/PROPERTY INS	5,217	6,210	5,995	7,000	9,000
0194	6371	ELECTRIC UTILITIES	98,140	90,508	94,612	100,000	100,000
0194	6372	WATER/IRRIGATION	3,044	2,057	2,853	4,000	4,000
0194	6373	GAS	28,789	29,313	20,395	30,000	30,000
0194	6374	REFUSE/RECYCLING	3,882	4,790	5,230	5,000	5,300
0194	6381	BUILDING & STRUCTURE REPAIR	12,463	7,641	9,855	20,000	15,000
0194	6382	MACHINERY & EQUIPMENT REPAIR	12,587	11,461	12,554	20,000	22,000
0194	6388	OTHER VEHICLE REPAIR	1,771	1,845	343	1,500	1,500
0194	6415	OTHER EQUIPMENT RENTAL	-	-			
0194	6417	UNIFORM RENTAL	-	-			
0194	6489	OTHER CONTRACTED SERVICES	80,216	83,467	89,902	90,000	95,000
0194	6520	BUILDINGS	-	-	-	-	
0194	6550	MOTOR VEHICLES	-	-	-	-	45,000
0194	6580	OTHER EQUIPMENT	-	-	-	-	-
Total Expenditure			**483,815**	**494,094**	**501,162**	**554,662**	**652,216**

PERSONNEL COMPLEMENT

Gen. Gov't. Bldgs.						
Building Maintenance	2.63	3.13	3.13	3.13	3.50
Gen Govt Bldgs Total	2.63	3.13	3.13	3.13	3.50

6550 Motor Vehicles

Utility Tractor (net of $10,000 trade in)	-	-	-	-	45,000

6580 Other Equipment

	-	-	-	-	

DESCRIPTION OF SERVICES:

The General Government Buildings Department is responsible for cleaning city buildings and the repair and maintenance of all building systems.

BUDGET HIGHLIGHTS

- Current PT Building Maintenance (25 hrs) to Full-time: $33,395
- Maintenance Utility Tractor Replacement (Less $10,000 trade in): $45,000
-

GOALS OF CURRENT YEAR BUDGET:
Clean and maintain our municipal buildings to the highest level possible
Continue to prepare and support voting precincts during elections
Respond to all maintenance requests in a timely manner

Performance Measurements:					
	2018 Estimate	2019 Projected	2020 Projected	2021 Projected	2022 Projected
Buildings Maintained	12	12	12	13	13
Rooms Prepared for Meetings Annually	1210	1210	1210	1210	1210
Maintenance Request Cleared	40	40	40	45	45

FUND GENERAL

DEPARTMENT: NEWSLETTER
FUNCTION: GENERAL GOVERNMENT

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0195	6102	F.T. REGULAR-WAGES & SALARIES	4,751	3,928	3,819	5,829	6,048
0195	6121	PERA CONTRIBUTIONS	356	295	286	437	454
0195	6122	FICA/MEDICARE CONTRIBUTIONS	395	327	316	446	463
0195	6133	WORKERS COMP INSURANCE PREMIUM	25	20	21	47	52
0195	6322	POSTAGE	10,072	10,557	11,346	12,000	12,500
0195	6352	GENERAL NOTICE & PUBLIC INFOR	37,951	33,276	28,872	35,000	33,000
0195	6361	GENERAL LIABILITY/PROPERTY INS	493	484	463	600	800
Total Expenditure			**54,043**	**48,885**	**45,123**	**54,359**	**53,317**

DESCRIPTION OF SERVICES:

The community newsletter, The Ramsey Resident, is distributed to residential homes every two months. It is intended to provide public information about community events and local government.

BUDGET HIGHLIGHTS

- No Major Changes

GOALS OF CURRENT YEAR BUDGET:

Implement refreshed Ramsey branding items into the newsletter

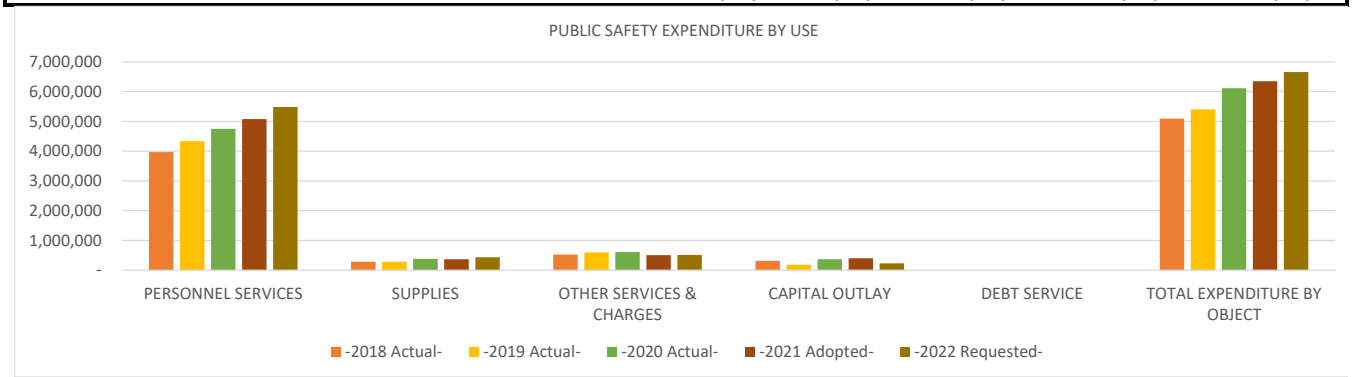
Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Number of newsletters completed annually	6	6	6	6	6
Number of full color newsletters completed annually	6	6	6	6	6
Number of pages published annually	100	100	100	100	100
Annual quantity of paid ads	60	60	60	60	60

GENERAL FUND 101 - GENERAL GOVERNMENT

PUBLIC SAFETY	211-280

EXPENDITURE BY OBJECT SUMMARY	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES	3,970,489	4,337,124	4,749,611	5,074,848	5,481,238
SUPPLIES	283,527	284,616	382,703	370,450	436,300
OTHER SERVICES & CHARGES	524,332	596,473	611,818	506,442	513,364
CAPITAL OUTLAY	314,203	187,166	367,037	399,000	229,000
DEBT SERVICE	-	-	-	-	-
TOTAL EXPENDITURE BY OBJECT	**5,092,551**	**5,405,379**	**6,111,169**	**6,350,740**	**6,659,902**



LINE ITEM DETAIL BY COST CENTER OR SUB-FUNCTION

PUBLIC SAFETY	**211-280**

EXPENDITURE BY OBJECT RECAP ALL SUB-FUNCTIONS		-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES						
WAGES AND SALARIES						
6102	F.T. REGULAR-WAGES & SALARIES	2,629,530	2,867,497	3,073,112	3,289,774	3,600,399
6103	FULL TIME-REGULAR-OVERTIME	94,925	100,480	107,397	90,000	101,000
6104	PART TIME-WAGES & SALARIES	351,953	342,346	419,339	483,192	451,940
6105	TEMPORARY-WAGES & SALARIES	-	-	7,697	-	-
6107	OVERTIME-PART TIME	-	-	-	-	-
TOTAL WAGES AND SALARIES		**3,076,408**	**3,310,324**	**3,607,545**	**3,862,966**	**4,153,339**
OTHER GROSS EARNINGS						
6108	SEVERANCE PAY	6,894	22,719	-	-	-
TOTAL OTHER GROSS EARNINGS		**6,894**	**22,719**	**-**	**-**	**-**
EMPLOYER CONTRIBUTIONS						
6121	PERA CONTRIBUTIONS	418,119	471,042	538,587	566,970	617,089
6122	FICA/MEDICARE CONTRIBUTIONS	87,930	92,679	100,100	112,940	121,817
6131	GROUP INSURANCE	273,027	315,534	353,522	391,659	413,915
6132	DISABILITY INSURANCE	1,284	1,313	1,313	1,300	1,300
6133	WORKERS COMP INSURANCE PREMIUM	106,826	123,514	148,543	139,013	173,778
TOTAL EMPLOYER CONTRIBUTIONS		**887,186**	**1,004,081**	**1,142,066**	**1,211,882**	**1,327,899**
Total PERSONNEL SERVICES		**3,970,489**	**4,337,124**	**4,749,611**	**5,074,848**	**5,481,238**
SUPPLIES						
OFFICE SUPPLIES						
6204	STATIONERY, ENVELOPES & FORMS	1,894	3,253	3,541	3,100	3,100
6206	FILM, MICROFILM, TAPES, DISKS	1,150	1,983	837	1,400	1,900
6207	TRAINING SUPPLIES	1,951	2,565	3,609	3,400	3,550
6208	MISCELLANEOUS OFFICE SUPPLIES	3,335	3,487	2,164	5,450	4,850
TOTAL OFFICE SUPPLIES		**8,330**	**11,288**	**10,151**	**13,350**	**13,400**
OPERATING SUPPLIES						
6223	GASOLINE	73,963	70,208	63,697	76,000	76,000
6225	DIESEL FUEL	3,617	3,783	4,315	4,000	5,000
6227	LUBRICANTS & ADDITIVES	939	951	934	1,100	1,100
6229	SHOP MATERIALS	647	962	906	1,000	1,000
6231	UNIFORMS & TURN-OUT GEAR	45,597	52,434	95,064	70,750	100,750
6233	BATTERIES	1,105	1,071	652	2,500	2,000
6235	AMMUNITION	7,135	9,386	15,970	8,500	12,000
6237	CRIME SCENE KIT MATERIALS	894	669	368	1,000	1,000
6239	FIRST AID SUPPLIES	17,964	2,560	12,345	6,000	10,300
6241	COMMUNITY POLICING SUPPLIES	4,880	7,750	10,310	7,000	9,000
6249	MISCELLANEOUS OPERATING SUPPLY	43,103	35,512	40,731	44,350	47,350
TOTAL OPERATING SUPPLIES		**199,844**	**185,286**	**245,292**	**222,200**	**265,500**
REPAIR AND MAINTENANCE SUPPLIES						
6251	BATTERIES	2,051	812	678	3,000	3,000
6253	BRAKES	2,281	2,342	3,421	3,000	3,000
6255	TIRES	6,427	7,271	7,458	7,500	8,000
6257	OTHER VEHICLE PARTS	19,638	9,690	19,967	27,000	29,000
6259	BUILDING MAINT/REPAIR SUPPLIES	118	7,844	357	12,500	33,000
6266	SCBA-PARTS	2,292	4,843	4,679	6,000	6,000
6271	SIGN REPAIR MATERIALS	-	121	382	2,000	2,000
6275	OTHER EQUIPMENT PARTS	4,362	6,158	662	6,100	6,100
TOTAL REPAIR AND MAINTENANCE SUPPLIES		**37,168**	**39,081**	**37,604**	**67,100**	**90,100**
SMALL TOOLS AND MINOR EQUIPMENT						
6281	SMALL TOOLS & MINOR EQUIPMENT	38,186	48,456	89,606	67,600	67,100
TOTAL SMALL TOOLS AND MINOR EQUIPMENT		**38,186**	**48,456**	**89,606**	**67,600**	**67,100**
MERCHANDISE FOR RESALE						
6291	CULVERTS, SIGNS, STREET SUPPLY	-	505	50	200	200
TOTAL MERCHANDISE FOR RESALE		**-**	**505**	**50**	**200**	**200**
Total SUPPLIES		**283,527**	**284,616**	**382,703**	**370,450**	**436,300**
OTHER SERVICES & CHARGES						
PROFESSIONAL SERVICES						
6302	AUDITING & ACCOUNTING SERVICES	3,750	3,900	4,050	4,000	4,000
6315	MISCELLANEOUS PROFESSIONAL SER	160,494	212,959	225,996	77,833	111,000
TOTAL PROFESSIONAL SERVICES		**164,244**	**216,859**	**230,046**	**81,833**	**115,000**
COMMUNICATION						
6321	TELEPHONE	4,395	4,459	4,400	4,900	-
6322	POSTAGE	2,118	1,991	2,029	2,950	4,450
6323	CELLULAR PHONES	17,080	17,549	22,235	25,200	-
TOTAL COMMUNICATION		**23,594**	**24,000**	**28,664**	**33,050**	**4,450**
EMPLOYEE REIMBURSEMENTS						
6331	TRAVEL & LODGING	5,216	3,962	2,765	7,800	7,300
6334	MILEAGE REIMBURSEMENT	-	528	170	750	750

6335	TRAINING	55,005	60,763	56,199	70,600	73,600
TOTAL EMPLOYEE REIMBURSEMENTS		**60,221**	**65,253**	**59,135**	**79,150**	**81,650**
INSURANCE						
6361	GENERAL LIABILITY/PROPERTY INS	60,944	71,100	80,624	74,250	92,850
TOTAL INSURANCE		**60,944**	**71,100**	**80,624**	**74,250**	**92,850**
UTILITIES						
6371	ELECTRIC UTILITIES	31,589	32,858	32,059	34,200	34,200
6372	WATER/IRRIGATION	4,994	4,397	4,797	4,500	5,000
6373	GAS	6,077	7,072	5,034	8,000	7,000
6374	REFUSE/RECYCLING	1,122	1,250	1,363	1,400	1,400
TOTAL UTILITIES		**43,782**	**45,576**	**43,253**	**48,100**	**47,600**
REPAIRS AND MAINTENANCE - LABOR						
6382	MACHINERY & EQUIPMENT REPAIR	20,796	4,542	5,491	21,500	16,500
6383	OFFICE EQUIPMENT REPAIR	-	-	-	-	-
6386	BRAKE REPAIR	-	-	-	-	-
6388	OTHER VEHICLE REPAIR	45,129	70,917	55,013	40,000	52,000
6389	TOWING SERVICES	3,224	1,623	2,037	3,500	3,000
TOTAL REPAIRS AND MAINTENANCE - LABOR		**69,149**	**77,081**	**62,541**	**65,000**	**71,500**
REPAIRS AND MAINTENANCE - CONTRACTS						
6405	OFFICE & DATA PROCESSING EQUIP	41,370	41,614	50,694	54,134	30,639
TOTAL REPAIRS AND MAINTENANCE - CONTRACTS		**41,370**	**41,614**	**50,694**	**54,134**	**30,639**
RENTALS						
6413	OFFICE EQUIPMENT RENTAL	5,966	4,837	5,995	6,000	6,000
6415	OTHER EQUIPMENT RENTAL	31,613	31,014	33,601	35,125	37,125
TOTAL RENTALS		**37,578**	**35,851**	**39,596**	**41,125**	**43,125**
DUES, SUBSCRIPTIONS, AND REGISTRATION FEES						
6451	MEMBERSHIP DUES	5,421	5,546	6,067	8,000	8,250
6452	SUBSCRIPTIONS	-	688	41	1,500	-
TOTAL DUES, SUBSCRIPTIONS, AND REGISTRATION FEES		**5,421**	**6,234**	**6,108**	**9,500**	**8,250**
BOOKS AND PAMPHLETS						
6471	BOOKS & PAMPHLETS	3,020	626	2,331	3,300	3,300
TOTAL BOOKS AND PAMPHLETS		**3,020**	**626**	**2,331**	**3,300**	**3,300**
CONTRACTED SERVICES						
6489	OTHER CONTRACTED SERVICES	15,010	12,279	8,826	17,000	15,000
TOTAL CONTRACTED SERVICES		**15,010**	**12,279**	**8,826**	**17,000**	**15,000**
Total OTHER SERVICES & CHARGES		**524,332**	**596,473**	**611,818**	**506,442**	**513,364**
CAPITAL OUTLAY						
CAPITAL OUTLAY						
6540	HEAVY MACHINERY	-	-	-	-	-
6550	MOTOR VEHICLES	98,487	111,789	351,094	399,000	64,000
6580	OTHER EQUIPMENT	215,716	75,378	15,943	-	165,000
TOTAL CAPITAL OUTLAY		**314,203**	**187,166**	**367,037**	**399,000**	**229,000**
Total CAPITAL OUTLAY		**314,203**	**187,166**	**367,037**	**399,000**	**229,000**
DEBT SERVICE						
DEBT SERVICE						
6603	OTHER L.T. OBLIGATION PRINCIPA	-	-	-	-	-
TOTAL DEBT SERVICE		**-**	**-**	**-**	**-**	**-**
TOTAL DEBT SERVICE		**-**	**-**	**-**	**-**	**-**
TOTAL EXPENDITURES & OTHER FINANCING		**5,092,551**	**5,405,379**	**6,111,169**	**6,350,740**	**6,659,902**

FUND GENERAL **DEPARTMENT:** POLICE PROTECTION

FUNCTION: PUBLIC SAFETY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0211	6102	F.T. REGULAR-WAGES & SALARIES	2,226,750	2,382,526	2,566,863	2,767,065	3,019,624
0211	6103	FULL TIME-REGULAR-OVERTIME	94,598	100,248	95,476	90,000	101,000
0211	6104	PART TIME-WAGES & SALARIES	86,060	77,511	84,498	121,254	97,721
0211	6105	TEMPORARY-WAGES & SALARIES		-			
0211	6108	SEVERANCE PAY	6,894	22,719			
0211	6121	PERA CONTRIBUTIONS	369,085	408,862	466,528	487,180	532,307
0211	6122	FICA/MEDICARE CONTRIBUTIONS	50,348	53,390	55,299	64,129	70,292
0211	6131	GROUP INSURANCE	226,600	258,970	294,930	323,264	343,537
0211	6133	WORKERS COMP INSURANCE PREMIUM	79,187	94,302	111,190	105,311	130,402
0211	6204	STATIONERY, ENVELOPES & FORMS	911	2,567	2,654	1,600	1,600
0211	6206	FILM, MICROFILM, TAPES, DISKS	1,150	1,101	837	1,100	1,600
0211	6207	TRAINING SUPPLIES	1,951	2,565	3,609	3,400	3,550
0211	6208	MISCELLANEOUS OFFICE SUPPLIES	2,579	2,561	1,838	3,500	3,500
0211	6223	GASOLINE	58,811	55,400	50,539	60,000	60,000
0211	6227	LUBRICANTS & ADDITIVES	939	951	934	1,100	1,100
0211	6229	SHOP MATERIALS	647	962	906	1,000	1,000
0211	6231	UNIFORMS & TURN-OUT GEAR	18,878	30,905	65,867	34,000	55,000
0211	6233	BATTERIES	1,105	1,071	652	2,500	2,000
0211	6235	AMMUNITION	7,135	9,386	15,970	8,500	12,000
0211	6237	CRIME SCENE KIT MATERIALS	894	669	368	1,000	1,000
0211	6239	FIRST AID SUPPLIES	15,719	1,164	4,304	4,000	4,300
0211	6249	MISCELLANEOUS OPERATING SUPPLY	5,742	9,644	8,940	9,100	9,100
0211	6251	BATTERIES	961	812	678	2,000	2,000
0211	6253	BRAKES	2,281	2,342	3,421	3,000	3,000
0211	6255	TIRES	6,427	7,271	7,458	7,500	8,000
0211	6257	OTHER VEHICLE PARTS	10,986	6,795	8,724	15,000	15,000
0211	6259	BUILDING MAINT/REPAIR SUPPLIES	118	7,844	357	12,500	13,000
0211	6275	OTHER EQUIPMENT PARTS	964	1,268	443	1,100	1,100
0211	6281	SMALL TOOLS & MINOR EQUIPMENT	17,568	31,268	42,701	42,500	34,500
0211	6315	MISCELLANEOUS PROFESSIONAL SER	3,444	4,730	8,190	8,000	11,000
0211	6321	TELEPHONE	2,233	2,124	2,203	2,300	-
0211	6322	POSTAGE	1,020	1,259	1,331	1,100	2,600
0211	6323	CELLULAR PHONES	10,166	10,072	13,184	16,000	-
0211	6331	TRAVEL & LODGING	4,716	3,549	2,492	4,500	5,000
0211	6334	MILEAGE REIMBURSEMENT	-	-	-	250	250
0211	6335	TRAINING	24,495	26,762	21,693	32,500	32,500
0211	6361	GENERAL LIABILITY/PROPERTY INS	42,787	49,548	56,773	52,000	62,000
0211	6382	MACHINERY & EQUIPMENT REPAIR	373	235	410	500	500
0211	6383	OFFICE EQUIPMENT REPAIR	-	-	-		
0211	6386	BRAKE REPAIR	-	-	-		
0211	6388	OTHER VEHICLE REPAIR	7,904	5,643	10,152	10,000	12,000
0211	6389	TOWING SERVICES	3,224	1,623	2,037	3,500	3,000
0211	6405	OFFICE & DATA PROCESSING EQUIP	2,830	2,445	10,419	12,000	12,000
0211	6413	OFFICE EQUIPMENT RENTAL	5,966	4,837	5,995	6,000	6,000
0211	6415	OTHER EQUIPMENT RENTAL	30,485	31,014	33,601	35,000	37,000
0211	6451	MEMBERSHIP DUES	2,422	3,018	3,473	3,500	3,800
0211	6489	OTHER CONTRACTED SERVICES	7,467	5,410	3,195	7,500	6,000
0211	6550	MOTOR VEHICLES	57,293	67,155	35,841	74,000	64,000
0211	6580	OTHER EQUIPMENT	-		15,943		
Total Expenditure			**3,502,113**	**3,794,498**	**4,122,916**	**4,441,253**	**4,784,883**

PERSONNEL COMPLEMENT						
Police Chief		1.00	1.00	1.00	1.00	1.00
Captain		2.00	2.00	2.00	2.00	2.00
Sergeant		4.00	4.00	4.00	4.00	4.00
Drug Task Force Officer		1.00	1.00	1.00	1.00	1.00
Patrol Officer		17.00	19.00	19.00	21.00	21.00
Community Service Officer		1.26	1.26	1.26	1.26	1.26
Police Office Supervisor		1.00	1.00	1.00	1.00	1.00
Clerical/Support Personnel		2.50	2.50	2.63	3.26	3.64
	Public Safety Total	29.76	31.76	31.89	34.52	34.90

6550 Motor Vehicles						
Ford Interceptor		28,646	-	35,841	-	
Malibu		-	-	-	31,500	
Taurus			29,592	-	-	
2 Ford Explorers						64,000
		28,646	29,592	35,841	31,500	64,000

6580 Other Equipment						
ATV		-	-	15,943	-	
		-	-	-	-	
		-	-	15,943	-	-

DESCRIPTION OF SERVICES:

The Police Department is responsible for the protection of life and property and an atmosphere of community security through the deterrence of criminal activity by visible patrols; the enforcement of traffic laws; the apprehension of criminal offenders; emergency response services; and the delivery of other community services such as animal control and school liaison. The department provides for the investigation of criminal incidents and the apprehension of criminal offenders through the gathering, analysis, preservation and
presentation of evidence.

BUDGET HIGHLIGHTS

- PT Police Tech from 25 Hour week to Full-time - $26,117
- Riot Gear, New Uniforms: $21,000 Increase (6231)
- 1 Squad Replacements & 1 New Vehicle - $64,000

GOALS OF CURRENT YEAR BUDGET:

Reduce Illegal drug activity in the community
Adequately staff public safety based on changing demographics
Leverage technology to create operational efficiencies
Enhance traffic safety in the community

Performance Measurements:

Police Department Activity	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Dispatched Calls for Service	**12102**	**13484**	**14918**	**14500**	**15000**
Motor Vehicle Accidents	466	423	335	450	475
Citations and Warnings	1812	1278	1215	1500	1700
Criminal	1257	1217	1020	1300	1350
Non-Criminal	7413	8531	8834	8500	9000
State CPM Performance Measurement Results	**2018**	**2019**	**2020**	**2021**	**2022**
Part 1 and Part 2 Crime Rates (per 1000)	*13.92/21.25*	*11.59/21.24*	2019 last year of data		
Part 1 and Part 2 Crime Clearance Rates (per 1000)	44%	43%	2019 last year of data		
Average police response time - highest priority calls	6:03	5:42	5:44	under 7 min	under 7 min

FUND GENERAL **DEPARTMENT:** FIRE PROTECTION

FUNCTION: PUBLIC SAFETY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0220	6102	F.T. REGULAR-WAGES & SALARIES	192,691	260,037	292,458	299,814	323,711
0220	6103	FULL TIME-REGULAR-OVERTIME	327	232	9,814		
0220	6104	PART TIME-WAGES & SALARIES	260,022	264,836	321,487	258,750	275,990
0220	6105	TEMPORARY-WAGES & SALARIES					
0220	6108	SEVERANCE PAY					
0220	6121	PERA CONTRIBUTIONS	32,865	45,362	55,059	55,334	59,635
0220	6122	FICA/MEDICARE CONTRIBUTIONS	21,170	21,479	26,860	23,866	25,876
0220	6131	GROUP INSURANCE	18,479	35,216	36,495	38,977	39,139
0220	6132	DISABILITY INSURANCE	1,284	1,313	1,313	1,300	1,300
0220	6133	WORKERS COMP INSURANCE PREMIUM	24,715	26,414	34,093	29,100	37,000
0220	6206	FILM, MICROFILM, TAPES, DISKS	-	-			
0220	6208	MISCELLANEOUS OFFICE SUPPLIES	356	602	242	1,200	600
0220	6223	GASOLINE	12,220	12,643	11,675	13,000	13,000
0220	6225	DIESEL FUEL	3,617	3,783	4,315	4,000	5,000
0220	6231	UNIFORMS & TURN-OUT GEAR	26,159	21,515	29,057	36,000	45,000
0220	6233	BATTERIES	-				
0220	6239	FIRST AID SUPPLIES	2,245	1,396	8,041	2,000	6,000
0220	6249	MISCELLANEOUS OPERATING SUPPLY	14,171	14,880	17,523	18,000	21,000
0220	6255	TIRES	-	-			
0220	6257	OTHER VEHICLE PARTS	8,652	2,895	11,243	12,000	14,000
0220	6259	BUILDING MAINT/REPAIR SUPPLIES					20,000
0220	6266	SCBA-PARTS	2,292	4,843	4,679	6,000	6,000
0220	6275	OTHER EQUIPMENT PARTS	-	-			
0220	6281	SMALL TOOLS & MINOR EQUIPMENT	20,561	16,725	46,706	25,000	32,000
0220	6302	AUDITING & ACCOUNTING SERVICES	3,750	3,900	4,050	4,000	4,000
0220	6315	MISCELLANEOUS PROFESSIONAL SER	-	-			
0220	6321	TELEPHONE	1,772	2,000	1,849	2,000	-
0220	6322	POSTAGE	251	146	111	300	300
0220	6323	CELLULAR PHONES	6,256	6,906	6,960	7,000	-
0220	6335	TRAINING	27,695	27,851	32,432	32,000	35,000
0220	6361	GENERAL LIABILITY/PROPERTY INS	12,402	14,493	17,229	16,000	21,000
0220	6371	ELECTRIC UTILITIES	18,308	17,327	17,774	20,000	20,000
0220	6372	WATER/IRRIGATION	4,994	4,397	4,797	4,500	5,000
0220	6373	GAS	6,077	7,072	5,034	8,000	7,000
0220	6374	REFUSE/RECYCLING	1,122	1,250	1,363	1,400	1,400
0220	6388	OTHER VEHICLE REPAIR	37,225	65,273	44,861	30,000	40,000
0220	6405	OFFICE & DATA PROCESSING EQUIP	14,056	14,685	15,792	17,134	18,639
0220	6451	MEMBERSHIP DUES	2,035	1,236	2,003	2,000	2,200
0220	6452	SUBSCRIPTIONS	-	688	41	1,500	
0220	6471	BOOKS & PAMPHLETS	95	275	518	1,000	1,000
0220	6489	OTHER CONTRACTED SERVICES	3,038	2,444	3,508	3,500	5,000
0220	6550	MOTOR VEHICLES	41,195	44,634	315,253	325,000	
0220	6580	OTHER EQUIPMENT	177,160	75,378			135,000
Total Expenditure			**999,255**	**1,024,125**	**1,384,635**	**1,299,675**	**1,220,790**

PERSONNEL COMPLEMENT						
Fire Chief		1.00	1.00	1.00	1.00	1.00
Fire Secretary		0.70	0.70	0.70	0.70	0.70
Fire Inspector			1.00	1.00	1.00	1.00
Fire Marshall		1.00	1.00	1.00	1.00	1.00
Firefighters		7.58	7.58	7.58	7.58	7.58
	Fire Total	10.28	11.28	11.28	11.28	11.28

6550 Motor Vehicles					
1st half funding Replace 1999 Fire Engine #556			270,626	-	
2nd half funding Replace 1999 Fire Engine #556			-	325,000	
Replace Fire Prevention Veh #386			44,627	-	
Replace Grass Truck #21	41,195	44,634	-	-	
	41,195	44,634	315,253	325,000	-

6580 Other Equipment					
800 MHZ Radio - 3 Year Funding	-	-	-	-	
SCBA's - 28	177,160	-	-	-	
Thermal Imaging Camera		23,897			
Bullex Attack Training Prop		16,515			
Fire Training Room Table & Chairs					25,000
Epoxy Flooring Fire 1 (Capital Maintenance Funded)					20,000
Appratus Bay Painting Fire 1 (Capital Maintenance Funded)					15,000
Extrication Tools		34,966			50,000
Refurbish Tanker II	-	-	-	-	25,000
	177,160	75,378	-	-	135,000

BUDGET HIGHLIGHTS

- 6231 increase reflects replacement turnout gear that has reached its max life expectancy.
- 6259 added for maintenance of Fire Station 1: $20,000
- See Capital Equipment Requests noted above: $135,000

GOALS OF CURRENT YEAR BUDGET:

Replacement of expired structural fire turn out gear
Revise and update department policies/procedures and Standard Operating Guidelines
Expand use of FDM software modules to include training, public education & equipment inventory
Establish and maintain programs that enhance the health and fitness of all department employees
Ensure adequate staff numbers to meet increased demand of calls for service
Increase use of PSDS software to include mobile inspections module

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Number of Calls for Service	821	975	1133	1200	1350
Mutual Aid	44	41	47	45	45
Given	33	19	29	27	27
Received	11	22	18	18	18
Number of firefighters	52	52	53	40	40
Prevention:					
# of Public Education contacts	62	57	28	55	75
# of commericial property inspections	194	282	177	280	320
# of permits issued	90	96	83	110	115

State CPM Performance Measurement Results	**2017**	**2018**	**2019**	**2020**	**2021 Estimated**
Insurance industry rating of fire services	4/7	4/7	4/7	4/7	4/7
Fire calls per 1,000 population	14.56	16.7	15.3	15.6	16
Average response times	8:23	8:16	8:41	6:19	6:20
EMS calls per 1,000 population	13	14.85	20.8	26.3	28

FUND GENERAL **DEPARTMENT:** PROTECTIVE INSPECTIONS

FUNCTION: PUBLIC SAFETY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0240	6102	F.T. REGULAR-WAGES & SALARIES	185,628	199,091	184,625	163,214	212,968
0240	6103	FULL TIME-REGULAR-OVERTIME	-	-	2,045		
0240	6104	PART TIME-WAGES & SALARIES	5,871	-	13,354	103,188	78,229
0240	6105	TEMPORARY-WAGES & SALARIES	-	-	7,697		
0240	6108	SEVERANCE PAY	4,541	16,493			
0240	6121	PERA CONTRIBUTIONS	14,291	14,888	14,847	19,980	21,840
0240	6122	FICA/MEDICARE CONTRIBUTIONS	14,566	15,876	15,747	20,380	22,276
0240	6131	GROUP INSURANCE	27,948	21,348	22,097	29,418	31,239
0240	6133	WORKERS COMP INSURANCE PREMIUM	1,133	1,160	1,232	2,131	2,210
0240	6204	STATIONERY, ENVELOPES & FORMS	983	393	654	1,000	1,000
0240	6208	MISCELLANEOUS OFFICE SUPPLIES	400	323	84	750	750
0240	6223	GASOLINE	2,932	2,165	1,482	3,000	3,000
0240	6231	UNIFORMS & TURN-OUT GEAR	560	14	140	750	750
0240	6249	MISCELLANEOUS OPERATING SUPPLY	1,093	2,404	1,723	2,500	2,500
0240	6315	MISCELLANEOUS PROFESSIONAL SER	157,050	208,230	217,807	69,833	100,000
0240	6321	TELEPHONE	390	335	348	600	-
0240	6322	POSTAGE	847	585	586	1,500	1,500
0240	6323	CELLULAR PHONES	658	570	1,073	1,000	-
0240	6331	TRAVEL AND LODGING			135	2,000	1,000
0240	6334	MILEAGE REIMBURSEMENT	-	528	170	500	500
0240	6335	TRAINING	1,945	5,496	2,075	5,000	5,000
0240	6361	GENERAL LIABILITY/PROPERTY INS	4,468	6,237	5,787	6,000	8,000
0240	6405	OFFICE & DATA PROCESSING EQUIP	24,484	24,484	24,484	25,000	
0240	6451	MEMBERSHIP DUES	435	360	165	1,000	750
0240	6471	BOOKS & PAMPHLETS	-	100	1,228	2,000	2,000
0240	6550	MOTOR VEHICLES	-	79,752			
Total Expenditure			**450,223**	**600,831**	**519,585**	**460,744**	**495,512**

PERSONNEL COMPLEMENT					
Building Official	1.00	1.00	1.00	1.00	1.00
Building Inspector	-	-	-	1.00	1.00
Permit Technicians	2.00	1.81	1.81	1.81	1.81
Inspectors	0.25	0.25	0.25	0.25	0.25
Building Inspection Total	3.25	3.06	3.06	4.06	4.06

6550 Motor Vehicles					
Replace Veh #401	-	26,584	-	-	
Replace Veh #405		26,584	-	-	
Replace Veh #406		26,584	-	-	
		79,752	-	-	-

DESCRIPTION OF SERVICES:

The mission of the Community Development Department is to guide residential and commercial growth through comprehensive planning processes and administer the city's building and zoning codes in a equitable and professional manner to promote and sustain public safety, quality of life, and the health and well being of the whole community.

The purpose of the Building Division is to help ensure all your construction projects meet the requirements of both the Minnesota State Building Code and the City Zoning regulations.

BUDGET HIGHLIGHTS

- Increase Hours of Permit Tech from 32.5 Hrs/week to 36 hours/week: $6,552
- Increase Professional Services offset increase in building permits: $30,000 (6315)

GOALS OF CURRENT YEAR BUDGET:

Complete standard residential plan review within 10 business days.
Complete standard commercial plan review within 30 business days.
Allow for inspection availability within 48 hours.

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 YTD	2022 Projected
New Residential Units	139	135	176	85	
Total Permits	2,697	3,339	3,630	1,755	
Number of Inspections	8,090	9,764	12,765	5,704	

FUND GENERAL **DEPARTMENT:** CIVIL DEFENSE

FUNCTION: PUBLIC SAFETY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0250	6251	BATTERIES	1,090	-	-	1,000	1,000
0250	6275	OTHER EQUIPMENT PARTS	3,398	4,891	219	5,000	5,000
0250	6361	GENERAL LIABILITY/PROPERTY INS	106	150	23	150	150
0250	6371	ELECTRIC UTILITIES	1,020	1,020	1,020	1,200	1,200
0250	6382	MACHINERY & EQUIPMENT REPAIR	6,013	9,104	1,025	6,000	6,000
0250	6580	OTHER CAPITAL EQUIPMENT	-	-	-	-	30,000
Total Expenditure			**11,627**	**15,164**	**2,288**	**13,350**	**43,350**

DESCRIPTION OF SERVICES:

The Civil Defence budget funds expenditures related to the city-wide emergency siren notification system.

BUDGET HIGHLIGHTS

- Civil Defense Sirens (2) - $30,000

GOALS OF CURRENT YEAR BUDGET:

Maintain infastructure of siren warning system

Performance Measurements:

	2018 Actual	2019 Projected	2020 Projected	2021 Projected	2022 Projected
Number of Sirens	17	17	17	17	17

FUND GENERAL **DEPARTMENT:** TRAFFIC ENGINEERING

FUNCTION: PUBLIC SAFETY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0260	6102	F.T. REGULAR-WAGES & SALARIES	24,461	25,844	29,166	59,681	44,096
0260	6103	FULL TIME-REGULAR-OVERTIME	-	-	62		
0260	6105	TEMPORARY-WAGES & SALARIES	-	-			
0260	6121	PERA CONTRIBUTIONS	1,878	1,930	2,154	4,476	3,307
0260	6122	FICA/MEDICARE CONTRIBUTIONS	1,845	1,934	2,195	4,565	3,373
0260	6133	WORKERS COMP INSURANCE PREMIUM	1,790	1,639	2,027	2,471	4,166
0260	6249	MISCELLANEOUS OPERATING SUPPLY	21,921	8,448	11,868	14,000	14,000
0260	6271	SIGN REPAIR MATERIALS	-	121	382	2,000	2,000
0260	6361	GENERAL LIABILITY/PROPERTY INS	1,081	572	680		1,500
0260	6371	ELECTRIC UTILITIES	12,261	14,511	13,265	13,000	13,000
0260	6382	MACHINERY & EQUIPMENT REPAIR	20,422	4,307	5,081	15,000	10,000
0260	6489	CONTRACTED SERVICES	300	600	1,807	2,000	2,000
0260	6580	OTHER EQUIPMENT	38,556	-			
Total Expenditure			**124,516**	**59,904**	**68,686**	**117,193**	**97,442**

DESCRIPTION OF SERVICES:

The Traffic Engineering budget funds the installation and maintenance of traffic signage on, above, and/or near city streets.

BUDGET HIGHLIGHTS

- No major changes. Staff time redistributed between streets, traffic engr & snow plowing

GOALS OF CURRENT YEAR BUDGET:

Continue to meet FHWA guidelines for traffic signage
Replace damaged or defective signs within 48 hours
Bring signage up to current standards on all reconstruct and overlay projects
Continue to support Engineering and Community Development departments with traffic issues

Performance Measurements:

	2018 Estimate	2019 Actual	2020 Projected	2021 Projected	2022 Projected
Total Hours	610	539	610		
Number of Traffic Signs in System	2390	2390	2390		
Number of Traffic Counts Performed	15	15	15		

FUND GENERAL

DEPARTMENT: ANIMAL CONTROL

FUNCTION: PUBLIC SAFETY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0270	6249	MISCELLANEOUS OPERATING SUPPLY	176	136	678	750	750
0270	6281	SMALL TOOLS & MINOR EQUIPMENT	-	375			500
0270	6489	OTHER CONTRACTED SERVICES	4,205	3,825	315	4,000	2,000
Total Expenditure			**4,381**	**4,336**	**993**	**4,750**	**3,250**

DESCRIPTION OF SERVICES:

This fund covers expenditures related to animal control which is provided on a contractual basis with North Metro Animal Care.

BUDGET HIGHLIGHTS

- No Major Changes

GOALS OF CURRENT YEAR BUDGET:

Provide animal containment services to residents

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Animal Complaints	456	375	539	390	390
Number of Animals Impounded	70	33	53	45	45
Number of Animals Released to Owners	59	26	47	45	45
Number of Euthanizations	0	0	0	0	0

FUND GENERAL **DEPARTMENT:** COMMUNITY ORIENTATING POLICE

FUNCTION: PUBLIC SAFETY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0280	6204	STATIONERY, ENVELOPES & FORMS	-	293	233	500	500
0280	6206	FILM, MICROFILM, TAPES, DISKS	-	883	-	300	300
0280	6241	COMMUNITY POLICING SUPPLIES	4,880	7,750	10,310	7,000	9,000
0280	6281	SMALL TOOLS & MINOR EQUIPMENT	56	88	199	100	100
0280	6291	CULVERTS, SIGNS, STREET SUPPLY	-	505	50	200	200
0280	6322	POSTAGE	1	-	-	50	50
0280	6323	CELLULAR PHONES	-	1,018	1,018	1,200	-
0280	6331	TRAVEL & LODGING	500	413	138	1,300	1,300
0280	6335	TRAINING	870	655	-	1,100	1,100
0280	6361	GENERAL LIABILITY/PROPERTY INS	100	101	131	100	200
0280	6415	OTHER EQUIPMENT RENTAL	1,127	-	-	125	125
0280	6451	MEMBERSHIP DUES	530	933	427	1,500	1,500
0280	6471	BOOKS & PAMPHLETS	2,925	251	585	300	300
Total Expenditure			**10,990**	**12,888**	**13,092**	**13,775**	**14,675**

DESCRIPTION OF SERVICES:

The Community Orientating Policing funds expenditures related to community programs such as: Kids Safety Camp, Car Seat Inspections, Night to Unite, Pet Clinics, Bike Helmet Fitting and Sale, Police Explorers, and Drug Take Back Program

BUDGET HIGHLIGHTS

- No Major Changes

GOALS OF CURRENT YEAR BUDGET:

Increase participation in community based programs

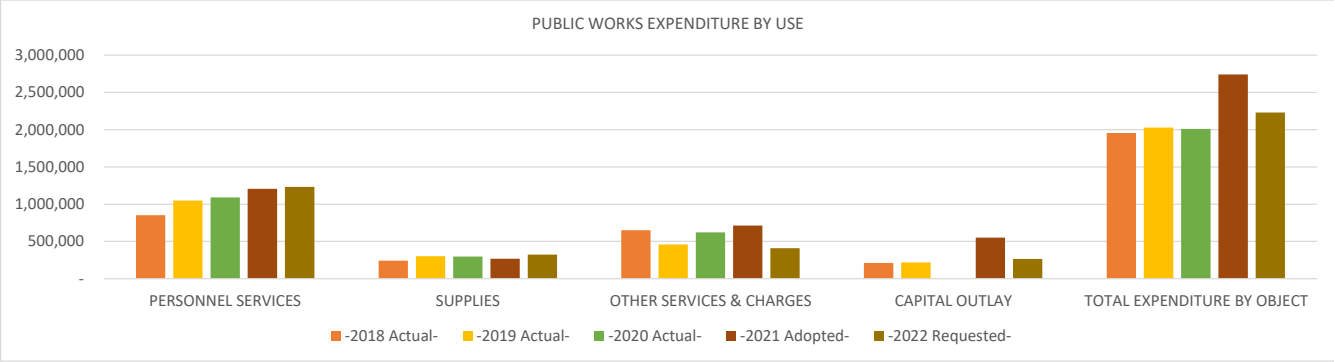
Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
# of participants attending Kids Safety Camp	125	144	0	144	144
# of car seat inspections	50	29	9	30	30
Night to Unite - # of Parties	45	48	26	48	48
# of animals served at Pet Clinics	231	120	0	0	0

GENERAL FUND 101 - GENERAL GOVERNMENT

PUBLIC WORKS	301-312

EXPENDITURE BY OBJECT SUMMARY	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES	851,970	1,047,527	1,091,120	1,206,326	1,233,089
SUPPLIES	241,961	301,182	297,565	268,928	322,000
OTHER SERVICES & CHARGES	649,658	460,263	620,510	713,745	408,610
CAPITAL OUTLAY	211,093	219,480	-	552,000	265,800
TOTAL EXPENDITURE BY OBJECT	**1,954,681**	**2,028,451**	**2,009,196**	**2,740,999**	**2,229,499**



LINE ITEM DETAIL BY COST CENTER OR SUB-FUNCTION

PUBLIC WORKS	301-312

EXPENDITURE BY OBJECT RECAP ALL SUB-FUNCTIONS		-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES						
WAGES AND SALARIES						
6102	F.T. REGULAR-WAGES & SALARIES	594,983	697,857	742,654	814,650	830,737
6103	FULL TIME-REGULAR-OVERTIME	22,650	38,755	36,306	18,000	24,000
6105	TEMPORARY-WAGES & SALARIES	19,178	28,718	23,232	51,095	53,175
6106	OVERTIME-TEMPORARY	1,404	926	259	-	-
TOTAL WAGES AND SALARIES		**638,215**	**766,256**	**802,452**	**883,745**	**907,912**
OTHER GROSS EARNINGS						
6108	SEVERANCE PAY	3,678	8,173	-	-	-
TOTAL OTHER GROSS EARNINGS		**3,678**	**8,173**	**-**	**-**	**-**
EMPLOYER CONTRIBUTIONS						
6121	PERA CONTRIBUTIONS	43,216	53,931	52,794	64,633	66,445
6122	FICA/MEDICARE CONTRIBUTIONS	47,778	58,394	57,007	69,694	71,209
6131	GROUP INSURANCE	87,178	120,893	135,034	142,235	135,392
6133	WORKERS COMP INSURANCE PREMIUM	31,905	39,881	43,834	46,019	52,131
TOTAL EMPLOYER CONTRIBUTIONS		**210,077**	**273,098**	**288,669**	**322,581**	**325,177**
Total PERSONNEL SERVICES		**851,970**	**1,047,527**	**1,091,120**	**1,206,326**	**1,233,089**
SUPPLIES						
OFFICE SUPPLIES						
6205	DRAFTING SUPPLIES	-	-	-	200	-
6208	MISCELLANEOUS OFFICE SUPPLIES	1,803	3,377	1,010	2,400	1,200
TOTAL OFFICE SUPPLIES		**1,803**	**3,377**	**1,010**	**2,600**	**1,200**
OPERATING SUPPLIES						
6221	CLEANING SUPPLIES	-	-	-	-	-
6223	GASOLINE	13,235	13,344	17,893	11,900	14,000
6225	DIESEL FUEL	34,393	48,516	34,544	40,000	43,000
6227	LUBRICANTS & ADDITIVES	3,072	5,296	3,553	4,000	4,500
6229	SHOP MATERIALS	2,588	922	2,720	2,200	2,700
6231	UNIFORMS & TURN-OUT GEAR	4,582	5,176	3,825	4,700	4,800
6249	MISCELLANEOUS OPERATING SUPPLY	6,769	9,669	9,794	8,600	9,000
TOTAL OPERATING SUPPLIES		**64,639**	**82,923**	**72,328**	**71,400**	**78,000**
REPAIR AND MAINTENANCE SUPPLIES						
6257	OTHER VEHICLE PARTS	63,272	66,918	85,883	60,500	66,500
6259	BUILDING MAINT/REPAIR SUPPLIES	667	2,382	1,677	2,500	2,500
6261	SAND & GRAVEL	2,355	4,726	2,907	4,000	4,000
6263	SALT	72,544	97,334	92,362	78,528	112,000
6265	ASPHALT	11,129	14,235	22,316	21,000	24,000
6267	OTHER STREET MAINTENANCE SUPPL	4,279	7,353	4,798	5,700	5,800
6269	LANDSCAPE MATERIALS	5,929	5,675	1,520	7,500	7,500
6275	OTHER EQUIPMENT PARTS	-	-	-	-	-
TOTAL REPAIR AND MAINTENANCE SUPPLIES		**160,176**	**198,622**	**211,463**	**179,728**	**222,300**
SMALL TOOLS AND MINOR EQUIPMENT						
6281	SMALL TOOLS & MINOR EQUIPMENT	15,343	16,261	12,764	15,200	20,500
TOTAL SMALL TOOLS AND MINOR EQUIPMENT		**15,343**	**16,261**	**12,764**	**15,200**	**20,500**
Total SUPPLIES		**241,961**	**301,182**	**297,565**	**268,928**	**322,000**
OTHER SERVICES & CHARGES						
PROFESSIONAL SERVICES						
6315	MISCELLANEOUS PROFESSIONAL SER	21,585	28,986	21,794	24,000	24,500
TOTAL PROFESSIONAL SERVICES		**21,585**	**28,986**	**21,794**	**24,000**	**24,500**
COMMUNICATION						
6321	TELEPHONE	2,182	2,337	2,394	2,350	-
6322	POSTAGE	1,221	2,328	531	1,200	1,200
6323	CELLULAR PHONES	6,662	6,427	5,653	7,250	-
TOTAL COMMUNICATION		**10,065**	**11,092**	**8,578**	**10,800**	**1,200**

EMPLOYEE REIMBURSEMENTS						
6331	TRAVEL & LODGING	145	72	92	150	-
6335	TRAINING	8,236	7,726	4,821	8,500	8,650
TOTAL EMPLOYEE REIMBURSEMENTS		**8,380**	**7,798**	**4,913**	**8,650**	**8,650**
INSURANCE						
6361	GENERAL LIABILITY/PROPERTY INS	22,473	25,244	21,831	28,300	32,000
TOTAL INSURANCE		**22,473**	**25,244**	**21,831**	**28,300**	**32,000**
UTILITIES						
6371	ELECTRIC UTILITIES	7,422	7,555	7,382	8,500	39,000
6372	WATER/IRRIGATION	2,677	2,656	7,034	2,650	4,000
6373	GAS	5,304	5,240	4,690	5,000	25,000
6374	REFUSE/RECYCLING	3,912	2,167	2,353	2,800	2,800
TOTAL UTILITIES		**19,317**	**17,618**	**21,458**	**18,950**	**70,800**
REPAIRS AND MAINTENANCE - LABOR						
6381	BUILDING & STRUCTURE REPAIR	2,102	3,393	3,645	3,100	3,200
6382	MACHINERY & EQUIPMENT REPAIR	6,704	4,820	-	5,000	5,000
6387	TIRE MOUNTING & BALANCING	278	160	300	400	400
6388	OTHER VEHICLE REPAIR	19,809	23,444	15,523	23,000	20,000
TOTAL REPAIRS AND MAINTENANCE - LABOR		**28,894**	**31,817**	**19,468**	**31,500**	**28,600**
REPAIRS AND MAINTENANCE - CONTRACTS						
6404	MACHINERY & EQUIPMENT	1,221	1,332	1,332	1,300	1,500
6405	OFFICE & DATA PROCESSING EQUIP	-	-	968	-	8,895
TOTAL REPAIRS AND MAINTENANCE - CONTRACTS		**1,221**	**1,332**	**2,300**	**1,300**	**10,395**
RENTALS						
6415	OTHER EQUIPMENT RENTAL	60,355	86,565	1,581	72,300	15,000
6417	UNIFORM RENTAL	1,268	1,672	1,479	1,400	400
TOTAL RENTALS		**61,623**	**88,237**	**3,061**	**73,700**	**15,400**
DUES, SUBSCRIPTIONS, AND REGISTRATION FEES						
6451	MEMBERSHIP DUES	1,484	1,084	2,279	1,445	2,065
TOTAL DUES, SUBSCRIPTIONS, AND REGISTRATION FEES		**1,484**	**1,084**	**2,279**	**1,445**	**2,065**
BOOKS AND PAMPHLETS						
6471	BOOKS & PAMPHLETS	35	82	-	100	-
TOTAL BOOKS AND PAMPHLETS		**35**	**82**	**-**	**100**	**-**
CONTRACTED SERVICES						
6488	STREET MAINTENANCE CONTRACT	467,265	237,483	500,000	500,000	200,000
6489	OTHER CONTRACTED SERVICES	7,316	9,489	14,830	15,000	15,000
TOTAL CONTRACTED SERVICES		**474,582**	**246,971**	**514,830**	**515,000**	**215,000**
Total OTHER SERVICES & CHARGES		**649,658**	**460,263**	**620,510**	**713,745**	**408,610**
CAPITAL OUTLAY						
CAPITAL OUTLAY						
6540	HEAVY MACHINERY	197,061	185,980	-	275,500	265,800
6550	MOTOR VEHICLES	-	33,500	-	-	-
6580	OTHER EQUIPMENT	14,032	-	-	276,500	-
TOTAL CAPITAL OUTLAY		**211,093**	**219,480**	**-**	**552,000**	**265,800**
Total CAPITAL OUTLAY		**211,093**	**219,480**	**-**	**552,000**	**265,800**
TOTAL EXPENDITURES & OTHER FINANCING		**1,954,681**	**2,028,451**	**2,009,196**	**2,740,999**	**2,229,499**

FUND GENERAL **DEPARTMENT:** ENGINEERING

FUNCTION: PUBLIC WORKS

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0301	6102	F.T. REGULAR-WAGES & SALARIES	132,852	206,802	245,602	275,646	308,856
0301	6103	FULL TIME-REGULAR-OVERTIME	6,020	9,788	17,702	6,000	12,000
0301	6104	PART TIME-WAGES & SALARIES	12,784	-	-		
0301	6105	TEMPORARY-WAGES & SALARIES	10,046	11,915	11,110	29,120	31,200
0301	6106	OVERTIME-TEMPORARY	1,404	926	259		
0301	6108	SEVERANCE PAY	-	18,602			
0301	6121	PERA CONTRIBUTIONS	7,989	15,192	19,434	23,307	26,404
0301	6122	FICA/MEDICARE CONTRIBUTIONS	11,695	17,825	18,924	23,774	26,932
0301	6131	GROUP INSURANCE	19,753	36,693	41,855	46,353	44,225
0301	6133	WORKERS COMP INSURANCE PREMIUM	687	1,180	1,445	2,108	2,811
0301	6205	DRAFTING SUPPLIES	-	-	-	200	-
0301	6208	MISCELLANEOUS OFFICE SUPPLIES	1,706	2,755	734	2,000	800
0301	6223	GASOLINE	3,540	3,917	3,677	3,900	4,000
0301	6231	UNIFORMS & TURN-OUT GEAR	1,711	2,156	1,327	2,000	1,800
0301	6249	MISCELLANEOUS OPERATING SUPPLY	98	841	2,255	500	1,000
0301	6257	OTHER VEHICLE PARTS	1,436	893	1,122	500	1,500
0301	6281	SMALL TOOLS & MINOR EQUIPMENT	144	218	86	200	500
0301	6315	MISCELLANEOUS PROFESSIONAL SER	4,730	967	4,139	2,000	2,500
0301	6321	TELEPHONE	1,140	1,285	1,334	1,250	-
0301	6322	POSTAGE	980	2,298	460	1,000	1,000
0301	6323	CELLULAR PHONES	3,268	2,660	2,589	3,750	-
0301	6331	TRAVEL & LODGING	145	72	92	150	-
0301	6335	TRAINING	3,148	4,090	2,112	4,400	4,550
0301	6361	GENERAL LIABILITY/PROPERTY INS	2,593	4,415	4,799	4,500	7,000
0301	6405	OFFICE & DATA PROCESSING EQUIP	-	-	968	-	8,895
0301	6451	MEMBERSHIP DUES	1,239	732	1,919	1,045	1,665
0301	6471	BOOKS & PAMPHLETS	35	82	-	100	-
0301	6550	MOTOR VEHICLES	-	33,500			-
Total Expenditure			**229,140**	**379,804**	**383,947**	**433,803**	**487,638**

PERSONNEL COMPLEMENT					
City Engineer	1.00	1.00	1.00	1.00	1.00
Engineering Tech IV	1.00	0.50	1.00	1.00	1.00
Engineering Tech II	1.00	1.00	1.00	1.00	1.00
Engineering Tech III	1.00	1.00	-	-	-
Civil Engineer IV	1.00	1.00	1.00	1.00	1.00
Civil Engineer II	-		1.00	1.00	1.00
Secretary (Moved to PW)	1.00	-	-	-	-
Administrative Assistant	-	0.50	1.00	1.00	1.00
Interns	1.00	1.00	1.00	1.00	1.00
Engineering Total	7.00	6.00	7.00	7.00	7.00

- - - -

DESCRIPTION OF SERVICES:

The Engineering budget covers engineering functions not charged to specific projects. The City Engineer oversees all engineering including working with the Minnesota Department of Transportation, Anoka County, other cities and regulating agencies, maintaining mapping and GIS data, managing stormwater runoff, responding to citizen and staff requests, and general engineering functions.

BUDGET HIGHLIGHTS

- Engineering Technician IV to Senior Engineering Technician July 1, 2022 - $859
- Reassigned staffing previously recorded under Streets & Park & Rec
- Lidar Mapping, Electronic Diaries & Calibrate Survey Equipment: $8,500 (6405)

GOALS OF CURRENT YEAR BUDGET:

Ensure stable and sustainable funding exists for the Pavement Management Program.
Research external funding opportunities for Ramsey Gateway and WTP improvements.
Conduct CSAH 5/Nowthen Blvd. transportation corridor study and develop improvements program.
Conduct TH 47/St. Francis Blvd. transportation corridor study and develop improvements program.
Develop and plan for key infrastructure improvements (AUAR, utilities, transportation).
Support implementation of the Ramsey Gateway Highway 10 improvements.
Identify and implement improved pavement rating system.
Implement approved annual pavement rejuvenation program to replace suspended sealcoat program.

Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Active Engineering Projects	12	12	11	13	13
Completed Engineering Projects	9	10	10	11	11
Infrastructure Asset Management System Upgrades	1		1	1	1

FUND GENERAL **DEPARTMENT:** STREET MAINTENANCE

FUNCTION: PUBLIC WORKS

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0311	6102	F.T. REGULAR-WAGES & SALARIES	367,183	379,894	422,342	435,274	420,242
0311	6103	FULL TIME-REGULAR-OVERTIME	810	1,533	679	2,000	2,000
0311	6105	TEMPORARY-WAGES & SALARIES	2,888	9,361	9,971	13,200	13,200
0311	6108	SEVERANCE PAY	3,678	8,173			
0311	6121	PERA CONTRIBUTIONS	27,316	28,192	31,401	32,796	31,668
0311	6122	FICA/MEDICARE CONTRIBUTIONS	27,607	29,153	31,632	36,549	35,065
0311	6131	GROUP INSURANCE	67,425	84,200	93,179	95,882	91,167
0311	6133	WORKERS COMP INSURANCE PREMIUM	21,034	29,349	35,662	33,196	37,522
0311	6208	MISCELLANEOUS OFFICE SUPPLIES	97	622	276	400	400
0311	6221	CLEANING SUPPLIES	-	-			
0311	6223	GASOLINE	9,695	9,427	7,580	8,000	10,000
0311	6225	DIESEL FUEL	12,992	22,378	20,148	16,000	18,000
0311	6227	LUBRICANTS & ADDITIVES	3,072	5,296	3,553	4,000	4,500
0311	6229	SHOP MATERIALS	2,377	865	2,697	2,000	2,500
0311	6231	UNIFORMS & TURN-OUT GEAR	2,871	3,020	2,497	2,700	3,000
0311	6249	MISCELLANEOUS OPERATING SUPPLY	6,671	8,828	7,538	8,100	8,000
0311	6257	OTHER VEHICLE PARTS	22,718	30,149	30,188	25,000	30,000
0311	6259	BUILDING MAINT/REPAIR SUPPLIES	667	2,382	1,677	2,500	2,500
0311	6261	SAND & GRAVEL	-	-	-	1,000	1,000
0311	6265	ASPHALT	11,129	14,235	22,316	21,000	24,000
0311	6267	OTHER STREET MAINTENANCE SUPPL	418	1,577	19	2,000	2,000
0311	6269	LANDSCAPE MATERIALS	5,929	5,675	1,520	7,500	7,500
0311	6275	OTHER EQUIPMENT PARTS	-	-			
0311	6281	SMALL TOOLS & MINOR EQUIPMENT	15,199	16,043	12,678	15,000	20,000
0311	6315	MISCELLANEOUS PROFESSIONAL SER	16,855	28,019	17,655	22,000	22,000
0311	6321	TELEPHONE	1,042	1,052	1,060	1,100	-
0311	6322	POSTAGE	241	30	71	200	200
0311	6323	CELLULAR PHONES	3,394	3,767	3,063	3,500	-
0311	6335	TRAINING	5,088	3,636	2,709	4,100	4,100
0311	6361	GENERAL LIABILITY/PROPERTY INS	17,130	17,277	14,126	20,000	21,000
0311	6371	ELECTRIC UTILITIES	7,422	7,555	7,382	8,500	39,000
0311	6372	WATER/IRRIGATION	2,677	2,656	7,034	2,650	4,000
0311	6373	GAS	5,304	5,240	4,690	5,000	25,000
0311	6374	REFUSE/RECYCLING	3,912	2,167	2,353	2,800	2,800
0311	6381	BUILDING & STRUCTURE REPAIR	2,102	3,393	3,645	3,100	3,200
0311	6382	MACHINERY & EQUIPMENT REPAIR	6,704	4,820	-	5,000	5,000
0311	6387	TIRE MOUNTING & BALANCING	278	160	300	400	400
0311	6388	OTHER VEHICLE REPAIR	4,400	13,953	14,814	8,000	10,000
0311	6404	MACHINERY & EQUIPMENT	1,221	1,332	1,332	1,300	1,500
0311	6415	OTHER EQUIPMENT RENTAL	60,355	86,565	1,581	72,300	15,000
0311	6417	UNIFORM RENTAL	1,268	1,672	1,479	1,400	400
0311	6451	MEMBERSHIP DUES	245	353	360	400	400
0311	6488	STREET MAINTENANCE CONTRACT	467,265	237,483	500,000	500,000	200,000
0311	6489	OTHER CONTRACTED SERVICES	7,316	9,489	14,830	15,000	15,000
0311	6540	HEAVY MACHINERY	197,061	185,980		275,500	265,800
0311	6550	MOTOR VEHICLES	37,577	-		-	
0311	6580	OTHER EQUIPMENT	14,032			276,500	
Total Expenditure			**1,474,670**	**1,306,948**	**1,336,038**	**1,992,847**	**1,399,064**

PERSONNEL COMPLEMENT					
Public Works Superintendent	1.00	1.00	1.00	1.00	1.00
Secretary (Formerly under Engineering)	1.00	1.00	1.00	1.00	1.00
Mechanic	2.00	2.00	2.00	2.00	2.00
Street Supervisor	-	-	-	-	1.00
Streets Lead Worker	1.00	1.00	1.00	1.00	1.00
PW Maintenance Worker	4.00	5.00	5.00	5.00	4.00
Temporary - Streets	0.50	0.50	0.50	0.50	0.50
Street Maintenance Total	9.50	10.50	10.50	10.50	10.50

6488/6489 Other Contracted Services					
Pavement Management Program Funding (Transfer to Pavement Management Fund)			260,742	300,000	-
Cracksealing/Rejuvenation	237,483	237,483	239,258	200,000	200,000
Curb Repair/Tree Removal			-	15,000	15,000
	237,483	237,483	500,000	515,000	215,000

6540 - Heavy Machinery					
F350 truck with plow	197,061	-	-	212,500	
1-Ton Truck	37,577	-	-	63,000	
Sidewalk Machine		148,292	-	-	
Tractor Backhoe ($84,000 total remainder utility funded)		37,688	-	-	
Tandem Axle Truck with Plow	-	-	-	-	265,800
	234,638	185,980	-	275,500	265,800

6550-Motor Vehicle				
	-	-	-	-

6580 - Other Equipment					
Sidewalk Machine	-	-	-	146,500	
Trailer for skidsteer	-	-	-	11,500	
Toolcat				57,500	
Skidsteer	-	-	-	61,000	
ATV Athletic Field Maintenance Machine	14,032	14,032	-	-	
	14,032	14,032	-	276,500	-

DESCRIPTION OF SERVICES:

The Street Maintenance Department is responsible for maintaining city streets, sidewalks, traffic signs, boulevards, ROW mowing and the storm water collection system.

BUDGET HIGHLIGHTS

- Increase gas/electric costs due to new public works campus (6371, 6373)
- Street Lead Person to Streets Department Supervisor - $3,453
- Street Maintenance Worker to Street Lead Person - $3,422
- Road Funding: $200,000 for Street Rejuvenation

GOALS OF CURRENT YEAR BUDGET:

Maintain and improve city's rating of 7.0 average of road condition
Increase use of contracted services on pothole repair (velocity patching)
Increase prevenative maintenace to prolong the life of our public streets
Maintain our city vehicles and equipment to the highest level possible

Performance Measurements:

	2018 Actual	2019 Actual	2020 Projected	2021 Projected	2022 Projected
Crack filling (miles)	7.95	21.5	7		
Sealcoating (miles)	7.5	0	0	0	0
Asphalt patching (tons)	150	532	500		

FUND GENERAL **DEPARTMENT:** SNOW & ICE REMOVAL

FUNCTION: PUBLIC WORKS

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0312	6102	F.T. REGULAR-WAGES & SALARIES	94,947	111,161	74,710	103,730	101,639
0312	6103	FULL TIME-REGULAR-OVERTIME	15,820	27,433	17,925	10,000	10,000
0312	6105	TEMPORARY-WAGES & SALARIES	6,244	7,443	2,151	8,775	8,775
0312	6121	PERA CONTRIBUTIONS	7,911	10,547	1,959	8,530	8,373
0312	6122	FICA/MEDICARE CONTRIBUTIONS	8,476	11,416	6,451	9,371	9,212
0312	6133	WORKERS COMP INSURANCE PREMIUM	10,184	9,353	6,726	10,715	11,798
0312	6223	GASOLINE	-	-	6,636		
0312	6225	DIESEL FUEL	21,401	26,138	14,396	24,000	25,000
0312	6229	SHOP MATERIALS	211	57	24	200	200
0312	6251	BATTERIES	-	-			
0312	6257	OTHER VEHICLE PARTS	39,117	35,875	54,572	35,000	35,000
0312	6261	SAND & GRAVEL	2,355	4,726	2,907	3,000	3,000
0312	6263	SALT	72,544	97,334	92,362	78,528	112,000
0312	6267	OTHER STREET MAINTENANCE SUPPL	3,861	5,777	4,779	3,700	3,800
0312	6361	GENERAL LIABILITY/PROPERTY INS	2,750	3,553	2,906	3,800	4,000
0312	6388	OTHER VEHICLE REPAIR	15,410	9,491	709	15,000	10,000
0312	6489	OTHER CONTRACTED SERVICES	-	-			
Total Expenditure			**301,233**	**360,301**	**289,211**	**314,349**	**342,797**

DESCRIPTION OF SERVICES:

The Snow and Ice Removal budget provides for snow removal and for ice control on city streets, parking lots, and pathways.

BUDGET HIGHLIGHTS

No major changes. Staff time redistributed between streets, traffic engr & snow plowing

- Staff time redistributed between streets, traffic engr & snow plowing
- No Change in Salt quantity. Reflects current market pricing: $33,000 increase

GOALS OF CURRENT YEAR BUDGET:

Clearing of parking ramp utilizing PW Staff (full time, temp on call, & seasonal staff) See PUMA Budget
Continue to monitor and reduce salt usage
Continue to complete citywide plowing in 8 hours or less
Upgrade weather service to MDSS (maintenance decision support software)
Equip cul-de-sac trucks and sidewalk plowing equipment with AVL to track snow removal operations

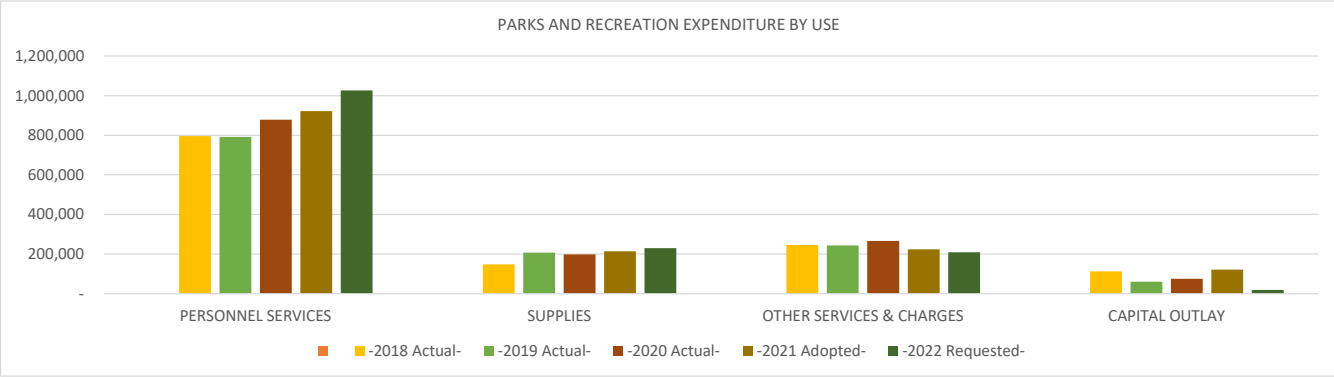
Performance Measurements:

	2018 Actual	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Miles of Streets Plowed	175	181.8	181.8		
Cul-de-sacs	275	283	283		
Salt/Sand Purchased (tons)	1200	1200	1200		
Snow Removal Hours	4110	5161	3090		
Full Scale Plowing Events	17.00	9.00	9.00		

GENERAL FUND 101 - GENERAL GOVERNMENT

PARKS AND RECREATION	452-461

EXPENDITURE BY OBJECT SUMMARY	-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES	795,948	791,294	878,027	921,790	1,026,225
SUPPLIES	148,244	207,079	198,379	214,300	229,800
OTHER SERVICES & CHARGES	245,907	244,126	266,854	224,000	208,800
CAPITAL OUTLAY	112,448	60,911	75,610	121,200	19,000
TOTAL EXPENDITURE BY OBJECT	**1,302,547**	**1,303,410**	**1,418,871**	**1,481,290**	**1,483,825**



LINE ITEM DETAIL BY COST CENTER OR SUB-FUNCTION

PARKS AND RECREATION	452-455

EXPENDITURE BY OBJECT RECAP ALL SUB-FUNCTIONS		-2018 Actual-	-2019 Actual-	-2020 Actual-	-2021 Adopted-	-2022 Requested-
PERSONNEL SERVICES						
WAGES AND SALARIES						
6102	F.T. REGULAR-WAGES & SALARIES	531,530	516,077	572,067	589,508	638,456
6103	FULL TIME-REGULAR-OVERTIME	1,124	4,308	494	1,000	1,000
6105	TEMPORARY-WAGES & SALARIES	79,978	89,070	99,094	108,459	115,792
TOTAL WAGES AND SALARIES		**612,632**	**609,455**	**671,654**	**698,967**	**755,248**
EMPLOYER CONTRIBUTIONS						
6121	PERA CONTRIBUTIONS	40,833	40,860	45,806	45,671	50,827
6122	FICA/MEDICARE CONTRIBUTIONS	46,849	46,762	50,846	53,471	57,776
6131	GROUP INSURANCE	68,971	68,662	78,670	88,235	116,301
6133	WORKERS COMP INSURANCE PREMIUM	26,663	25,555	31,051	35,446	46,073
TOTAL EMPLOYER CONTRIBUTIONS		**183,316**	**181,839**	**206,373**	**222,823**	**270,977**
Total PERSONNEL SERVICES		**795,948**	**791,294**	**878,027**	**921,790**	**1,026,225**
SUPPLIES						
OFFICE SUPPLIES						
6208	MISCELLANEOUS OFFICE SUPPLIES	501	1,441	348	600	600
TOTAL OFFICE SUPPLIES		**501**	**1,441**	**348**	**600**	**600**
OPERATING SUPPLIES						
6223	GASOLINE	18,633	19,107	15,140	19,000	19,000
6225	DIESEL FUEL	5,237	4,500	265	7,000	5,000
6229	SHOP MATERIALS	773	654	523	2,000	1,000
6231	UNIFORMS & TURN-OUT GEAR	4,287	3,888	3,412	4,200	4,200
6249	MISCELLANEOUS OPERATING SUPPLY	22,014	35,821	32,775	30,000	33,000
TOTAL OPERATING SUPPLIES		**50,943**	**63,970**	**52,116**	**62,200**	**62,200**
REPAIR AND MAINTENANCE SUPPLIES						
6257	OTHER VEHICLE PARTS	15,348	17,698	15,975	17,000	17,000
6265	ASPHALT	41,931	93,441	97,967	95,000	105,000
6269	LANDSCAPE MATERIALS	22,531	19,297	16,785	22,000	25,000
6268	IRRIGATION SUPPLIES	15,111	9,317	13,000	15,000	15,000
TOTAL REPAIR AND MAINTENANCE SUPPLIES		**94,921**	**139,753**	**143,727**	**149,000**	**162,000**
SMALL TOOLS AND MINOR EQUIPMENT						
6281	SMALL TOOLS & MINOR EQUIPMENT	1,878	1,915	2,189	2,500	5,000
TOTAL SMALL TOOLS AND MINOR EQUIPMENT		**1,878**	**1,915**	**2,189**	**2,500**	**5,000**
Total SUPPLIES		**148,244**	**207,079**	**198,379**	**214,300**	**229,800**
OTHER SERVICES & CHARGES						
PROFESSIONAL SERVICES						
6315	MISCELLANEOUS PROFESSIONAL SER	55,401	31,522	33,468	33,000	33,000
TOTAL PROFESSIONAL SERVICES		**55,401**	**31,522**	**33,468**	**33,000**	**33,000**
COMMUNICATION						
6321	TELEPHONE	784	784	155	800	-
6322	POSTAGE	194	79	90	100	100
6323	CELLULAR PHONES	4,325	4,590	3,149	4,500	-
TOTAL COMMUNICATION		**5,303**	**5,453**	**3,394**	**5,400**	**100**

EMPLOYEE REIMBURSEMENTS						
6331	TRAVEL & LODGING			-	-	-
6334	MILEAGE REIMBURSEMENT			-	-	-
6335	TRAINING	528	2,914	2,714	2,500	2,500
TOTAL EMPLOYEE REIMBURSEMENTS		**528**	**2,914**	**2,714**	**2,500**	**2,500**
ADVERTISING AND PUBLISHING						
6352	GENERAL NOTICE & PUBLIC INFOR			-	-	-
TOTAL ADVERTISING AND PUBLISHING		**-**	**-**	**-**	**-**	**-**
INSURANCE						
6361	GENERAL LIABILITY/PROPERTY INS	14,308	15,364	17,404	16,500	20,000
TOTAL INSURANCE		**14,308**	**15,364**	**17,404**	**16,500**	**20,000**
UTILITIES						
6371	ELECTRIC UTILITIES	24,672	22,301	24,032	24,500	20,000
6372	WATER/IRRIGATION	9,060	6,095	7,444	10,000	10,000
6373	GAS	3,902	3,514	3,421	4,000	4,000
6374	REFUSE/RECYCLING	3,812	4,739	3,857	3,900	3,900
TOTAL UTILITIES		**41,445**	**36,648**	**38,753**	**42,400**	**37,900**
REPAIRS AND MAINTENANCE - LABOR						
6381	BUILDING & STRUCTURE REPAIR	19,176	8,793	14,100	21,000	10,000
6382	MACHINERY & EQUIPMENT REPAIR	3,612	12,601	10,031	5,000	7,000
6388	OTHER VEHICLE REPAIR	4,470	6,429	1,226	5,000	5,000
TOTAL REPAIRS AND MAINTENANCE - LABOR		**27,259**	**27,823**	**25,357**	**31,000**	**22,000**
RENTALS						
6415	OTHER EQUIPMENT RENTAL	1,515	1,568	1,489	2,000	2,000
6416	MACHINERY RENTAL	-	275	-	300	300
6417	UNIFORM RENTAL	263	276	231	400	400
TOTAL RENTALS		**1,777**	**2,119**	**1,719**	**2,700**	**2,700**
DUES, SUBSCRIPTIONS, AND REGISTRATION FEES						
6451	MEMBERSHIP DUES	280	300	420	500	600
TOTAL DUES, SUBSCRIPTIONS, AND REGISTRATION FEES		**280**	**300**	**420**	**500**	**600**
CONTRACTED SERVICES						
6489	OTHER CONTRACTED SERVICES	99,607	121,982	143,625	90,000	90,000
TOTAL CONTRACTED SERVICES		**99,607**	**121,982**	**143,625**	**90,000**	**90,000**
Total OTHER SERVICES & CHARGES		**245,907**	**244,126**	**266,854**	**224,000**	**208,800**
CAPITAL OUTLAY						
CAPITAL OUTLAY						
6540	HEAVY MACHINERY	23,362	-	42,861	-	-
6550	VEHICLES	-	-	-	-	-
6580	OTHER EQUIPMENT	17,298	60,911	32,749	121,200	19,000
TOTAL CAPITAL OUTLAY		**40,660**	**60,911**	**75,610**	**121,200**	**19,000**
Total CAPITAL OUTLAY		**40,660**	**60,911**	**75,610**	**121,200**	**19,000**
TOTAL EXPENDITURES & OTHER FINANCING		**1,230,759**	**1,303,410**	**1,418,871**	**1,481,290**	**1,483,825**

FUND GENERAL **DEPARTMENT:** PARK & RECREATION

FUNCTION: PARKS AND RECREATION

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0452	6102	F.T. REGULAR-WAGES & SALARIES	531,530	516,077	572,067	589,508	638,456
0452	6103	FULL TIME-REGULAR-OVERTIME	1,124	4,308	494	1,000	1,000
0452	6104	PART TIME-WAGES & SALARIES	1,550	23,517	30,275	24,819	31,645
0452	6105	TEMPORARY-WAGES & SALARIES	78,428	65,553	68,819	83,640	84,147
0452	6121	PERA CONTRIBUTIONS	40,833	40,860	45,806	45,671	50,827
0452	6122	FICA/MEDICARE CONTRIBUTIONS	46,849	46,762	50,846	53,471	57,776
0452	6131	GROUP INSURANCE	68,971	68,662	78,670	88,235	116,301
0452	6133	WORKERS COMP INSURANCE PREMIUM	26,663	25,555	31,051	35,446	46,073
0452	6208	MISCELLANEOUS OFFICE SUPPLIES	501	1,441	348	600	600
0452	6223	GASOLINE	18,633	19,107	15,140	19,000	19,000
0452	6225	DIESEL FUEL	5,237	4,500	265	7,000	5,000
0452	6229	SHOP MATERIALS	773	654	523	2,000	1,000
0452	6231	UNIFORMS & TURN-OUT GEAR	4,287	3,888	3,412	4,200	4,200
0452	6249	MISCELLANEOUS OPERATING SUPPLY	22,014	35,821	32,775	30,000	33,000
0452	6257	OTHER VEHICLE PARTS	15,348	17,698	15,975	17,000	17,000
0452	6265	ASPHALT	41,931	93,441	97,967	95,000	105,000
0452	6268	IRRIGATION SUPPLIES	15,111	9,317	13,000	15,000	15,000
0452	6269	LANDSCAPE MATERIALS	22,531	19,297	16,785	22,000	25,000
0452	6281	SMALL TOOLS & MINOR EQUIPMENT	1,878	1,915	2,189	2,500	5,000
0452	6315	MISCELLANEOUS PROFESSIONAL SER	55,401	31,522	33,468	33,000	33,000
0452	6321	TELEPHONE	784	784	155	800	-
0452	6322	POSTAGE	194	79	90	100	100
0452	6323	CELLULAR PHONES	4,325	4,590	3,149	4,500	-
0452	6335	TRAINING	528	2,914	2,714	2,500	2,500
0452	6361	GENERAL LIABILITY/PROPERTY INS	14,308	15,364	17,404	16,500	20,000
0452	6371	ELECTRIC UTILITIES	24,672	22,301	24,032	24,500	20,000
0452	6372	WATER/IRRIGATION	9,060	6,095	7,444	10,000	10,000
0452	6373	GAS	3,902	3,514	3,421	4,000	4,000
0452	6374	REFUSE/RECYCLING	3,812	4,739	3,857	3,900	3,900
0452	6381	BUILDING & STRUCTURE REPAIR	19,176	8,793	14,100	21,000	10,000
0452	6382	MACHINERY & EQUIPMENT REPAIR	3,612	12,601	10,031	5,000	7,000
0452	6388	OTHER VEHICLE REPAIR	4,470	6,429	1,226	5,000	5,000
0452	6415	OTHER EQUIPMENT RENTAL	1,515	1,568	1,489	2,000	2,000
0452	6416	MACHINERY RENTAL	-	275	-	300	300
0452	6417	UNIFORM RENTAL	263	276	231	400	400
0452	6451	MEMBERSHIP DUES	280	300	420	500	600
0452	6489	OTHER CONTRACTED SERVICES	89,607	101,982	143,625	90,000	90,000
0452	6540	HEAVY MACHINERY	23,362	-	42,861		
0452	6550	MOTOR VEHICLES	71,788	-	-	-	
0452	6580	OTHER EQUIPMENT	17,298	60,911	32,749	121,200	19,000
Total Expenditure			**1,292,547**	**1,283,410**	**1,418,871**	**1,481,290**	**1,483,825**

PERSONNEL COMPLEMENT					
Park Maintenance Worker	5.00	4.00	4.00	5.00	6.00
Utilities Maintenance Worker (Enterprise Funded)	3.00	3.00	3.00	3.00	3.00
Utilities Supervisor (Enterprise Funded)	1.00	1.00	1.00	1.00	1.00
Parks/Assistant PW Superintendent	1.00	1.00	1.00	1.00	1.00
Park Supervisor	1.00	1.00	1.00	1.00	1.00
Parks Lead Worker	-	1.00	1.00	1.00	1.00
Recreation Specialist	-	0.50	0.50	0.50	0.50
Temporary - Parks	3.62	3.62	3.62	3.62	3.62
Parks Intern	0.34	0.34	-	-	-
	14.96	15.46	15.12	16.12	17.12

6540/6550 Heavy Machinery					
3/4 ton 4/4 Truck			42,861	-	
3/4 Ton 4/4 Truck with plow equipment	36,580	-	-	-	
1-ton truck with plow equipment	58,570	-	-	-	
	95,150	-	42,861	-	-

6580 Other Equipment					
ATV Athletic Field Maintenance Machine	17,298	-	-	-	
Kubota Tractor Attachment			32,749	-	
Large Area Mower			-	92,000	
Line Striper					19,000
John Deere Mower				20,000	
Bison Trailer				9,200	
3-Zero-Turn Mowers	-	21,338	-		
Chipper		33,800	-		
	17,298	55,138	32,749	121,200	19,000

DESCRIPTION OF SERVICES:

The Park and Recreation Department is responsible for the maintenance of all city parks and facilities. These parks and facilities include playgrounds, shelters, ballfields,trails, public grounds and streetscapes.

BUDGET HIGHLIGHTS

- Full-Time Park Maintenance Worker - $74,331
- Additional Hours Rec Specialist 20 hr/wk to 29 hr/wk - $7,823
- Line Striper Replacement: $19,000
-
-

GOALS OF CURRENT YEAR BUDGET:

Continue new trail maintenance policy developed in 2015

Continue to coordinate trail, sidewalk, parking lot and rink snow removal with city-wide snow plowing for

Continue to work year-round with the athletic associations in the provision of youth recreation

Complete a citizen survey to identify community need for recreation programming

Following the conclusion of the 2018 comprehensive plan update and master park planning endeavor begin implementing the park and trail plan objectives

Continue organizing a Master Park and Trail Plan, including cost estimates for the emerging future vison

Performance Measurements:

	2018 Actaul	2019 Actual	2020 Actual	2021 Projected	2022 Projected
Number of City Parks	23	23	23	26	26
Number of Athletic Fields Maintained	42	42	42	42	42
Number of Playgrounds Maintained	17	17	17	17	17
Miles of Trails Maintained	41	70	70	70	70
Total Acreage Mowed	150.11	150.11	150.11	150.11	150.11

FUND GENERAL

DEPARTMENT: COMMUNITY PROGRAMS

FUNCTION: PARKS AND RECREATION

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
0455	6489	OTHER CONTRACTED SERVICES	10,000	20,000			
Total Expenditure			**10,000**	**20,000**	**-**	**-**	**-**

6489 Other Contracted Services					
Alexandra House (Gambling Funds)	-	10,000	-	-	-
Family Promise Donation	-	-	-	-	-
Ramsey Foundation - Draw Park Events (Gambling Funds)	5,000	10,000	-	-	-
	5,000	20,000	-	-	-

DESCRIPTION OF SERVICES:

The Community Programs budget provides funding for those organizations that provide programs and support to Ramsey residents in need.

BUDGET HIGHLIGHTS

- Funding For Alexandra House and Draw Park Events Funded via Gambling Fund

GOALS OF CURRENT YEAR BUDGET:

Increase citizens knowledge of programs offered

FUND GENERAL **DEPARTMENT:** EXPENDITURE RESERVE

FUNCTION: MISCELLANEOUS/CONTINGENCY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Adopted Budget	2021 Adopted Budget	2022 Requested Budget
0892	6105	TEMPORARY-WAGES & SALARIES	-	-	-	59,000	
0892	6282	EMERGENCY SUPPLIES - COVID	-	-	436,995		
0892	6315	MISCELLANEOUS PROFESSIONAL SER	-	-	-	**15,000**	**25,000**
0892	6603	OTHER L.T. OBLIGATION PRINCIPA	61,853	61,853	61,853		
0892	6820	OPERATING TRANSFERS TO OTHER F	643,832	575,817	1,376,215	106,373	106,373
Total Expenditure			**705,685**	**637,670**	**1,875,063**	**180,373**	**131,373**

6105 Temporary Wages & Salaries					
Contingency for Negotiations	-	-	-	59,000	
Presidential Primary Election	-	-	10,000	15,000	
Health Insurance Increases	-	-	-	-	-
	-	-	10,000	74,000	-
6603/6820 Principal & Transfers					
Bury Carlson Internal Loan (PIR Fund)*	-	44,520	44,520	44,520	44,520
Minicipal Center debt transfer interfund	61,853	61,853	61,853	61,853	61,853
	61,853	106,373	106,373	106,373	106,373

*Coded directly against property tax when collected

6820 Transfers to Other Funds				
Excess Revenue Transfer	643,832	575,817	1,376,215	-
	-	-	-	-
	643,832	575,817	1,376,215	-

DESCRIPTION OF SERVICES:

The Contingency budget is to be used for unforeseen expenditures or for anticipated expenditures of uncertain amounts.

BUDGET HIGHLIGHTS

- No Major Changes

GOALS OF CURRENT YEAR BUDGET:

- Minimize unbudgeted/unallocated expenses

FUND ECONOMIC DEVELOPMENT AUTHORITY

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
9230	4011	CURRENT-AD VALOREM TAXES	84,583	85,062	76,787	75,360	75,360
9230	4012	DELINQUENT-AD VALOREM TAXES	919	434	410		
9230	4014	FISCAL DISPARITIES	18,824	14,360	13,753		
9230	4273	OTHER STATE GRANTS & AIDS	-	-			
9230	4609	OTHER MISCELLANEOUS REVENUES	3,816	46,972			
9230	4701	INTEREST ON INVESTMENTS	16,059	35,028	40,633	10,000	10,000
9230	4901	TRANSFER IN FROM OTHER FUNDS	-	-			
Total Revenue			**124,202**	**181,856**	**131,583**	**85,360**	**85,360**

Business Unit	Object Account	Description	2018 Actual	2019 Actual	2020 Actual	2021 Adopted Budget	2022 Requested Budget
9230	6102	F.T. REGULAR-WAGES & SALARIES	-	-			
9230	6105	TEMPORARY-WAGES & SALARIES	1,435	840	755	1,500	1,500
9230	6121	PERA CONTRIBUTIONS	-	-			
9230	6122	FICA/MEDICARE CONTRIBUTIONS	120	64	58	100	100
9230	6131	GROUP INSURANCE	-	-			
9230	6133	WORKERS COMP INSURANCE PREMIUM	7	4	4	10	10
9230	6246	MARKETING	4,150	22,027	2,430	30,000	30,000
9230	6249	MISCELLANEOUS OPERATING SUPPLY	15,261	10,771	9,562	19,000	19,000
9230	6304	LEGAL FEES	-	-			
9230	6315	MISCELLANEOUS PROFESSIONAL SER	27,889	20,999	70,426	30,000	30,000
9230	6322	POSTAGE	-	-			
9230	6323	CELLULAR PHONES	-	-			
9230	6331	TRAVEL & LODGING	347	850	-	1,000	1,000
9230	6335	TRAINING	511	2,048	483	1,000	1,000
9230	6361	GENERAL LIABILITY/PROPERTY INS	511	590	877	750	750
9230	6371	ELECTRIC UTILITIES	-	-			
9230	6439	OTHER MISCELLANEOUS	-	-			
9230	6451	MEMBERSHIP DUES	1,370	1,437	940	2,000	2,000
9230	6452	SUBSCRIPTIONS	-	-	-	-	-
Total Expenditure			**51,601**	**59,630**	**85,534**	**85,360**	**85,360**

DESCRIPTION OF SERVICES:

The primary objective of the Economic Development Authority is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey.

GOALS OF CURRENT YEAR BUDGET:

Enhance Business Retention and Expansion Program
Increase number of jobs
Increase retail base
Reduce the amount of land owned by City for development

CC Regular Session **7. 1.**

Meeting Date: 12/14/2021

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Information

Title:

Adopt Ordinance #21-21 Amending City Code Article XVI – Tobacco, Sections 26-749 to 26-789

Purpose/Background:

The purpose of this case is to consider adoption of Ordinance #21-21 which revises City Code, Article XVI – Tobacco, Sections 26-749 to 26-789 to reflect the MN Tobacco 21 law that went into effect in August 2020, changing the legal age of tobacco sales from 18 to 21 years (Minn. Stats. § 609.685), as well as incorporate electronic delivery tobacco devices within the City of Ramsey, Anoka County, Minnesota.

Notification:

The Public Hearing notice for Ordinance #21-09 was published on November 12, 2021. The Public Hearing and first reading of the ordinance occurred on November 23, 2021 at the regularly scheduled City Council Meeting.

Time Frame/Observations/Alternatives:

The existing City Code Article XVI – Tobacco, Sections 26-749 to 26-789 is outdated and being updated to reflect current Minnesota statute and incorporate electronic delivery tobacco devices.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

City Staff recommends that the City Council adopt the Ordinance #21-21.

Outcome/Action:

Motion to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #21-21 Amending City Code Article XVI – Tobacco, Sections 26-749 to 26-789.

Roll Call Vote:

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

Attachments

Draft Ordinance #21-21

City Council Nov 23 2021 Minutes

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	12/03/2021 11:26 AM
Brian Hagen	Brian Hagen	12/08/2021 08:56 AM
Bruce Westby	Bruce Westby	12/08/2021 09:31 AM
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:39 AM
Form Started By: Wendy Schlueter		Started On: 11/24/2021 11:51 AM
Final Approval Date: 12/09/2021		

ORDINANCE #21-21
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CITY CODE ARTICLE XVI TOBACCO

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Charter of the City of Ramsey.

SECTION 2. PURPOSE

The purpose of this Ordinance is to revise City Code Article XVI – Tobacco, Sections 26-749 to 26-789 to reflect the MN Tobacco 21 law that went into effect in August 2020 changing the legal age of tobacco sales from 18 to 21 years (Minn. Stats. § 609.685) as well as incorporate electronic delivery tobacco devices within the City of Ramsey, Anoka County, Minnesota.

SECTION 3. AMENDMENT TO CITY CODE ARTICLE XVI TOBACCO

The current City Code Article XVI Tobacco is revised as follows:

DIVISION 1 - GENERALLY

Sec. 26-749. - Definitions and interpretations.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Compliance checks means the system the city uses to investigate and ensure that those authorized to sell tobacco, tobacco products, and tobacco-related devices are following and complying with the requirements of this article. Compliance checks shall involve the use of minors as authorized by this article. Compliance checks shall also mean the use of minors who attempt to purchase tobacco, tobacco products, or tobacco-related devices for educational, research and training purposes as authorized by state and federal laws. Compliance checks may also be conducted by other units of government for the purpose of enforcing appropriate federal, state, or local laws and regulations relating to tobacco, tobacco products, and tobacco-related devices.

Electronic delivery device means any product containing or delivering nicotine, lobelia, or any other substance intended for human consumption that can be used by a person to simulate smoking in the delivery of nicotine or any other substance through inhalation of vapor from the product. Electronic delivery device includes any component part of a product, whether or not marketed or sold separately.

Exclusive tobacco store means a retail store which derives at least 90 percent of its revenue from tobacco and tobacco products and which cannot be entered at any time by persons younger than ~~18~~ 21 years of age except as provided herein.

Individually packaged means the practice of selling any tobacco or tobacco product wrapped individually for sale. Individually wrapped tobacco and tobacco products shall include, but not limited to, single cigarette packs, single bags or cans of loose tobacco in any form and single cans or other packaging of snuff or chewing tobacco. Cartons or other packaging containing more than a single pack or other container as described in this article shall not be considered individually packaged.

Loosies means the common term used to refer to a single or individually packaged cigarette.

Minor means any natural person who has not yet reached the age of ~~18~~21 years.

Movable place of business refers to any form of business operated out of a truck, van, automobile, or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions.

Retail establishment means any place of business where tobacco, tobacco products, or tobacco-related devices are available for sale to the general public. Retail establishments shall include, but not be limited to, grocery stores, convenience stores, and restaurants.

Sale means any transfer of goods for money, trade, barter, or other consideration.

Self-service merchandising means open displays of tobacco, tobacco products, or tobacco-related devices in any manner where any person shall have access to the tobacco, tobacco products, or tobacco-related devices, without the assistance or intervention of the licensee or the licensee's employee. The assistance or intervention shall entail the actual physical exchange of the tobacco, tobacco product, or tobacco-related device between the customer and the licensee or employee. Self-service merchandising shall not include vending machines.

~~*Tobacco* or *tobacco products* means any substance or item containing leaf, including but not limited to, cigarette; cigars; pipe tobacco; snuff, fine cut or other chewing tobacco; cheroots, stogies; perique; granulated, plus cut, crimp cut, ready rubbed, and other smoking tobacco; snuff flowers; cavendish; shorts; plug and twist tobaccos; dipping tobaccos; refuse scraps, clippings, cuttings, and sweepings of tobacco; and other kinds and forms of tobacco leaf prepared in such manner as to be suitable for chewing, sniffing, or smoking.~~

Tobacco means cigarettes and any product containing, made, or derived from tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, or any component, part, or accessory of a tobacco product including but not limited to cigars; cheroots; stogies; perique; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco; and other kinds and forms of tobacco.

Tobacco-related products means tobacco, tobacco-related devices, electronic delivery devices, and nicotine or lobelia delivery products as defined in this subdivision. "Tobacco-related products" does not include any tobacco product, electronic delivery device, or nicotine or lobelia delivery product that has been approved or certified by the United States Food and Drug Administration for sale as a tobacco-cessation product, as a tobacco-dependence product, or for other medical purposes, and is marketed and sold for such an approved purpose.

Tobacco-related devices means any tobacco product as well as a pipe, rolling papers, or other device intentionally designed or intended to be used in a manner which enables the chewing, sniffing, ~~or~~ smoking ~~of tobacco or tobacco products.~~ or inhalation of vapors of tobacco or tobacco products. Tobacco-related devices include components of tobacco-related devices which may be marketed or sold separately.

Vending machine means any mechanical, electric or electronic, or other type of device which dispenses tobacco, tobacco products, or tobacco-related devices upon the insertion of money, tokens, or other form of payment directly into the machine by the person seeking to purchase the tobacco, tobacco product, or tobacco-related device, unless the machine can be controlled by an electronic device by an employee of the business.

(Code 1978, § 7.93.02)

Sec. 26-750. - Purpose.

Because the city recognizes that many persons under the age of ~~18~~21 years purchase or otherwise obtain, possess, and use tobacco, tobacco products, and tobacco-related devices, and such sales, possession, and use are violations of both state and federal laws; and because studies, which are accepted and adopted, have shown that most smokers begin smoking before they have reached the age of ~~18~~21 years and that those persons who reach the age of ~~18~~21 years without having started smoking are significantly less likely to begin smoking; and because smoking has been shown to be the cause of several serious health problems which subsequently place a financial burden on all levels of government; this article shall be intended to regulate the sale, possession and use of

tobacco, tobacco products, and tobacco-related devices for the purpose of enforcing and furthering existing laws, to protect minors against the serious effects associated with the illegal use of tobacco, tobacco products, and tobacco-related devices, and to further the official public policy of the state in regard to preventing young people from starting to smoke as stated in Minn. Stats. § 144.391.

(Code 1978, § 7.93.01)

Sec. 26-751. - Penalties.

(a) *Administrative civil penalties; individuals.*

(1) Any person under the age of ~~18~~21 who attempts to purchase a tobacco product is subject to an administrative penalty. The city council may impose administrative penalties as follows:

a. First violation: The city council may impose a fine as established by ordinance and/or require the person to attend tobacco-related education classes, and/or participate in a diversion program and/orcomplete certain community services.

b. Second violation: The city council may impose a fine as established by ordinance and/or require the person to attend tobacco-related education classes, and/or participate in a diversion program and/or complete certain community services.

c. Third violation: The city council may impose a civil penalty as established by ordinance and/or require the person to attend tobacco-related education classes, and/or participate in a diversion program and/or complete certain community services.

(2) Any person who sells any tobacco product to a person under the age of ~~18~~21 years is subject to anadministrative penalty. The city council shall impose administrative penalties as follows:

a. First violation: The city council shall impose a fine as established by ordinance.

b. Second violation within 12 months: The city council shall impose a fine as established by ordinance.

c. Third violation within 12 months: The city council shall impose a fine as established by ordinance.

(b) *Administrative civil penalties; licensee.* If a licensee or an employee of a licensee is found to have sold tobacco to a person under the age of ~~18~~21 years, the licensee shall be subject to an administrative penalty as follows:

(1) First violation: The city council shall impose a fine as established by ordinance and/or suspend for aperiod of ten days.

(2) Second violation within 12 months: The city council shall impose a fine as established by ordinance and/or suspend for a period of 30 days.

(3) Third violation within 12 months: The city council shall impose a fine as established by ordinance and/or suspend for a period of one year.

(c) *Misdemeanors.* Nothing in this article shall prohibit the city from seeking prosecution as a misdemeanor for any violation of this article.

(Code 1978, § 7.93.13)

State Law reference— Administrative penalties, Minn. Stats. § 461.12, subds. 2, 3.

Sec. 26-752. - Violation.

(a) *Notice.* Upon discovery of a suspected violation, the alleged violator shall be issued, either personally or by mail, a citation that sets forth the alleged violation and which shall inform the alleged violator

of ~~his~~ their right to be heard on the accusation.

(b) *Hearings.* If a person accused of violating this article so requests, a hearing shall be scheduled, the time and place of which shall be published and provided to the accused violator.

(c) *Hearing officer.* The city council shall serve as the hearing officer. (Option could be independent hearing officer.)

(d) *Decision.* If the hearing officer determines that a violation of this article did occur, that decision, along with the hearing officer's reasons for finding a violation and the penalty to be imposed under this section, shall be recorded in writing, a copy of which shall be provided to the accused violator. Likewise, if the hearing officer finds that no violation occurred or finds grounds for not imposing any penalty, such findings shall be recorded and a copy provided to the acquitted accused violator.

(e) *Appeals.* Appeals of any decision made by the hearing officer shall be filed in the district court for the jurisdiction of the city in which the alleged violation occurred.

(f) *Misdemeanor prosecution.* Nothing in this article shall prohibit the city from seeking prosecution as a misdemeanor for any alleged violation of this article.

(g) *Continued violation.* Each violation, and every day in which a violation occurs or continues, shall constitute a separate offense.

(Code 1978, § 7.93.12)

Sec. 26-753. - Prohibited sales.

It shall be a violation of this article for any person to sell or offer to sell any tobacco, tobacco product, or tobacco- related device:

(1) To any person under the age of ~~18~~21 years.

(2) By means of any type of vending machine.

(3) By means of self-service methods whereby the customer does not need to make verbal or written request to an employee of the licensed premises in order to receive the tobacco, tobacco product, or tobacco-related device and whereby there is not a physical exchange of the tobacco, tobacco product, or tobacco-related device between the licensee or the licensee's employee, and the customer, unless the sale is by means of a vending machine controlled by an electronic device by an employee of the business.This subsection does not apply to exclusive tobacco stores.

(4) By means of loosies.

(5) Containing opium, morphine, jimson weed, bella donna, strychnos, cocaine, marijuana, or other deleterious, hallucinogenic, toxic, or controlled substances except nicotine and other substances found naturally in tobacco or added as part of an otherwise lawful manufacturing process.

(6) By any other means, to any other person, or in any other manner or form prohibited by federal, state orother local law, ordinance provision, and other regulation.

(Code 1978, § 7.93.06)

Sec. 26-754. - Vending machines.

It shall be unlawful for any person licensed under this article to allow the sale of tobacco, tobacco products, or tobacco-related devices by means of a vending machine.

(Code 1978, § 7.93.07)

Sec. 26-755. - Self-service sales.

It shall be unlawful for a licensee under this article to allow the sale of tobacco, tobacco products, or

tobacco-related devices by any means where by the customer may have access to such items without having to request the item from the licensee or the licensee's employee and whereby there is not a physical exchange of the tobacco, tobacco product, or the tobacco-related device between the licensee or ~~his~~ their ~~clerk~~ employee and the customer unless the sale is by means of a vending machine which is controlled by the licensee or ~~his~~ their ~~clerk~~employee. All tobacco, tobacco products, and tobacco-related devices shall either be stored behind a counter or other area not freely accessible to customers, or in a case or other storage unit not left open and accessible to the general public. This section does not apply to exclusive tobacco stores.

(Code 1978, § 7.93.08)

Sec. 26-756. - Responsibility.

All licensees under this article shall be responsible for the actions of their employees in regard to the sale of tobacco, tobacco products, or tobacco-related devices on the licensed premises, and the sale of such an item by an employee shall be considered a sale by the license holder. Nothing in this article shall be construed as prohibiting the city from also subjecting the ~~clerk~~ employee to whatever penalties are appropriate under this article, state or federal law, or other applicable law or regulation.

(Code 1978, § 7.93.09)

Sec. 26-757. - Compliance checks and inspections.

All licensed premises shall be open to inspection by the city police department or other authorized city official during regular business hours. From time to time, but at least once per year, the city shall conduct compliance checks by engaging, with the written consent of their parents or guardians, minors over the age of ~~15~~ 17 years but less than ~~18~~21 years, to enter the licensed premises to attempt to purchase tobacco, tobacco products, or tobacco-related devices. Minors used for the purpose of compliance checks shall be supervised by designated law enforcement officers or other designated city personnel. Minors used for compliance checks shall not be guilty of the unlawful purchase or attempted purchase, nor the unlawful possession of tobacco, tobacco products, or tobacco-related devices when such items are obtained or attempted to be obtained as a part of the compliance check. No minor used in compliance checks shall attempt to use a false identification misrepresenting the minor's age, and all minors lawfully engaged in a compliance check shall answer all questions about the minor's age asked by the licensee or ~~his~~ their employee and shall produce any identification, if any exists, for which he is asked. Nothing in this article shall prohibit compliance checks authorized by state or federal laws for educational, research, or training purposes, or required for the enforcement of a particular state or federal law.

(Code 1978, § 7.93.10)

State Law reference— Compliance checks, Minn. Stats. § 461.128, subd. 5.

Sec. 26-758. - Other illegal acts.

Unless otherwise provided, the following acts shall be a violation of this article:

(1) *Illegal sales.* It shall be a violation of this article for any person to sell or otherwise provide any tobacco, tobacco product, or tobacco-related device to any minor.

(2) *Illegal possession.* It shall be a violation of this article for any minor to have in ~~his~~ their possession any tobacco, tobacco product, or tobacco-related device. This subdivision shall not apply to minors lawfully involved in a compliance check.

(3) *Illegal use.* It shall be a violation of this article for any minor to smoke, chew, sniff, or otherwise use any tobacco, tobacco product, or tobacco-related device.

(4) *Illegal procurement.* It shall be a violation of this article for any minor to purchase or attempt to purchase or otherwise obtain any tobacco, tobacco product, or tobacco-related device, and it shall be a violation of this article for any person to purchase or otherwise obtain such items on behalf of a minor. It shall further be a violation for any person to coerce or attempt to coerce a minor to illegally purchase or otherwise obtain or use any tobacco, tobacco product,

or tobacco-related device. This article shall not apply to minors lawfully involved in a compliance check.

(5) *Use of false identification.* It shall be a violation of this article for any minor to attempt to disguise ~~his~~ their true a use of a false form of identification, whether the identification is that of another person or one on which the person has been modified or tampered with to represent an age older than the actual age of the person.

(6) *Entering of exclusive tobacco stores.* It is unlawful for a person under ~~18~~21 years to enter an exclusive tobacco store for the purpose of purchasing tobacco or tobacco products, or for any other purpose.

(Code 1978, § 7.93.11)

Sec. 26-759. - Exceptions and defenses.

Nothing in this article shall prevent the providing of tobacco, tobacco products, or tobacco-related devices to a minor as part of a lawfully recognized religious, spiritual, or cultural ceremony. It shall be an affirmative defense to the violation of this article for a person to have reasonably relied on proof of age as described by state law.

(Code 1978, § 7.93.14)

Secs. 26-760—26-786.- Reserved

DIVISION 2 - LICENSE

Sec. 26-787. - Required; application; term.

No person shall sell or offer to sell any tobacco, tobacco products, or tobacco-related device without first having obtained a license to do so from the city.

(1) *Application.* An application for a license to sell tobacco, tobacco products, or tobacco-related devices shall be made on a form provided by the city. The application shall contain the full name of the applicant, the applicant's residential and business addresses and telephone numbers, the name of the business for which the license is sought, and any additional information the city deems necessary. Upon receipt of a completed application, the city clerk shall determine that an application is incomplete, he shall return the application to the applicant with notice of the information necessary to make the application complete.

(2) *Action.* The city council may either approve or deny the license, or it may delay action for such reasonable period of time as necessary to complete any investigation of the application or the applicant it deems necessary. If the city council shall approve the license, the city clerk shall issue the license to the applicant. If the city council denies the license, notice of the denial shall be given to the applicant along with notice of the applicant's right to appeal the decision.

(3) *Term.* The license shall be effective from January 1 to December 31 of each year, unless otherwise provided in this Code. If the date of application is after January 1, then the effective date shall be the date the application is approved by city council through December 31 of that year.

(4) *Revocation or suspension.* Any license issued under this article may be revoked or suspended as provided in this article.

(5) *Transfers.* All licenses issued under this article shall be valid only on the premises for which the license was issued and only for the person to whom the license was issued. No transfer of any license to anotherlocation or person shall be valid without the prior approval of the city council.

(6) *Moveable place of business.* No license shall be issued to a moveable place of business. Only fixed location businesses shall be eligible to be licensed under this article.

(7) *Display.*

a. All licenses shall be posted and displayed in plain view of the general public on the licensed premises.

b. Exclusive tobacco stores shall post a notice prohibiting the entering of the store by persons under ~~18~~21years of age which notice shall be in plain view of the general public on the licensed premises. The notice shall be at least 8½ inches by 11 inches in size.

(8) *Renewals.* The renewal of a license issued under this article shall be handled in the same manner as the original application. The request for a renewal shall be made at least 30 days but no more than 60 days before the expiration of the current license. The issuance of a license issued under this article shall be considered a privilege and not an absolute right of the applicant and shall not entitle the holder to an automatic renewal of the license.

(9) *Education requirements.*

a. The licensee shall be required to educate each new employee who will be selling tobacco or tobacco products with regard to the requirements of this article and state law pertaining to the sale of tobacco products to minors. The licensee shall be required to keep on file evidence of the employee educational session and make available for review said evidence upon reasonable request by the police department.

b. Prior to the issuance, and/or reinstatement after revocation or suspension of any license, the owner or manager of the licensee shall participate in an educational seminar presented and sponsored by the city, which seminar shall be designed to re-educate the licensee of the city and state tobacco compliance laws and review current employee training practices.

(Code 1978, § 7.93.03; Ord. No. 08-05, § 2, 2-12-2008)

Sec. 26-788. - Fees.

(a) No license shall be issued under this article until the appropriate license fee is paid in full. The fee for a license under this article shall be as established by ordinance.

(b) A two-tier license fee structure may be established by city council in the annual rates and fees, whereby incentive is provided to a license holder to utilize age verification technology that meets performance requirements determined by the city.

(1) The applicant shall be specifically required by sworn statement to declare whether it will utilize ageverification technology.

(2) The applicant must submit verification of the establishment and utilization of a training program for ~~clerks~~employees responsible for the sale of tobacco products.

(3) The age verification system must be used for every tobacco sale.

(Code 1978, § 7.93.04; Ord. No. 08-05, § 2, 2-12-2008)

Sec. 26-789. - Basis for denial of license.

The following shall be grounds for denying the issuance or renewal of a license under this article; however, except as may otherwise be provided by law, the existence of any particular ground for denial does not mean that the city must deny the license. If a license is mistakenly issued or renewed to a person, it shall be revoked upon the discovery that the person was ineligible for the license under this article:

(1) The applicant is under the age of ~~18~~21 years.

(2) The applicant has been convicted within the past five years of any violation of a federal, state, or local law,ordinance provision, or other regulation relating to tobacco or tobacco products, or tobacco-related devices.

(3) The applicant has had a license to sell tobacco, tobacco products, or tobacco-related devices revoked within the preceding 12 months of the date of application.

(4) The applicant fails to provide any information required on the application or provides false or

misleading information.

(5) The applicant is prohibited by federal, state, or other local law, ordinance, or other regulation, from holding such a license.

(Code 1978, § 7.93.05)

Secs. 26-790—26-810. - Reserved.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

SECTION 5. SUMMARY

The following is the official summary of proposed changes to Ordinance #21-21, as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #21-21 amends City Code Article XVI – Tobacco, Sections 26-749 to 26-789 to reflect the MN Tobacco 21 law that went into effect in August 2020 changing the legal age of tobacco sales from 18 to 21 years (Minn. Stats. § 609.685) as well as incorporate electronic delivery tobacco devices.

PASSED/FAILED by the City Council of the City of Ramsey, Minnesota the ____ day of _____, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date: 11/23/2021
Posting dates: 11/23/21-12/15/21
Adoption date: 12/14/2021
Publication date: 12/17/2021
Effective date: 1/31/2022

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
3. CITIZEN INPUT 2
4. APPROVE AGENDA 2
5. CONSENT AGENDA 3
6. PUBLIC HEARING 4
6.01: Introduce Ordinance #21-21 Amending City Code Article XVI- Tobacco, Sections 26-749 to 26-789 4
6.02: Adopt Ordinance #21-24 Adopting the 2022 Schedule of Rates, Fees, and Charges 5
7. COUNCIL BUSINESS 6
7.01: Adopt Resolution #21-334 Approving the Restoration of the 25-Year-Old Lake Itasca Boardwalk 6
8. MAYOR, COUNCIL AND STAFF INPUT 7
9. ADJOURNMENT 7

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, November 23, 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: Economic Development Manager Sean Sullivan
City Administrator Kurtis Ulrich
Finance Director Diana Lund
Parks and Assistant Public Works Superintendent Mark Riverblood
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

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

5. CONSENT AGENDA

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

5.01: Note the Following Boards, Commissions, and Committee Meeting Minutes:
1) Environmental Policy Board Meeting Minutes dated 8/16/2021
2) Planning Commission Meeting Minutes dated 8/26/2021
3) Planning Commission Meeting Minutes dated 9/23/2021
4) Economic Development Authority Meeting Minutes dated 9/9/2021
5) Park and Recreation Commission Meeting Minutes dated 9/9/2021
6) Public Works Committee Meeting Minutes dated 9/21/2021

5.02: Consider Escrow Agreement for Property Identification Number Division at 14503 Bowers Drive; Case of Robert Walker

5.03: Consider Hiring a Part-time Precreation Specialist Backfilling a Vacant Position

5.04: Consider Hiring a Mechanic in the Public Works Department

5.05: Consider Recommendations to Terminate a City Employee

5.06: Schedule Public Hearing for Adoption of 2022-2031 Capital Improvement Plan

5.07: Approve the Following Meeting Minutes:
1) City Council Work Session dated 11/9/2021
2) City Council Regular Session dated 11/9/2021

5.08: Approve Business Licenses

5.09: Approve Rental Licenses

5.10: Adopt Resolution #21-333 Approving Cash Disbursements Made and Authorizing Payment Accounts Payable Invoicing Received During the Period of November 4, 2021 through November 17, 2021

5.11: Adopt Resolution # 21-326 Adopting the 2022 Parking Ramp Maintenance Budget and Adopt Resolution #21-327 Allocating the Parking Ramp Maintenance Costs Per the Adopted 2022 Budget

5.12: Adopt Resolution #21-328 Adopting Special Assessment Rebate (Formerly Lessor Special Assessment or Franchise Fee)

5.13: Adopt Resolution #21-329 Not Waiving Statutory Tort Limits

5.14: Adopt Resolution #21-320 Authorizing Partial Payment #14 to RJM Construction for Improvement Project 20-07 New Public Works Facility

5.15: Adopt Resolution #21-321 authorizing partial payment No. 4 to North Valley, Inc. for Improvement Project #21-04, 2021 Neighborhood Pavement Overlay Improvements

5.16: Adopt Resolution #21-322 Authorizing Partial Payment No. 3 to North Valley, Inc. for Improvement Project #21-02, Tiger Street Reconstruction

5.17: Adopt Resolution #21-323 Authorizing Partial Payment No. 4 to North Valley, Inc. for Improvement Project #21-05, 2021 MSA Pavement Overlay Improvement

5.18: Adopt Resolution #21-324 Authorizing Partial Payment No. 3 to North Valley, Inc. for Improvement Project #21-12, 2021 Additional Pavement Overly Improvements

5.19: Adopt Resolution #21-331 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of 6701 Hwy 10

5.20: Adopt Resolution #21-332 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW

5.21: Adopt Resolution #21-335 to Approve a Three-Year Union Contract with AFSCME

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

6. PUBLIC HEARING

6.01: Introduce Ordinance #21-21 Amending City Code Article XVI- Tobacco, Sections 26-749 to 26-789

Economic Development Manager Sullivan introduced the ordinance to reflect the Minnesota Tobacco Law that went into effect in August of 2020 which changed the legal age of tobacco sales from 18 to 21, according to Minnesota State Statutes. It also incorporates electronic tobacco delivery devices within the City of Ramsey.

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, Woestehoff. Voting No: None.

Mayor Kuzma called the public hearing to order at 7:03 p.m.

Citizen Input

None.

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

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Woestehoff, Heineman, Howell, Riley, Specht.

Mayor Kuzma closed the public hearing at 7:31 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to introduce Ordinance #21-21 Amending City Code Article XVI- Tobacco, Sections 26-749 to 26-789.

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

6.02: Adopt Ordinance #21-24 Adopting the 2022 Schedule of Rates, Fees, and Charges

Finance Director Lund introduced the ordinance for adoption stating that the City annually adopts a schedule for rates, fees and charges. This ordinance was introduced to the City Council on November 9, 2021 and was posted in the newspaper. She highlighted some of the recommended changes that if approved tonight will come into effect in January 2022.

Public Hearing

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

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

Mayor Kuzma called the public hearing to order at 7:08 p.m.

Citizen Input

None.

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

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

Mayor Kuzma closed the public hearing at 7:09 p.m.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #21-24 Adopting the 2022 Schedule of Rates, Fees, and Charges.

A roll call vote was performed.

Councilmember Musgrove	No
Councilmember Specht	Aye
Councilmember Riley	Aye
Councilmember Howell	No
Councilmember Woestehoff	Aye
Councilmember Heineman	Aye
Mayor Kuzma	Aye

Motion carried.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #21-334 Approving the Restoration of the 25-Year-Old Lake Itasca Boardwalk

Parks and Assistant Public Works Superintendent Riverblood presented the resolution and gave a background on park maintenance and infrastructure. He stated around 2006 the City established a park maintenance fund recognizing that certain parts of the park's infrastructure would need maintenance and replacement. He highlighted several parks that have had maintenance improvements paid by the Parks Maintenance Fund. The boardwalk included in this case is considered at the end of its useful life. It is one of the most popular of the park improvements. It is proposed that the width of the boardwalk would go from six feet to eight feet. The not-to-exceed amount is $138,000. Minnesota Boardwalks LLC submitted the lowest bid for the work. If approved, construction could begin in mid-to-late December with completion sometime during the winter.

Mayor Kuzma referenced the bridge going over Trout Brook Creek and asked if the frequent flooding occurring there is going to be addressed.

Parks and Assistant Public Works Superintendent Riverblood replied that the bridge was replaced three or four years ago. It was elevated above the high-water mark and the supports were reconfigured so it is less likely to capture brush and have water loading on it. He stated the new over decking will match that bridge.

Councilmember Musgrove asked for confirmation that the funding for this park is coming from the Parks Maintenance Fund.

Parks and Assistant Public Works Superintendent Riverblood confirmed this, noting it was renamed a couple of years ago by the City Council to be the Capital Maintenance Fund.

Councilmember Musgrove commented that part of what she likes about this case is that the residents can see that the City is working on the existing parks. She noted that from the pictures presented tonight, the current boardwalk doesn't look safe. She asked when the project would be done.

Parks and Assistant Public Works Superintendent Riverblood replied the RFP was issued, giving the construction company a window for construction from award of the project by the City Council until April 30, 2022. The projected start time is mid-December with a construction time of a few weeks, dependent on the weather. He noted a stipulation of the project is that the boardwalk would be available to the public the entire time.

Motion by Councilmember Musgrove, seconded by Councilmember Howell to, adopt Resolution #21-334, Awarding Lake Itasca Boardwalk restoration to Minnesota Boardwalk LLC, at the not-to-exceed amount of $138,000.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced the first ever Community Holiday Lights Contest has begun. Details can be found online, registrations are open until December 3, 2021, and judging will be done a couple of weeks after that. He noted the locations will be published on a map for viewing and voting. He announced that the Coffee with a Cop event is Wednesday, December 8, 2021, at Elmcrest Park. This is a chance for members of the community to meet with one of the police officers in the morning. A tree lighting ceremony is scheduled for next Tuesday, November 30, 2021, at 5:00 p.m. The Mayor and City Council will be in attendance for the lighting of the new tree and Santa is also scheduled to make an appearance. He stated beverages and cookies will be provided by the Lions, decorations are being donated by Green Valley Greenhouse and the Ramsey Garden Club.

City Administrator Ulrich announced that City Hall is closed this Thursday and Friday in honor of the Thanksgiving holiday. The next regular meeting will be Tuesday, December 14, 2021. He reported a work session occurred before this meeting and will reconvene immediately following.

Mayor Kuzma wished everyone a Happy Thanksgiving.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:19 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Deputy City Clerk

Drafted by Joni Helmeke
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **7. 1. a.**

Meeting Date: 12/14/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title

Adopt Resolution #21-352 Approving Youth First Community of Promise Lease Agreement - **Please Note: Council moved this case from 7.6 to 7.1.a**

Purpose/Background:

Youth First Community of Promise currently leases 4,820 square feet of office space from the City of Ramsey located at 6701 Highway 10 and the Adjacent lot for a nominal rent of $1 per year (essentially for free). The City provides this lease, with favorable terms, to Youth First intentionally--to support their mission and work.

Notification:

N/A

Observations/Alternatives:

Attached to this case is the Lease Agreement for the 4,820 square feet of office space from the City of Ramsey located at 6701 Highway 10 and use of the adjacent parcel (the "Vacant Lot") to the west for gardening and recreational activities relating to the company's mission. The proposed term of this lease is considerable shorter (2 years versus 5) due to the pending Hwy 10 improvements and the likelihood that the City will attempt to sell RALF properties once the process has been determined. Listed below are notable lease terms/ changes:

(1) Rent rate is $1, essentially zero. Youth First is getting the space for free. This term is the same in both the new and current lease agreement.

(2) Youth First pays a proportional share of 30% of utilities--except snow removal. The City covers the cost of snow removal.

SIDEBAR: The City currently has a snow snow plowing contract for all of 6701, and have the bill split three ways: Potters House Church, City of Ramsey (Youth First portion), and Mille Lacs Motor Sports II.

(3) The term is two years. The City can terminate this lease with a 90-day notice. In summary, if the City decides to get out of the lease early, the City is not obligated to all two years. The logical circumstance here is--if the property were sold back to the private sector, or if the property was needed for U.S. 10.

(5) Tenant is required to carry a general public liability insurance policy (minimum $2M policy). City carries our standard Hazard Insurance--which is what we do on all leased properties.

Funding Source:

NA

Recommendation:

This lease agreement was reviewed by the City Attorney and Staff recommends approval as presented.

Action:

Motion to:

Adopt Resolution #21-352 Approving Youth First Community of Promise Lease Agreement; subject to changes from the City Attorney.

Attachments

ACTION - Resolution #21-352

ACTION - 2 Year Lease Agreement Combined

Current Lease Agreement for 6701 Hwy 10

Current Lease Agreement for adjacent Vacant Land

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/08/2021 12:19 PM
Brian Hagen	Brian Hagen	12/08/2021 07:11 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:13 AM
Form Started By: Sean Sullivan		Started On: 12/06/2021 04:07 PM
Final Approval Date: 12/09/2021		

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

RESOLUTION #21-352

APPROVING YOUTH FIRST COMMUNITY OF PROMISE LEASE AGREEMENT

WHEREAS, Youth First Community of Promise has leased City property located at 6701 Hwy 10 NW since; and

WHEREAS, the current Leases for the east 4,820 SF of space in the front of 6701 Hwy 10 NW and the adjacent Vacant Lot terminate on December 31, 2021 and Youth First Community of Promise has asked the City to extend those leases; and

WHEREAS, the current Leases for the east 4,820 SF of space in the front of 6701 Hwy 10 NW and the adjacent Vacant Lot terminate on December 31, 2021 and Youth First Community of Promise has asked the City to extend those leases; and

WHEREAS, the City of Ramsey has provided previous leases to with Youth First with favorable terms intentionally to support their mission and work. The terms of the proposed two lease of the East 4,820 SF of 6701 and the Adjacent Vacant Land are as follows:

- January 1, 2022 – December 31, 2022 - $1.00 annually
- January 1, 2023 – December 31, 2023 - $1.00 annually

WHEREAS, the City Attorney has reviewed the proposed Lease Agreement combining the East 4,280 SF of the front of 6701 Hwy 10 and the adjacent Vacant Lot and current Leases for the east 4,820 SF of space in the front of 6701 Hwy 10 NW and the adjacent Vacant Lot has has found the terms to be consistent with previous leases with Youth First except for the duration being shortened to 2 years to allow for the RALF properties to be sold.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement with Youth First Community of Promise for the East 4,280 SF of the front of 6701 Hwy 10 NW and the adjacent Vacant Lot; 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 14th day of December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this _____day of December, 2021, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and the **Youth First Community of Promise**, a Minnesota non-profit corporation, 6701 Highway 10 N.W., Ramsey, Minnesota 55303 ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use for youth programs. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** The "Premises" consists of the southerly 4,820 square feet of the building located at 6701 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building, excluding the fenced in area. The Tenant's employees and invitees shall not be permitted to use those parking areas that interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto, and is labeled "4,820 sf Office Space" and "Parking." Exhibit A is incorporated herein as if fully set forth in this Lease.

and;

Outlot A, DEAL INDUSTRIAL PARK, County of Anoka, State of Minnesota.
PID 34-32-25-12-0010 (the "Vacant Lot")

The Vacant Lot as depicted on Exhibit B may only be used for gardening, including the erection of a temporary shed as permitted in writing by the City, and for outdoor recreation, consistent with and in support of Tenant's educational and outreach programs.

No additional structures of any kind may be built on the Vacant Lot. Any other use of the Vacant Lot must be approved in writing by Landlord prior to commencing such use.

3. **Term.** The term of this Lease is for a period of two years, commencing on January 1, 2022, (the "Commencement Date") and ending at midnight on December 31, 2023, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term"). If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.** The Premises shall be used by Tenant as a commercial use for educational and outreach programs as directed by Youth First Community of Promise. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises, and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

The Vacant Lot may only be used for gardening, including the erection of a temporary shed as permitted in writing by the City, and for outdoor recreation, consistent with and in support of Tenant's educational and outreach programs. No additional structures of any kind may be built on the Vacant Lot. Any other use of the Vacant Lot must be approved in writing by Landlord prior to commencing such use.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand annual rent of one dollar.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities, Trash Removal, and Snow Removal.** The cost of City services,

natural gas, and electricity shall be shared such that Tenant pays 30%. Tenant is solely responsible for paying for all other utilities servicing the Premises. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in any services beyond the reasonable control of Landlord.

Landlord is responsible for snow removal from the parking lot and drive lanes. Tenant is responsible for snow and ice removal from sidewalks, walkways, and any other pedestrian walkways on the Premises.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. Landlord shall have the plumbing, heating, air conditioning, and electrical systems in working order on the Commencement Date. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, except that Landlord shall be responsible for all lawn (grass) maintenance on the grassy areas around the Building. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Building without the prior written consent of Landlord.

11. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease

shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

12. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date.

13. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment that Tenant placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

14. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due.Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

15. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

16. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

17. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the

Building or the Premises.

18. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, inno event shall Landlord be liable for damages caused by Tenant or Tenant's employees oragents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 per occurrence or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

19. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

20. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

21. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

22. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of

Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

23. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

24. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

25. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

26. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

27. **Captions.** The captions and headings herein are for convenience and reference only.

28. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith.

29. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

30. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord: City Administrator
City of Ramsey
7550 Sunwood Drive
Ramsey, Minnesota 55303

Tenant: Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

31. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

32. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

33. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

34. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

35. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

36. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

37. **Political Signage.** Tenant may not display or locate political signage or messages on the premises, parking areas, or anywhere else on city-owned property.

[Remainder of page left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of December, 2021, by Mark E. Kuzma, the Mayor, and Kurtis G. Ulrich, the City Administrator, of the City of Ramsey, a Minnesota municipal corporation, under thelaws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

Tenant's Address:

Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

By: _____
Its: Executive Director

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this_____day of December, 2021, by Devin Hanson, the Executive Director of Youth First Community of Promise, a Minnesota non-profit corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

Exhibit A
Premises



Exhibit B
Vacant Lot



LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this 26th day of October, 2016, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and the **Youth First Community of Promise**, a Minnesota non-profit corporation, 6701 Highway 10 N.W., Ramsey, Minnesota 55303 ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use for youth programs. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** The "Premises" consists of the southerly 4,820 square feet of the building located at 6701 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building, excluding the fenced in area. The Tenant's employees and invitees shall not be permitted to use those parking areas that interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto, and is labeled "4,820 sf Office Space" and "Parking." Exhibit A is incorporated herein as if fully set forth in this Lease.

3. **Term.** The term of this Lease is for a period of five years, commencing on January1, 2017, (the "Commencement Date") and ending at midnight on December 31, 2021, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term"). If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.** The Premises shall be used by Tenant as a commercial use for educational and outreach programs as directed by Youth First Community of Promise. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises, and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand annual rent of one dollar.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities, Trash Removal, and Snow Removal.** The cost of City services, natural gas, and electricity shall be shared such that Tenant pays 30%. Tenant is solely responsible for paying for all other utilities servicing the Premises, including telecommunications. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in any services beyond the reasonable control of Landlord.

Landlord is responsible for snow removal from the parking lot and drive lanes. Tenant is responsible for snow and ice removal from sidewalks, walkways, and any other pedestrian walkways on the Premises.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning, lighting (interior and exterior) and electrical systems in and upon the Premises in good order and repair. Landlord shall have the plumbing, heating, air conditioning, and electrical systems in working order on the Commencement Date. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, except that Landlord shall be responsible for all lawn (grass) maintenance on the grassy areas around the Building. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Building without the prior written consent of Landlord.

11. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

12. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. .

13. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment that Tenant placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

14. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

15. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

16. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

17. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Building or the Premises.

18. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of

any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 per occurrence or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

19. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

20. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

21. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

22. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

23. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

24. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of

the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

25. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

26. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

27. **Captions.** The captions and headings herein are for convenience and reference only.

28. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith.

29. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

30. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by

certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord: City Administrator
City of Ramsey
7550 Sunwood Drive
Ramsey, Minnesota 55303

Tenant: Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

31. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

32. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

33. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

34. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

35. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

36. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

37. **Political Signage.** Tenant may not display or locate political signage or messages on the premises, parking areas, or anywhere else on city-owned property.

[Remainder of page left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

Approved as to Form:

_____
Joseph J. Langel, City Attorney

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Sarah Strommen, the Mayor, and Kurtis G. Ulrich, the City Administrator, of the City of Ramsey, a Minnesota municipal corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

Tenant's Address:

Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

By: Michelle Anderson
Its: Board Chair

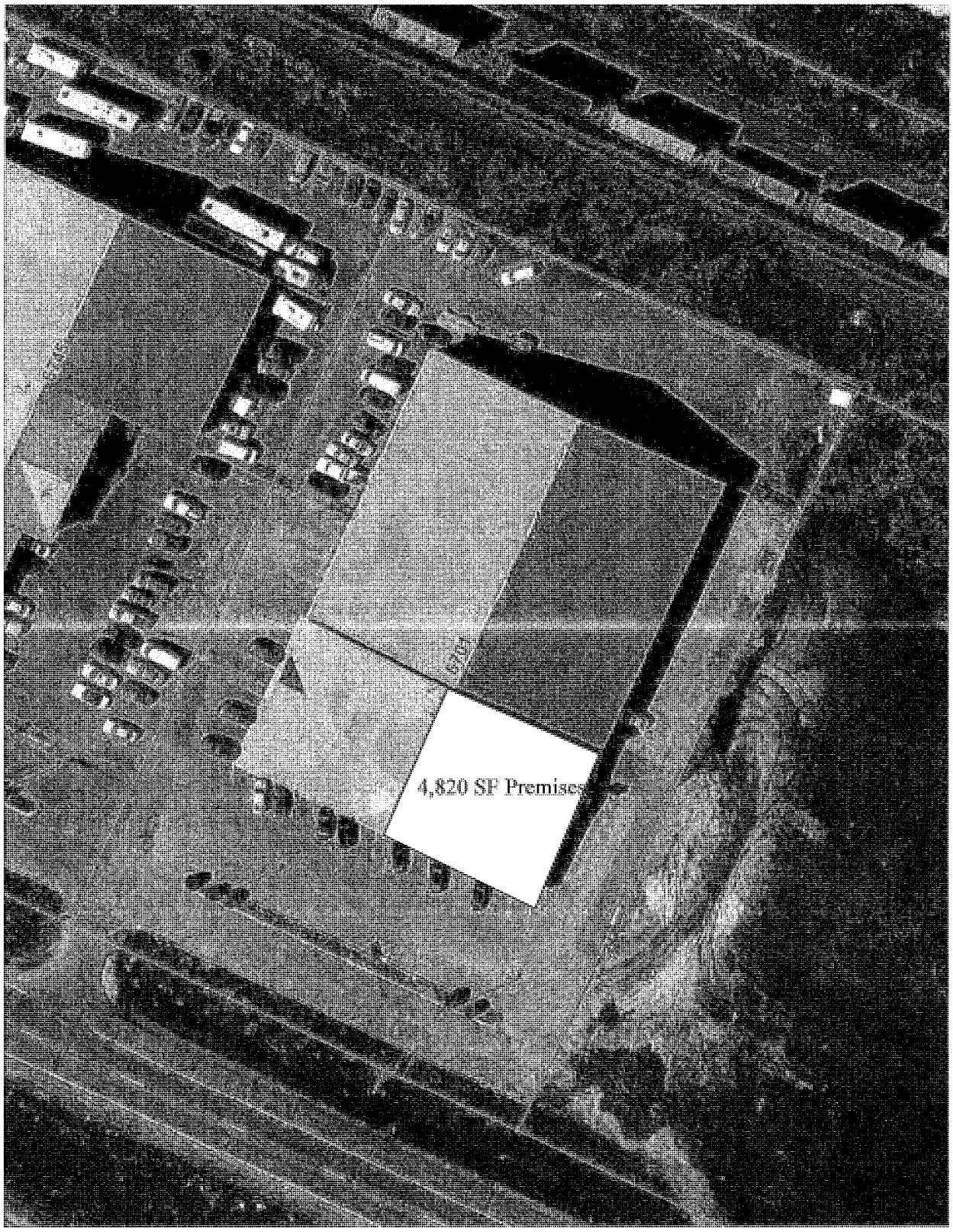
STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, the _____ of Youth First Community of Promise, a Minnesota non-profit corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

232076

Exhibit A
Premises



SECOND ADDENDUM
TO
LEASE AGREEMENT

This Second Addendum to the Lease Agreement dated October 26, 2016, by and between **Youth First Community of Promise** and the **City of Ramsey**, is effective July 14, 2020.

Recitals

A. Tenant rents 4,820 square feet of space in Landlord's building located at 6701 Highway 10 Northwest.

B. The adjacent vacant property to the southeast is owned by Landlord and legally described as follows (the Vacant Lot):

> Outlot A, Deal Industrial Park, County of Anoka, State of Minnesota.
>
> PID 34-32-25-12-0010

C. Tenant uses the Vacant Lot for gardening and outdoor recreational purposes, and desires to erect a temporary shed on the parcel.

D. Landlord requires that Tenant's use be memorialized in this Second Addendum and be subject to the terms and conditions set forth below.

Agreement

1. **Leased Outdoor Space.** Tenant seeks to rent from Landlord, and Landlord agrees to rent to Tenant, subject to the terms contained herein.

2. **Term.** This Second Addendum runs concurrently with the term of the Lease Agreement, unless otherwise terminated earlier by Landlord or Tenant.

3. **Use.** The Vacant Lot may only be used for gardening, including the erection of a temporary shed as permitted in writing by the City, and for outdoor recreation, consistent with and in support of Tenant's educational and outreach programs. No additional structures of any kind may be built on the Vacant Lot. Any other use of the Vacant Lot must be approved in writing by Landlord prior to commencing such use.

4. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand rent in the amount of one dollar.

5. **Additional Rent.** In addition to the Rent set forth in Paragraph 4 of this Addendum, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Addendum.

Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Second Addendum by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 4.

6. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Vacant Lot during the Lease Term.

7. **Maintenance.** Tenant shall generally maintain the Vacant Lot in a neat and orderly manner. Landlord is responsible for mowing the property as deemed necessary by the Landlord.

8. **Tenant Improvements.** Other than a small shed as referenced in Paragraph 3, Tenant shall not erect any structures or otherwise make any improvements to the Vacant Lot without written permission from Landlord.

9. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Second Addendum and may not sublet, rent or permit occupancy or use of the Vacant Lot, or any part thereof, by any third party; no assignment or transfer of this Second Addendum or the Lease Agreement shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Second Addendum.

10. **Entry by Landlord.** Landlord or its agents or representatives may enter the Vacant Lot at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Vacant Lot to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

11. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Vacant Lot, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might

otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Second Addendum.

12. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Vacant Lot during the Second Addendum Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

13. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord.

14. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Vacant Lot. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Vacant Lot. All property kept, stored or maintained in the Vacant Lot shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Second Addendum. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Second Addendum with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

    During the Second Addendum Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 per occurrence or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

15. **Holding Over.** If Tenant remains in possession of the Vacant Lot, or any part thereof, after the expiration or termination of the Second Addendum Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Vacant Lot as a Tenant at will, subject to all the conditions, provisions and obligation of this Second Addendum insofar as the same can be applicable to a tenant at will. In the event of holding over by Tenant after expiration or termination of this Second Addendum without the written consent of Landlord, Tenant shall be in breach of this Second Addendum and Landlord shall be entitled

to all of its rights and remedies under this Second Addendum, in law, or in equity. No holding over by Tenant after the Second Addendum Term shall operate to extend the Second Addendum Term or renew this Second Addendum. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Vacant Lot covered hereby effective upon the expiration or termination of the Second Addendum.

16. **Surrender.** At the termination of this Second Addendum, Tenant shall surrender the Vacant Lot to Landlord with the shed removed at Tenant's cost.

17. **Eminent Domain.** If the entire Vacant Lot is taken by any public authority under the power or threat of eminent domain, then the term of this Second Addendum shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Vacant Lot is so taken and provided the Vacant Lot are not rendered untenable thereby, then this Second Addendum shall terminate only at the option of the Landlord. In the event that only a part of the Vacant Lot is so taken and that this Second Addendum does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Vacant Lot, and all other terms and provisions of this Second Addendum shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

18. **Subordination.** Tenant agrees that, at the Landlord's election, this Second Addendum shall be subordinate to any land lease or mortgage now on or to be placed in the future on the Vacant Lot and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Second Addendum. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

19. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Second Addendum or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

20. **Captions.** The captions and headings herein are for convenience and reference only.

21. **No Partnership.** This Second Addendum does not create a joint venture or partnership relation between the parties hereto.

22. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Second Addendum shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Second Addendum at the addresses set forth below for each party, or if to a person not a party to this Second Addendum, to the address designated by a party to this Second Addendum in the foregoing manner.

Landlord: City Administrator
City of Ramsey
7550 Sunwood Drive
Ramsey, Minnesota 55303

Tenant: Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Second Addendum.

23. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Second Addendum, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

24. **Minnesota Law.** This Second Addendum shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the

Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Second Addendum.

25. **Entire Agreement.** This Second Addendum constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Second Addendum are contractual and are intended to be legally binding. This Second Addendum supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Second Addendum. No changes to this Second Addendum will be valid or enforceable unless they are in writing and signed by all the parties.

26. **Equal Drafting.** In the event any party asserts a provision of this Second Addendum is ambiguous, this Second Addendum must be construed to have been drafted equally by the parties.

27. **Savings Clause.** Each provision of this Second Addendum is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

28. **Counterparts.** This Second Addendum may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

[Remainder of page left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have executed this Second Addendum the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 21st day of July, 2020, by John LeTourneau, the Mayor, and Kurtis G. Ulrich, the City Administrator, of the City of Ramsey, a Minnesota municipal corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

COLLEEN G. LASHER
Notary Public
Minnesota
My Commission Expires January 31, 2023

Tenant's Address:

Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

By: _____
Its: Executive Director

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 20th day of July, 2020, by Devin Hanson, the Executive Director of Youth First Community of Promise, a Minnesota non-profit corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

CC Regular Session **7. 2.**

Meeting Date: 12/14/2021

By: Bria Raines, Community Development

Information

Title:

Adopt Resolution #21-312 Approving Final Plat for Riverstone South

Purpose/Background:

The purpose of this case is to consider Final Plat Approval for Riverstone South Addition by Capstone Homes (the "Applicant") on the property generally South of Highway 10 and East of Bowers Drive (the "Subject Property"). The Subject Property is approximately 110 acres, with 79 dedicated to Riverstone South which will accommodate a 244 lot, detached single-family subdivision. The site is currently zoned R-1 Residential (MUSA – 65) District, R-1 Residential (MUSA – 50), and a portion rezoned to R-2 Residential (Detached Townhome) District. The area directly east of the Subject Property is zoned R-2 Residential (Attached Townhome) and the project proposes medium density residential on the eastern edge. The property to the east is currently functioning as a solar farm. The area Southeast of the Subject Property is zoned R-1 Residential (MUSA) District and the project has single-family lots adjacent to the existing single-family properties.

The City Council approved the preliminary plat for this project in April 2021 contingent upon the developer finalizing the final plat, a Cost Share Agreement, Park Dedication, Tree Preservation, and final approval of plans, subject to current Staff Review comments, and approval by the City Engineer. This last step in the phase of platting, Final Plat, approves construction documents and the Final Plat Sheet for recording and legal subdivision. The next step after Final Plat is a development agreement, which outlines fees and responsibilities for each party throughout construction.

Below is a summary of the project:

- Site Acreage: Approximately approx. 79 acres for Riverstone South, 110 acres total being platted (existing farmstead, farm buildings, and land along Highway 10 outside of Riverstone South plat boundaries)
- Proposed Number of Total Lots (Preliminary Plat Approved): 244 lots
    - R-1 Residential (MUSA - 65) District: 48 Units
    - R-1 Residential (MUSA - 55) District: 116 Units
    - R-2 Residential (Detached Townhome) District 40-foot wide lots: 80 Units
- Proposed Numbers for First Addition: 82 Units
    - R-1 Residential (MUSA - 65) District: 27 Units
    - R-1 Residential (MUSA - 55) District: 34 Units
    - R-2 Residential (Detached Townhome) District 40-foot wide lots: 21 Units
- Proposed Density: >3 units per acre (in compliance wtih Comprehensive Plan)

Notification:

No notification is required for Final Plat. Notification was required and provided with the Preliminary Plat.

Time Frame/Observations/Alternatives:

Plat/Subdivision

The project itself is a 244 lot, detached single-family subdivision. The proposal required a Zoning Amendment to allow for smaller lot sizes - 40 foot wide [detached townhomes], 55 foot wide and 65 foot wide lots. Ordinance #21-03, regarding the rezoning, was adopted April 2021.

Riverdale Drive

Riverdale Drive needs to be extended from Llama Street to Bowers Drive in order to serve this area. The City Council has previously approved a Cost Share Framework between the Developer (Capstone Homes), Owner (Pearson Properties of Ramsey) and the City. This is a non-binding framework, but sets important expectations. The City is currently working through plans for Riverdale Drive.

Park Dedication
At the recommendation of the Park and Recreation Commission, Park Dedication is planned to be satisfied by the following.

- 1 Acre of Land Dedication
- $350,000 Cash Contribution (for purposes of developing the 1 Acre Park)

Tree Preservation
A key component of public support of the project was to preserve an area of forest on the project site beyond the minimum requirements of City Code. The Planning Framework articulates that a component of allowing smaller lot sizes was to preserve an area of forest more than the minimum required by the City's current Tree Preservation Code.

Using the Planning Framework as a starting point for discussion, the Developer ultimately proposed preserving 7 acres of the existing forest. The City Council approved a revised Cost Share Framework, on October 26, 2021, for the City to credit $350,000 towards Capstone's contribution to Riverdale Drive (ACHRA - $239,875 and PIR $110,125); subject to change based on final construction costs and associated lineal footage. The City continues to not support an additional credit to Park Dedication Fees to fund this $350,000 tree preservation expenditure.

Environmental Review
The project has completed an Environmental Review Worksheet (EAW). The EAW has gone through the Minnesota Environmental Quality Board (EQB) review process. It appears that the project meets all applicable environmental regulations and no further environmental review is recommended.

Easements
The principle structure shall be permitted to encroach no more than six (6) inches and the principle structure eaves no more than one (1) foot into the side yard easements.

Alternatives
Alternative 1: Approve the final plat as proposed. The final plat generally meets all of the City requirements, and the attached resolution includes contingencies of approval. 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:

All costs associated with processing the Application are the responsibility of the Developer.

The City Council approved the revised Cost Share Framework for the construction of Riverdale Drive and Riverstone South on October 26, 2021.

Recommendation:

Adopt Resolution #21-312 Approving Final Plat for Riverstone South

Outcome/Action:

Motion to Adopt Resolution #21-312 Approving Final Plat for Riverstone South

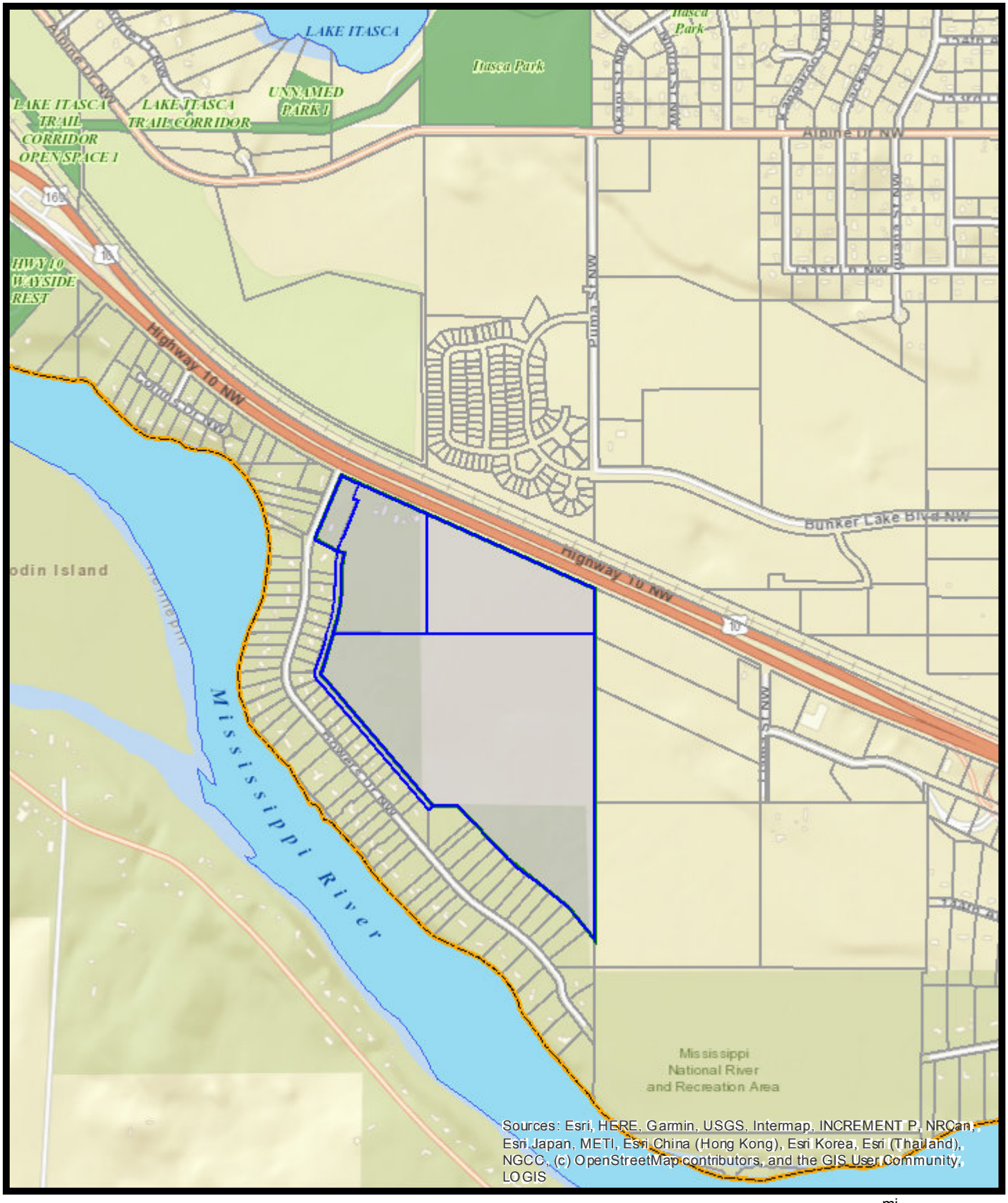
Attachments

Site Location Map
Final Plat
Sewer, Water, and Street Construction Plans
Additional Submittal Sheets
Staff Comments
Resolution #21-312

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	12/07/2021 08:54 AM
Bruce Westby	Chloe McGuire Brigl	12/07/2021 12:17 PM
Sean Sullivan	Sean Sullivan	12/08/2021 11:21 AM
Bruce Westby	Bruce Westby	12/08/2021 12:12 PM
Brian Hagen	Brian Hagen	12/09/2021 09:37 AM
Brian Hagen	Brian Hagen	12/09/2021 01:07 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 01:34 PM
Form Started By: Bria Raines		Started On: 11/29/2021 12:00 PM
Final Approval Date: 12/09/2021		

Site Location Map



RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, PEARSON PLACE, Anoka County, Minnesota.

and

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

And that Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005, owner of the following described property:

Lot 2, Block 3, PEARSON PLACE, Anoka County, Minnesota.

And that Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005, owner of the following described property:

Lot 1, Block 3, PEARSON PLACE, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as RIVERSTONE SOUTH and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

PEARSON PROPERTIES OF RAMSEY, LLC

_____
Alan R. Pearson, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, President of Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof said Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005 has hereunto set his hand this _____ day of _____, 20____.

ALAN R. PEARSON TRUSTEE OF THE
ALAN R. PEARSON REVOCABLE TRUST
UNDER AGREEMENT DATED APRIL 7, 2005

_____
Alan R. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof said Elizabeth J. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005 has hereunto set his hand this _____ day of _____, 20____.

ELIZABETH J. PEARSON TRUSTEE OF THE
ALAN R. PEARSON REVOCABLE TRUST
UNDER AGREEMENT DATED APRIL 7, 2005

_____
Elizabeth J. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Elizabeth J. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof Alan R. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005 has hereunto set her hand this _____ day of _____, 20____.

ALAN R. PEARSON, TRUSTEE OF THE
ELIZABETH J. PEARSON TRUST UNDER
AGREEMENT DATED APRIL 7, 2005

_____
Alan R. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005 has hereunto set her hand this _____ day of _____, 20____.

ELIZABETH J. PEARSON, TRUSTEE OF THE
ELIZABETH J. PEARSON TRUST UNDER
AGREEMENT DATED APRIL 7, 2005

_____
Elizabeth J. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

I Thomas R. Balluff 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_____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE SOUTH 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____.

_____
Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE SOUTH 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

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

RIVERSTONE SOUTH

RIVER CROSSING ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

SECTION 29, TOWNSHIP 32, RANGE 25

East line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32 Range 25

(RLS 12251 1/2 inch pipe)

S00°08'36"W 1705.32

(1/2 inch open pipe)

S00°17'33"W 1093.62

(RLS 40062 1/2 inch pipe)

334.66 N37°39'16"W

620.99 N51°55'40"W

581.89 S42°51'44"E

193.74 N89°47'35"W

NW 1/4 NW 1/4

SECTION 29,

TOWNSHIP 32, RANGE 25

RIVERSTONE

BURLINGTON NORTHERN INC.

U.S. HIGHWAY NO. 10 & 169

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M3

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M2

Southerly Right of Way line of MNDOT MONUMENTATION PLAT 02-M3

Southerly Right of Way line of MNDOT MONUMENTATION PLAT 02-M2

S86°01'43"E 1951.85

705.28

367.13

32.95 R=1540.00' Δ=01°13'34" C.L.=32.95 C.B.=S78°39'21"E

S79°16'08"E 343.19

South line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the North line of Outlot B, PEARSON PLACE

Δ=13°04'31" R=1460.00' L=333.23

S86°01'37"E 259.33

S86°01'37"E 264.52

OUTLOT B

OUTLOT J

OUTLOT K

DRIVE

RIVERDALE

N.W.

PLACE

PEARSON

INSET D
(SEE SHEET 6 OF 7 SHEETS FOR DETAILS)

OUTLOT L

OUTLOT B

INSET C
(SEE SHEET 5 OF 7 SHEETS FOR DETAILS)

INSET E
(SEE SHEET 7 OF 7 SHEETS FOR DETAILS)

RABBIT ST. N.W.

146TH LANE N.W.

145TH LANE N.W.

145TH AVE. N.W.

QUINTANA STREET N.W.

OWL PEARSON STREET N.W.

SNOWY

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT M

OUTLOT E

OUTLOT N

West line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the East line of Lot 2, Block 3, PEARSON PLACE

S00°02'12"E 300.88

N00°02'12"W 2684.32

West line of the Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

Northwest corner of Section 29, Township 32, Range 25 (Cast Iron Monument)

390.93

S23°58'23"W 169.58

180.00

467.58

50.42 S23°58'17"W

Δ=89°59'54" R=410.00 L=644.01

INSET A
(SEE SHEET 3 OF 7 SHEETS FOR DETAILS)

Δ=02°37'20" R=5900.13 L=270.04

LOT 1 OUTLOT A

LOT 2

PEARSON RIVERDALE

OUTLOT C

BLOCK 1

STREET F

BOWERS DRIVE N.W.

BOWERS MISSISSIPPI ACRES

66

451.73 N22°30'18"E

100.41 R=955.37 Δ=06°01'20"

205.79 N61°25'50"W

50.00 N76°47'15"W

159.73 R=705.37 Δ=12°58'27"

76.30 S00°14'18"W

395.06 R=1281.25 Δ=17°40'00"

322.61 N17°54'18"E

Δ=58°33'37" R=60.36 61.69

(RLS 40062 1/2 inch pipe)

(1/2 inch pipe broken cap)

(RLS 40062 1/2 inch pipe)

327.65 S89°57'27"E

176.09 S23°58'23"W

91.52 S15°53'40"W

91.52 S01°51'59"E

65.02 S16°21'56"E

43.67 S25°07'06"E

278.78 S32°20'49"E

120.47 S37°35'00"E

120.01 S48°53'27"E

152.20 S53°11'32"E

152.69 S04°41'59"E

1254.21 1349.11 N40°59'19"W

OUTLOT D

OUTLOT A

57.88

37.02

194.3

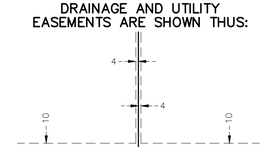
Southwest corner of the Northwest Quarter of Section 29, Township 32, Range 25 (West Quarter corner) (Cast Iron Monument)

East-West Quarter line of Section 29, Township 32, Range 25

(1/2 inch open pipe)

(RLS 40062 1/2 inch pipe)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument unless otherwise noted

◉ Denotes Found Anoka County Cast Iron Monument

N

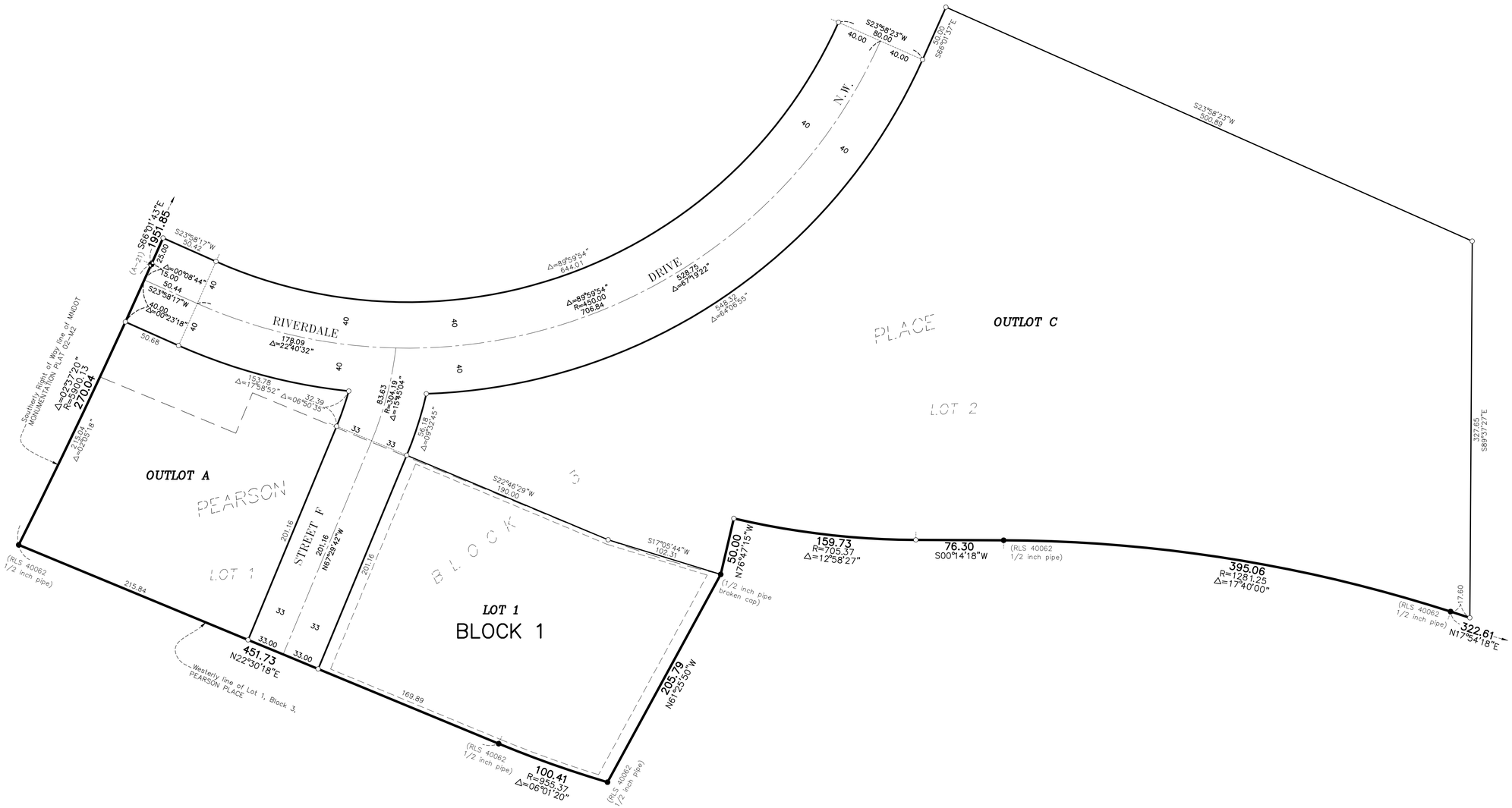
GRAPHIC SCALE
0 60 120 240
(SCALE IN FEET)
1 INCH = 120 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

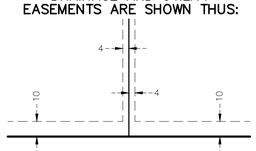
INSET A

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

Denotes 3/4 inch Minnesota Department of Transportation Iron Pin

Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

Denotes Found Monument as noted

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET B

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

MATCH LINE A

S23°58'23"W 110.00
40.00
40.00
30.00
145.79 S66°01'37"E
130.00 S23°58'23"W
N66°01'37"W 45.58
60.00 S23°58'23"W
50.39 S66°01'37"E
S23°58'23"W 42.24
91.44 R=435.00 Δ=12°02'40"
N66°01'37"W 139.58
164.00 S03°19'43"W
67.24 S03°12'51"E
S15°48'47"W 121.18
184.27 S22°54'26"E
55.03 S20°05'28"E
56.54 S04°51'02"E
91.22 S00°22'48"W
N15°57'53"E 117.18
N89°47'35"W 105.27
N65°20'41"W 54.03
N00°10'38"W 80.27
117.78 S36°42'28"W
N53°17'32"W 25.74
40.00 S36°42'28"W
50.61 S53°17'32"E
130.00 S36°42'28"W
S53°17'32"E 105.67
S48°39'21"E 120.47
S37°35'00"E 120.47
S32°20'49"E 219.78
S25°07'06"E 43.67
S16°21'56"E 65.02
S01°51'59"E 91.52
S15°53'40"W 91.52
S23°58'23"W 676.98

SECTION 29, TOWNSHIP 32, RANGE 25, OF THE

NW 1/4
NW 1/4

N.W. DRIVE
687.20 S66°01'37"E
667.20 S66°01'37"E
617.20

RIVERDALE

40
40
40
40
40.00
60.00
40.00
S23°58'23"W
50.00 S66°01'37"E

South line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the North line of Outlot B, RIVERSTONE PLACE

West line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the East line of Lot 2, Block 3, PEARSON PLACE

West line of the Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

PLACE

OUTLOT N

OUTLOT B

LOT 2

PEARSON

BLOCK 3

South line of Government Lot 1, Section 30, Township 32, Range 25, also the South line of Lot 2, Block 3, PEARSON PLACE

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET C

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

MATCH LINE B

RABBIT STREET N.W.

147TH AVENUE N.W.

SNOWY STREET N.W.

OWL STREET N.W.

145TH LANE N.W.

PLACE

PEARSON

OUTLOT I

OUTLOT M

OUTLOT E

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

East—West Quarter line of Section 29, Township 32, Range 25

West line of the Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET D

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30,
TWP. 32, RGE. 25

RIVERSTONE SOUTH

MATCH LINE A

MATCH LINE B

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET E

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

RIVERSTONE SOUTH

QUINTANA STREET N.W.
145TH LANE N.W.
145TH AVENUE N.W.
PEARSON STREET
OWL PLACE
SNOWY OWL PLACE
OUTLOT B
OUTLOT F
OUTLOT G
OUTLOT H

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

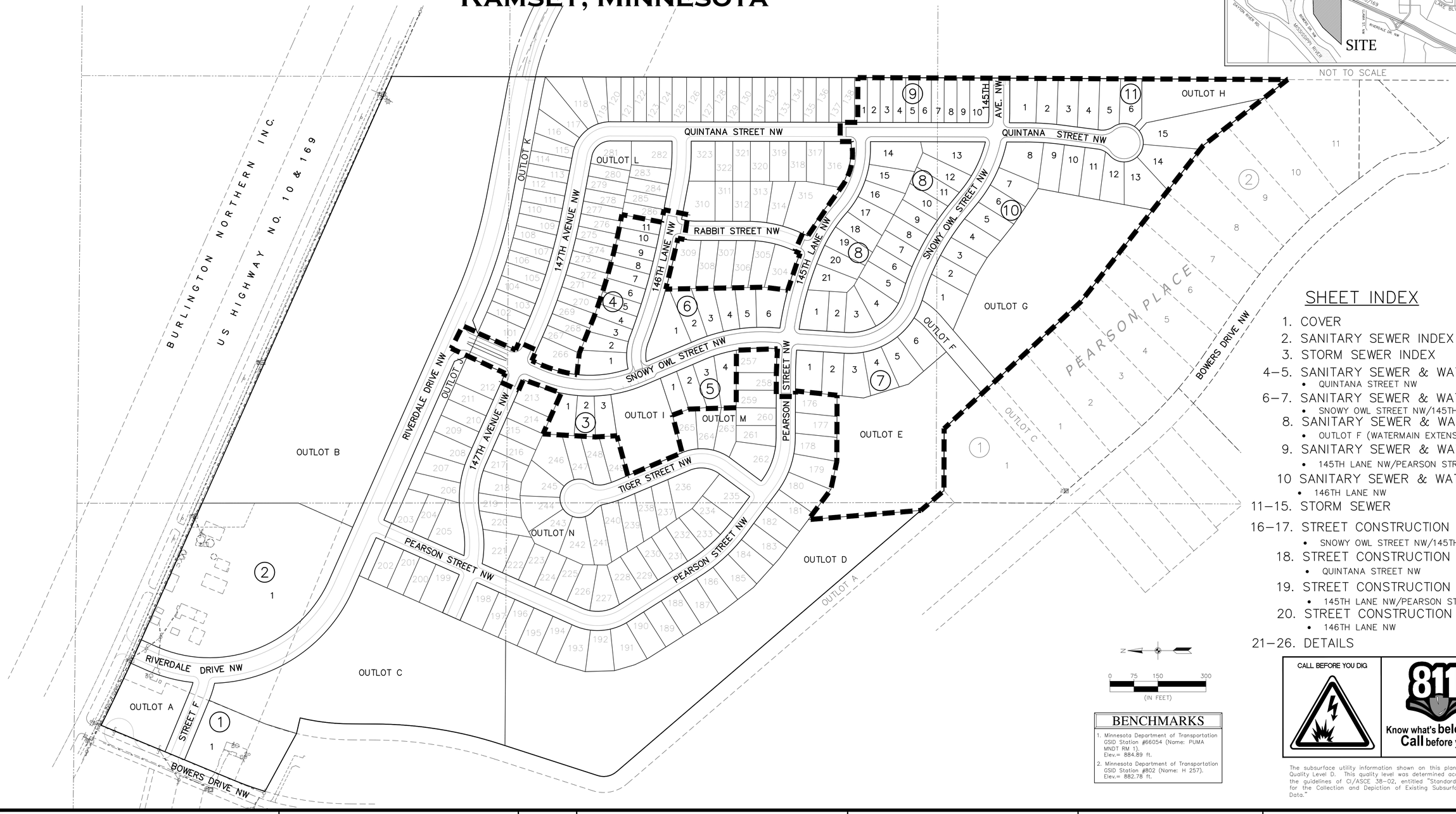
being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

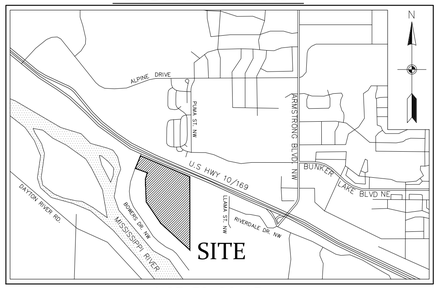
RIVERSTONE SOUTH 1ST ADDITION

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

RAMSEY, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. SANITARY SEWER INDEX
3. STORM SEWER INDEX
4–5. SANITARY SEWER & WATERMAIN
   - QUINTANA STREET NW
6–7. SANITARY SEWER & WATERMAIN
   - SNOWY OWL STREET NW/145TH AVE NW
8. SANITARY SEWER & WATERMAIN
   - OUTLOT F (WATERMAIN EXTENSION)
9. SANITARY SEWER & WATERMAIN
   - 145TH LANE NW/PEARSON STREET NW
10 SANITARY SEWER & WATERMAIN
   - 146TH LANE NW
11–15. STORM SEWER
16–17. STREET CONSTRUCTION
   - SNOWY OWL STREET NW/145TH AVE NW
18. STREET CONSTRUCTION
   - QUINTANA STREET NW
19. STREET CONSTRUCTION
   - 145TH LANE NW/PEARSON STREET NW
20. STREET CONSTRUCTION
   - 146TH LANE NW
21–26. DETAILS

0 75 150 300
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

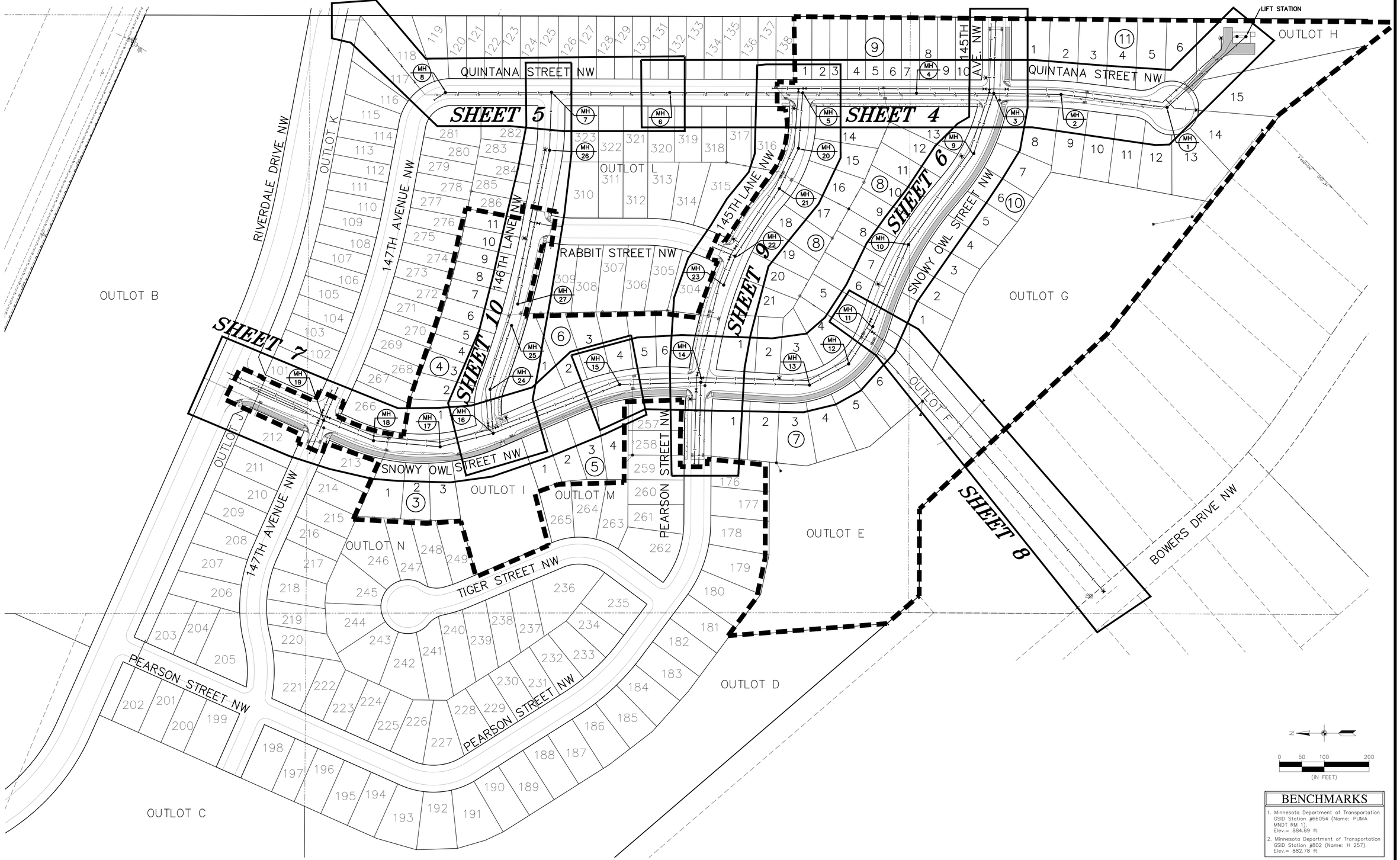
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

COVER SHEET

1 of 26

Save Date: 10/04/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_cover.dwg

#8494



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

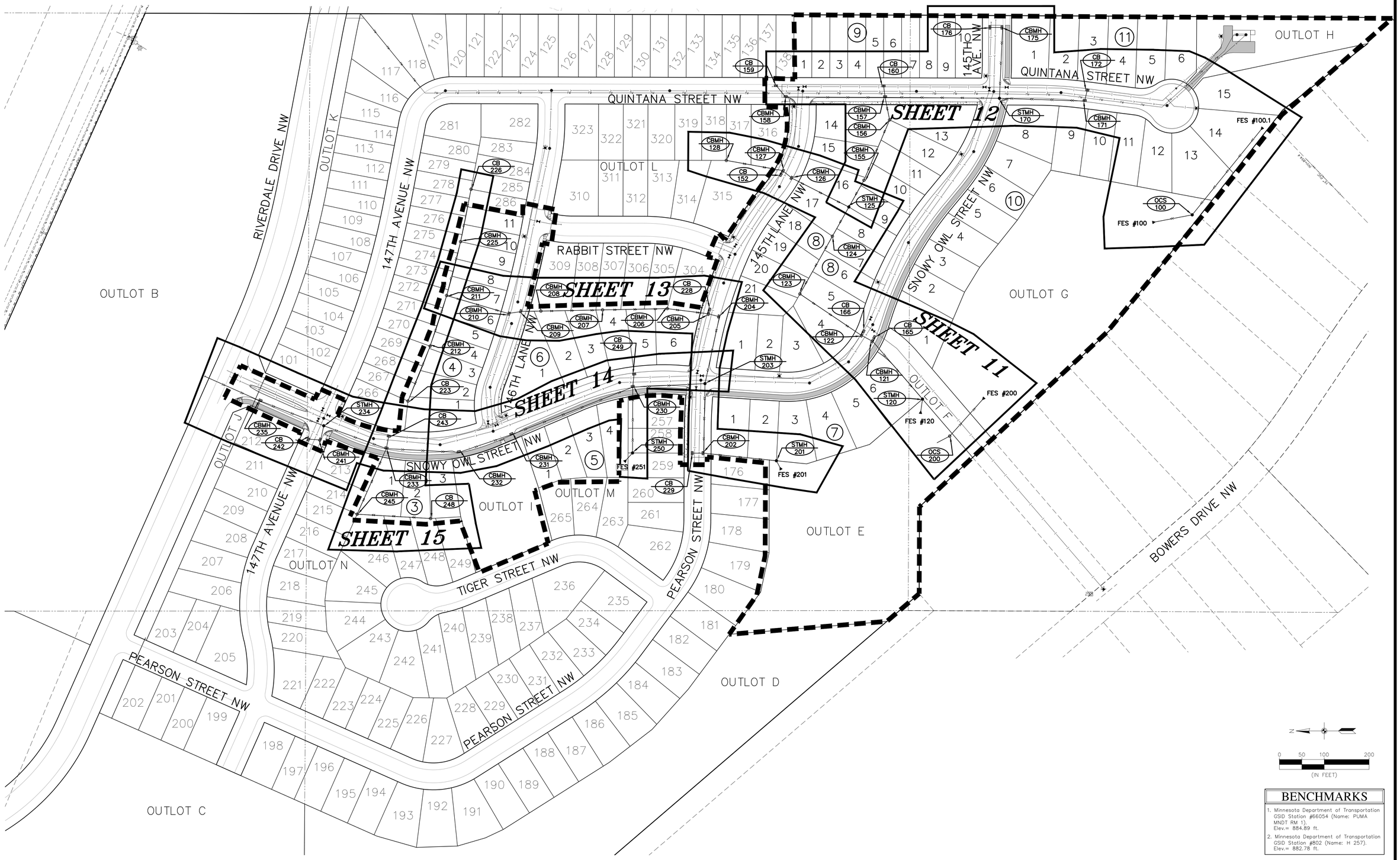
RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER INDEX

Save Date: 10/04/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_cover.dwg

#8494



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

STORM SEWER INDEX

3 of 26

Save Date: 10/04/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_cover.dwg

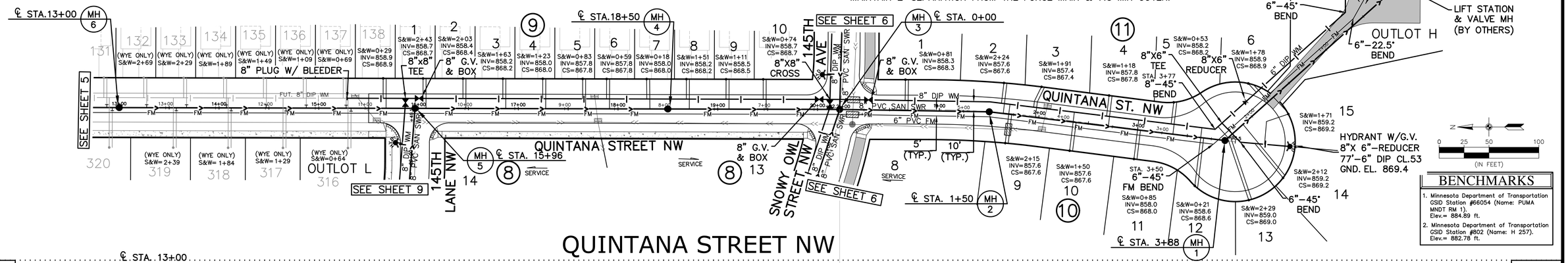
#8494

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	●
FIRE HYDRANT	FES	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	▲
STORM MANHOLE	STM	●
SERVICE	SRV	●
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		PLAN
INSULATION		PROFILE

GENERAL NOTES:

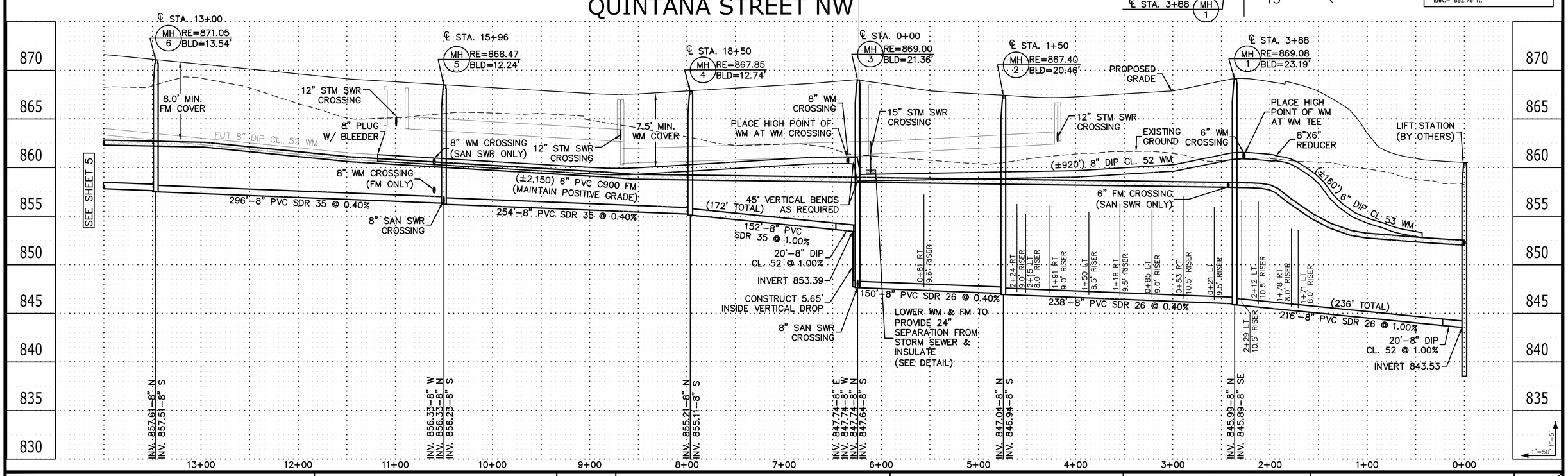
1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).
7. WM SERVICE FOR LOT 9, BLOCK 10 SHALL BE LOWERED 2 FEET BELOW THE STORM SEWER AND INSULATED.
8. WM SERVICES FOR LOTS 9–12, BLOCK 10 AND LOT 6 BLOCK 11 SHALL MAINTAIN 2' SEPARATION FROM THE FORCE MAIN & 7.5 MIN COVER.



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

QUINTANA STREET NW



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER & WATER MAIN

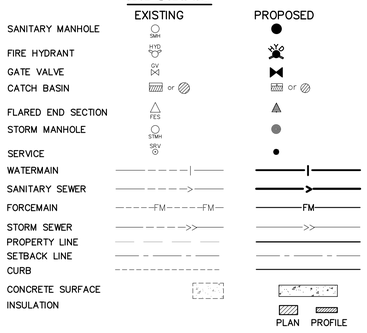
4 of 26

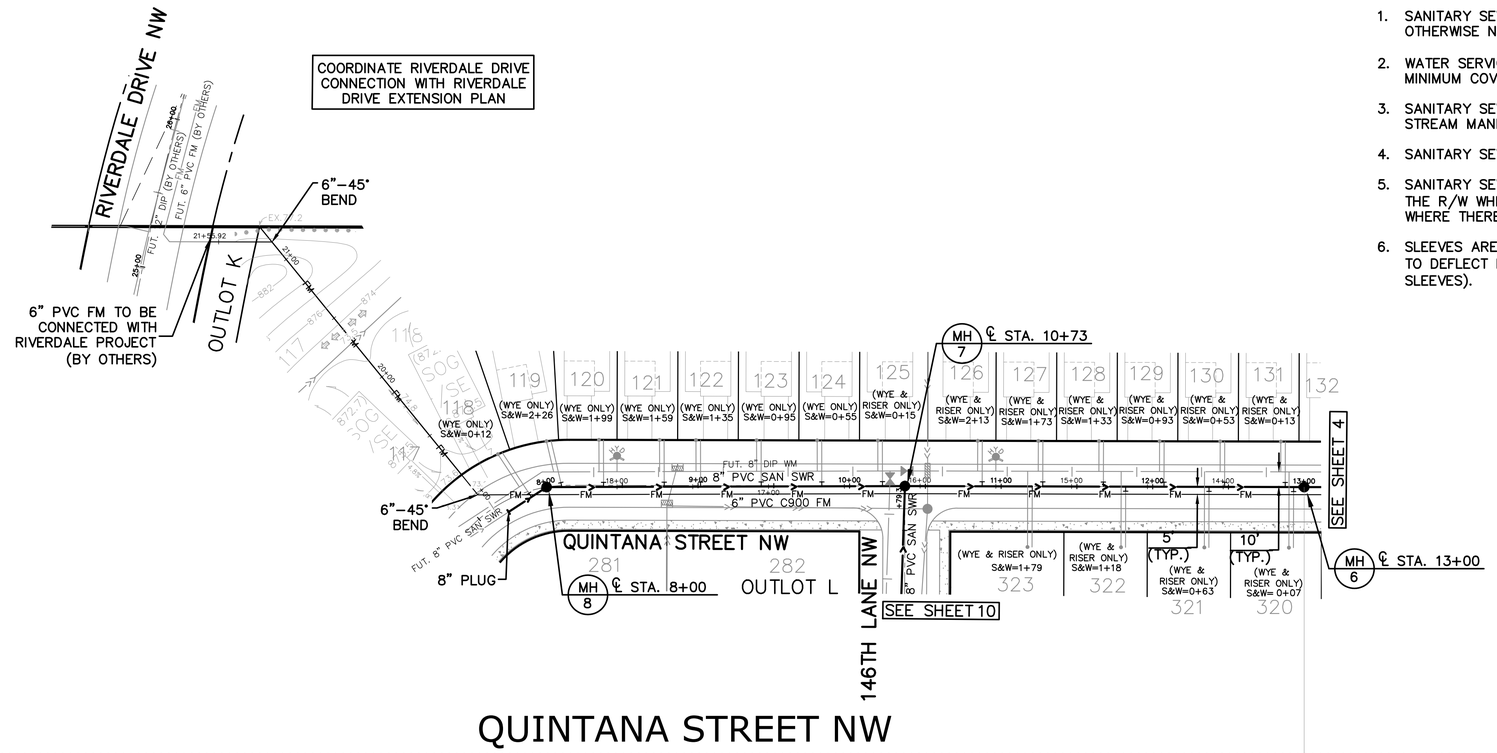
Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494

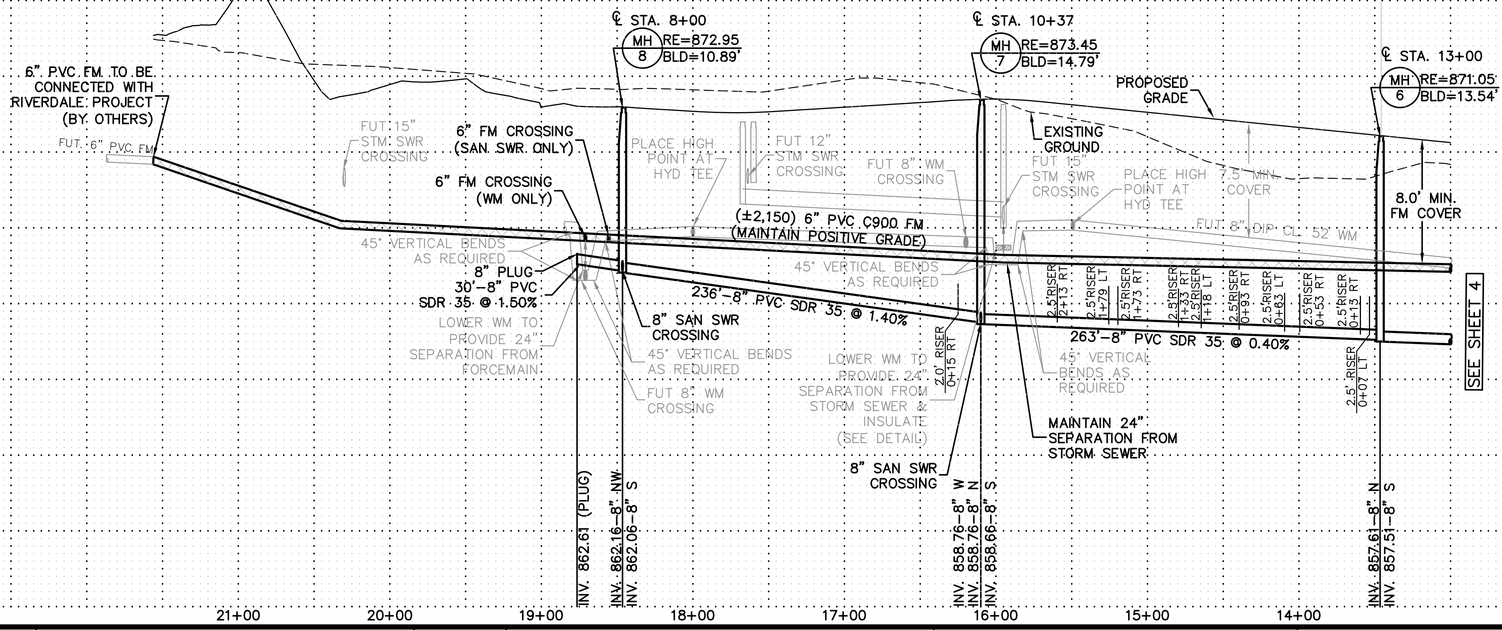
GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).





QUINTANA STREET NW



0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER & WATER MAIN

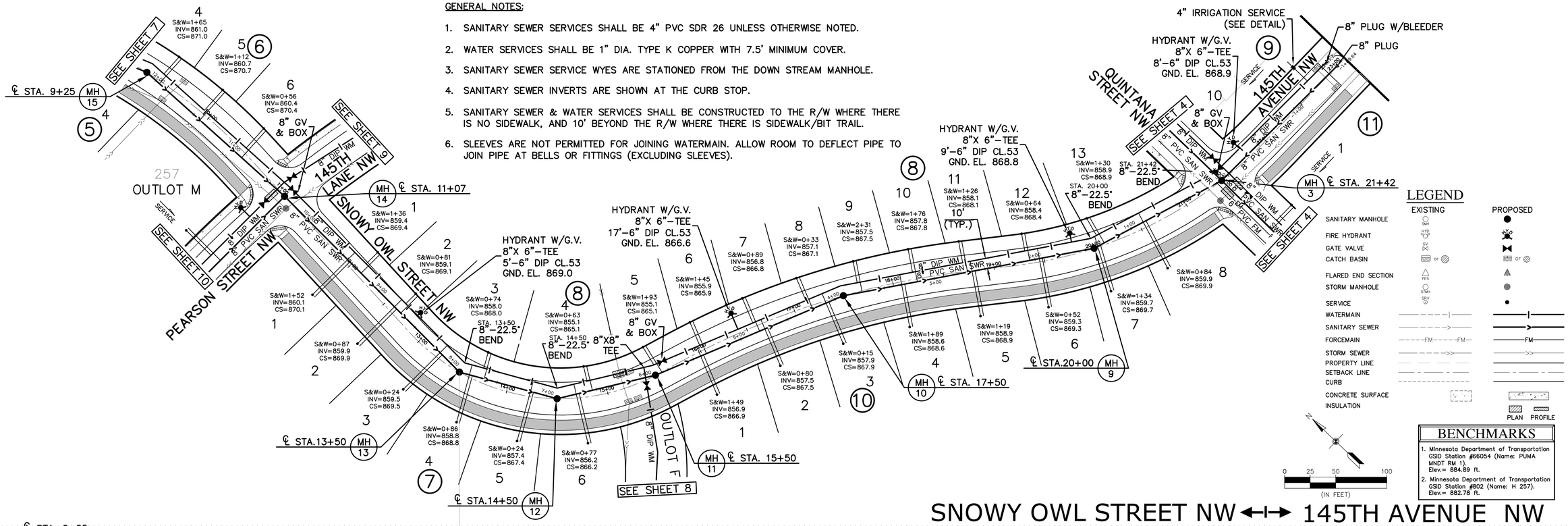
5 of 26

Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494

GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK/BIT TRAIL.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	FH	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STRM	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		

PLAN PROFILE

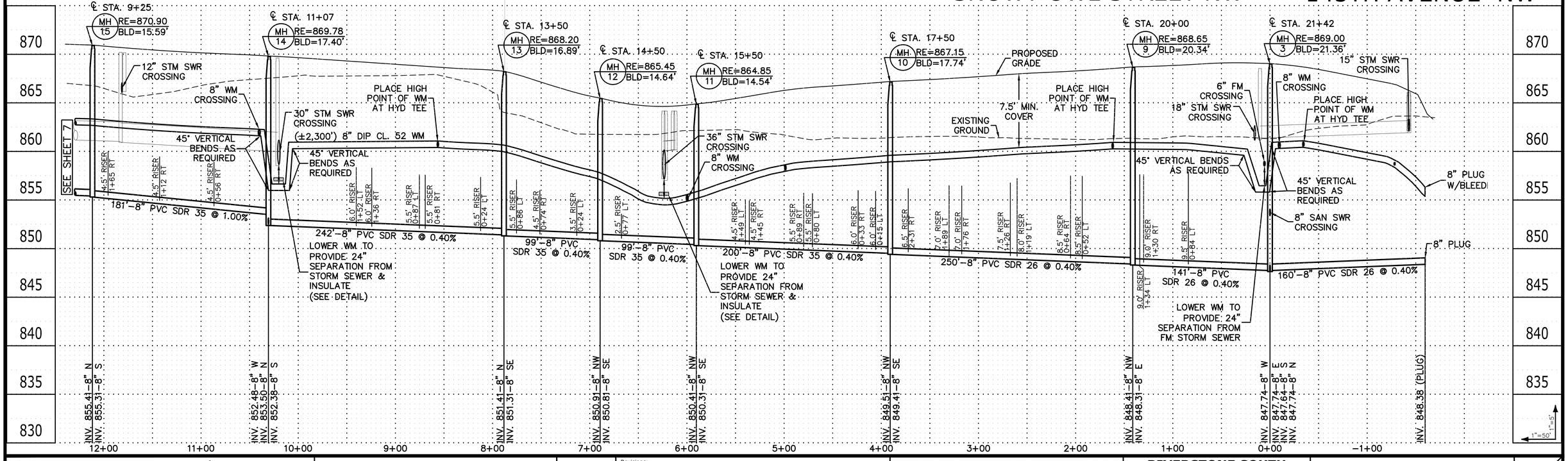
N

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

SNOWY OWL STREET NW ←I→ 145TH AVENUE NW



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER & WATER MAIN

6 of 26

Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494

LEGEND

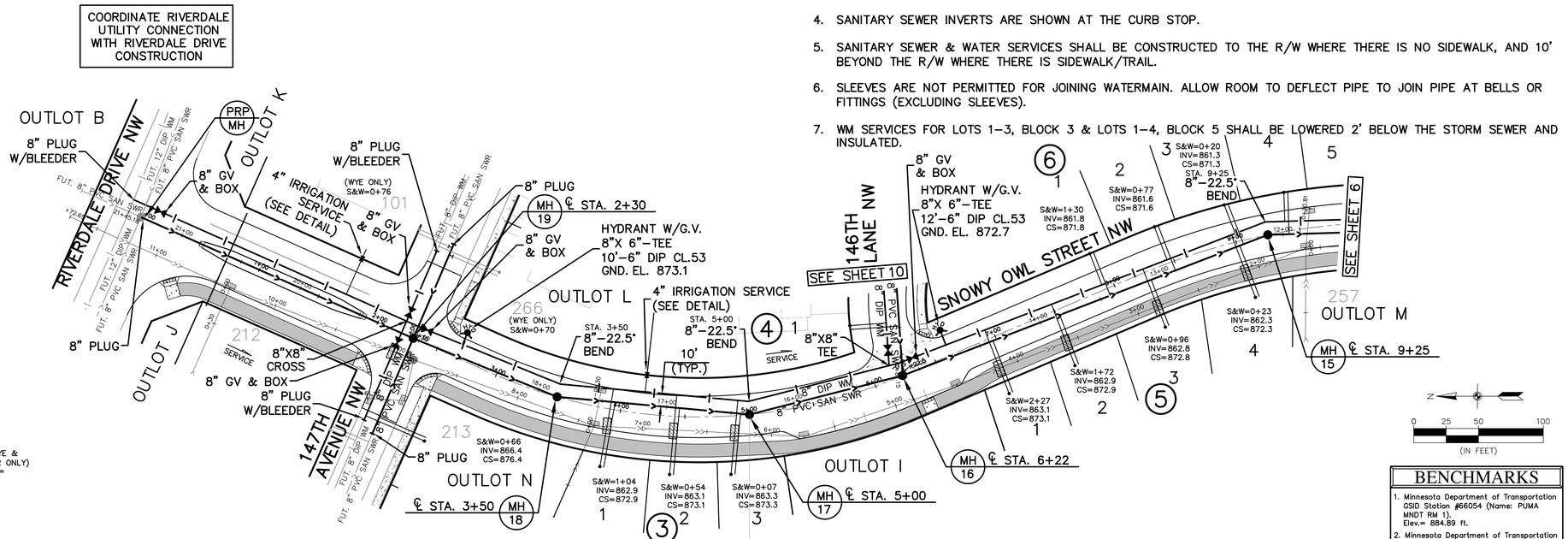
	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		

PLAN PROFILE

COORDINATE RIVERDALE UTILITY CONNECTION WITH RIVERDALE DRIVE CONSTRUCTION

GENERAL NOTES:

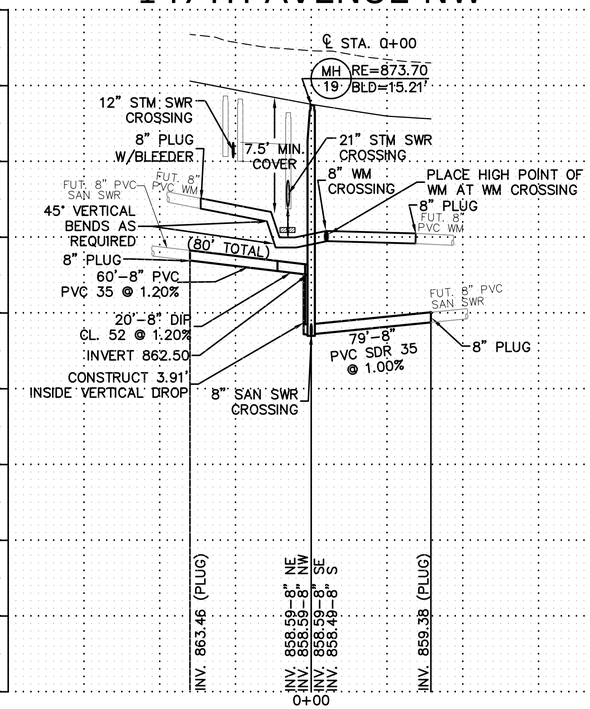
1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK/TRAIL.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).
7. WM SERVICES FOR LOTS 1–3, BLOCK 3 & LOTS 1–4, BLOCK 5 SHALL BE LOWERED 2' BELOW THE STORM SEWER AND INSULATED.



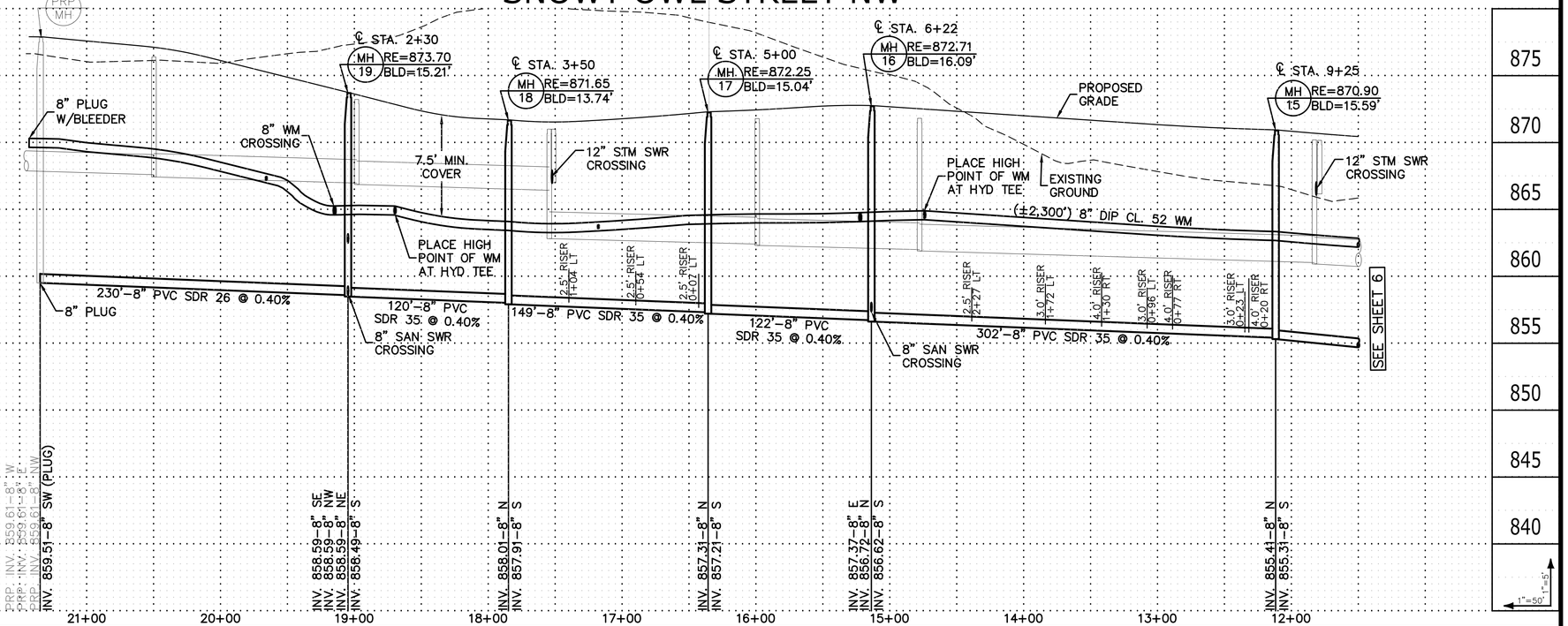
BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

147TH AVENUE NW



SNOWY OWL STREET NW



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER & WATER MAIN

7 of 26

Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

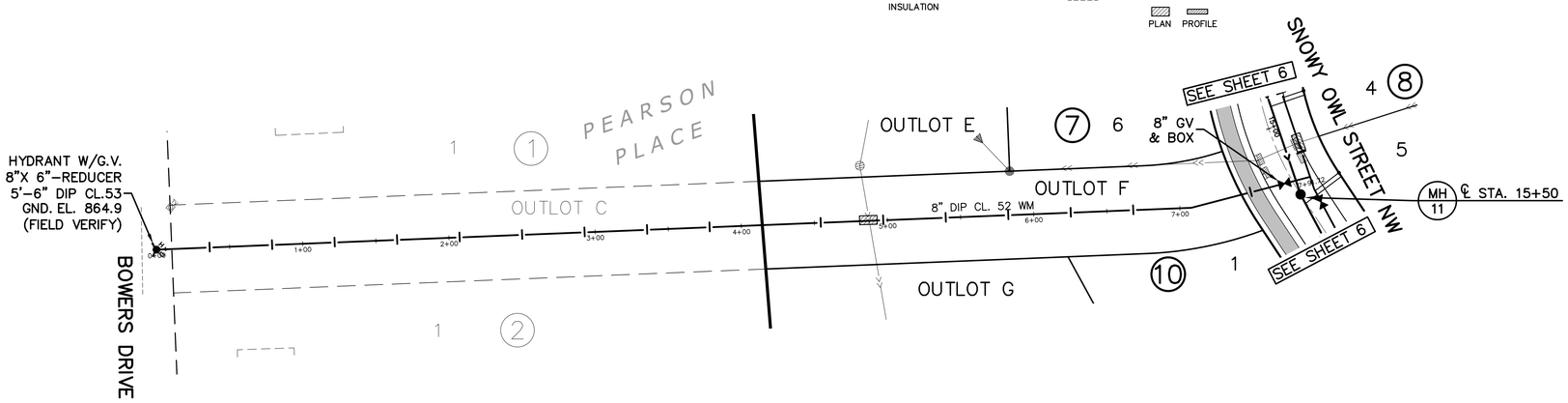
#8494

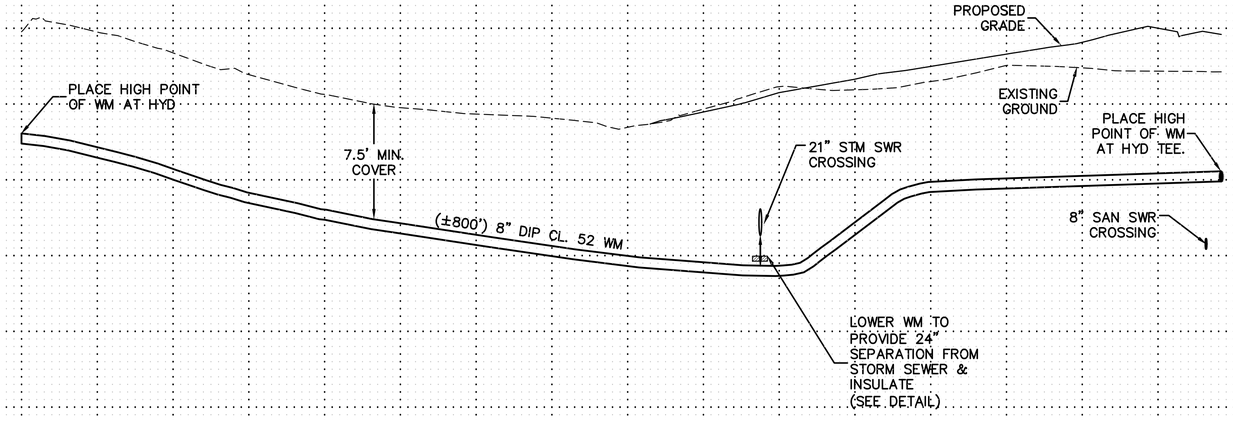
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	
FIRE HYDRANT	H/S	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
	PLAN	PROFILE

GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).





BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

0 25 50 100
(IN FEET)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

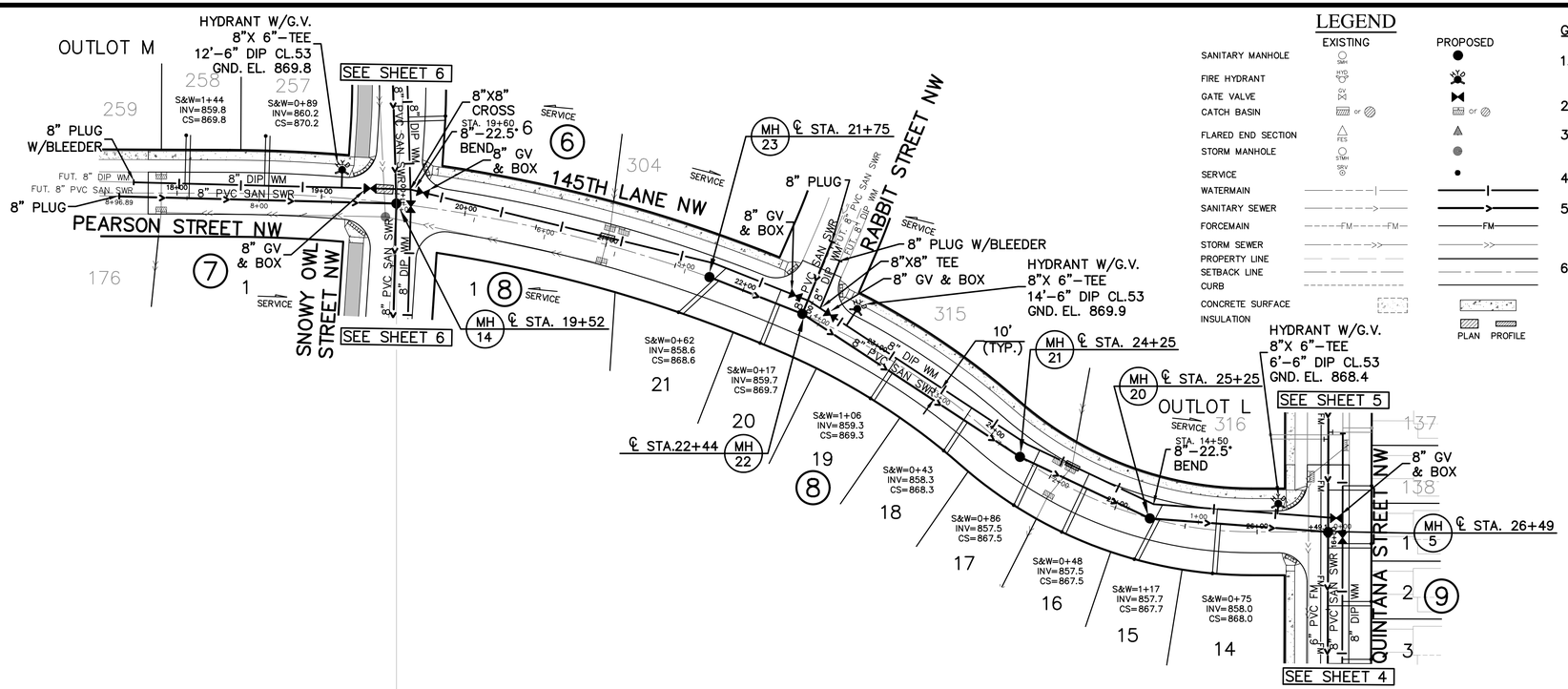
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER & WATER MAIN

8 of 26

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	●
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SRV	•
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
	PLAN	PROFILE

GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).

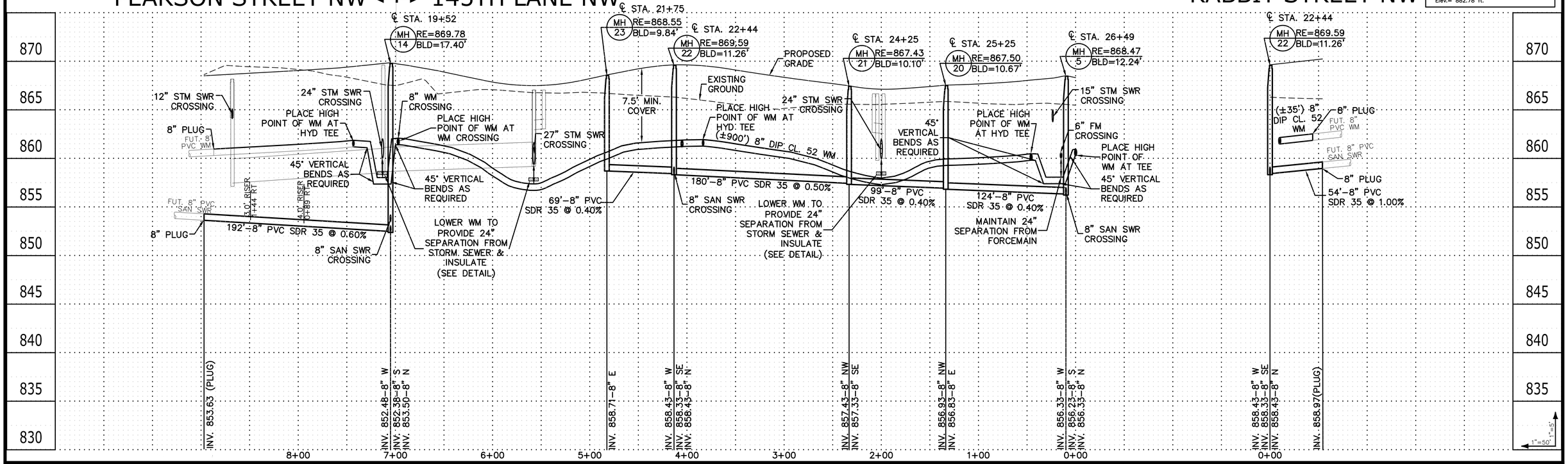
N

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

PEARSON STREET NW ←I→ 145TH LANE NW



RABBIT STREET NW

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

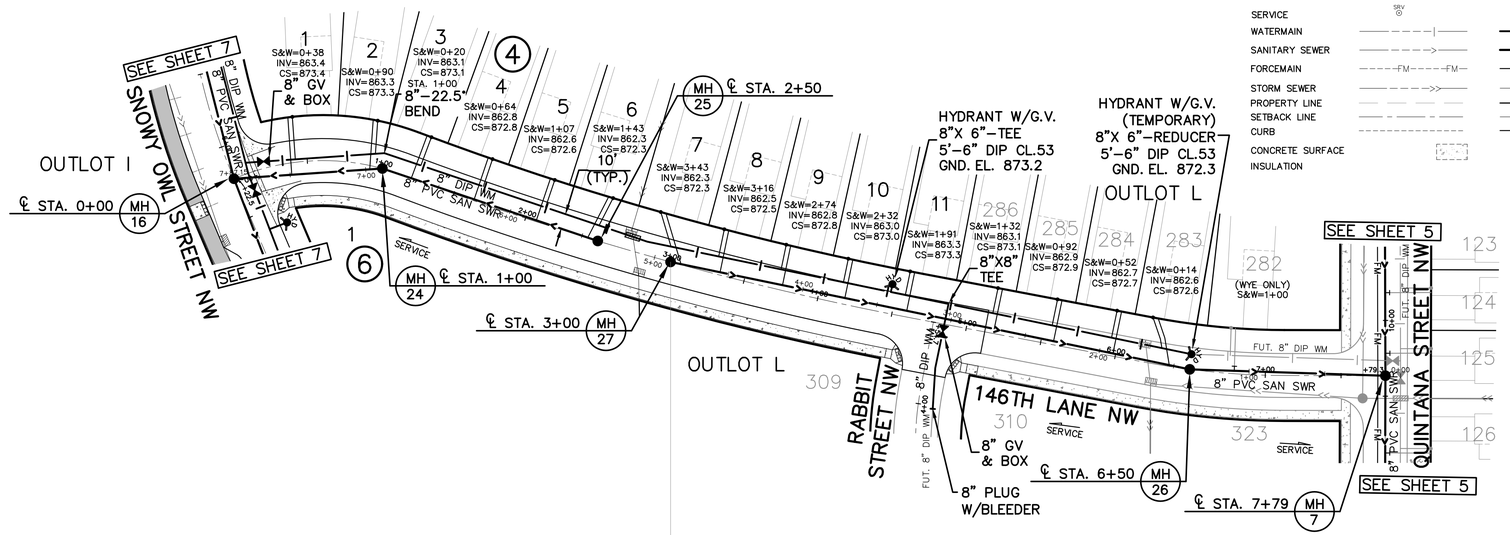
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER & WATER MAIN

9 of 26

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	●
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STRM	●
SERVICE	SRV	•
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
	PLAN	PROFILE

GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
2. WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
6. SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).

N

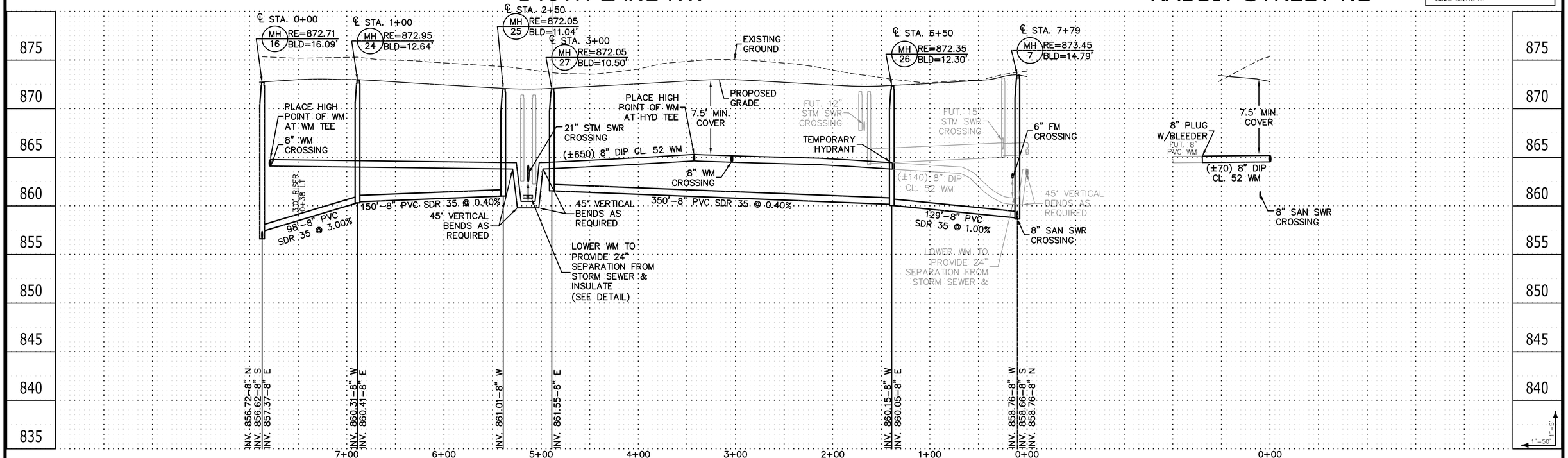
0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

146TH LANE NW

RABBIT STREET NE



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

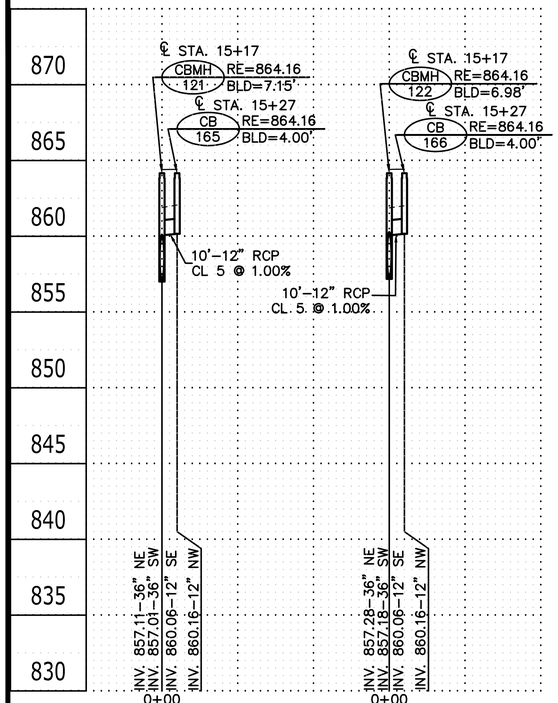
RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

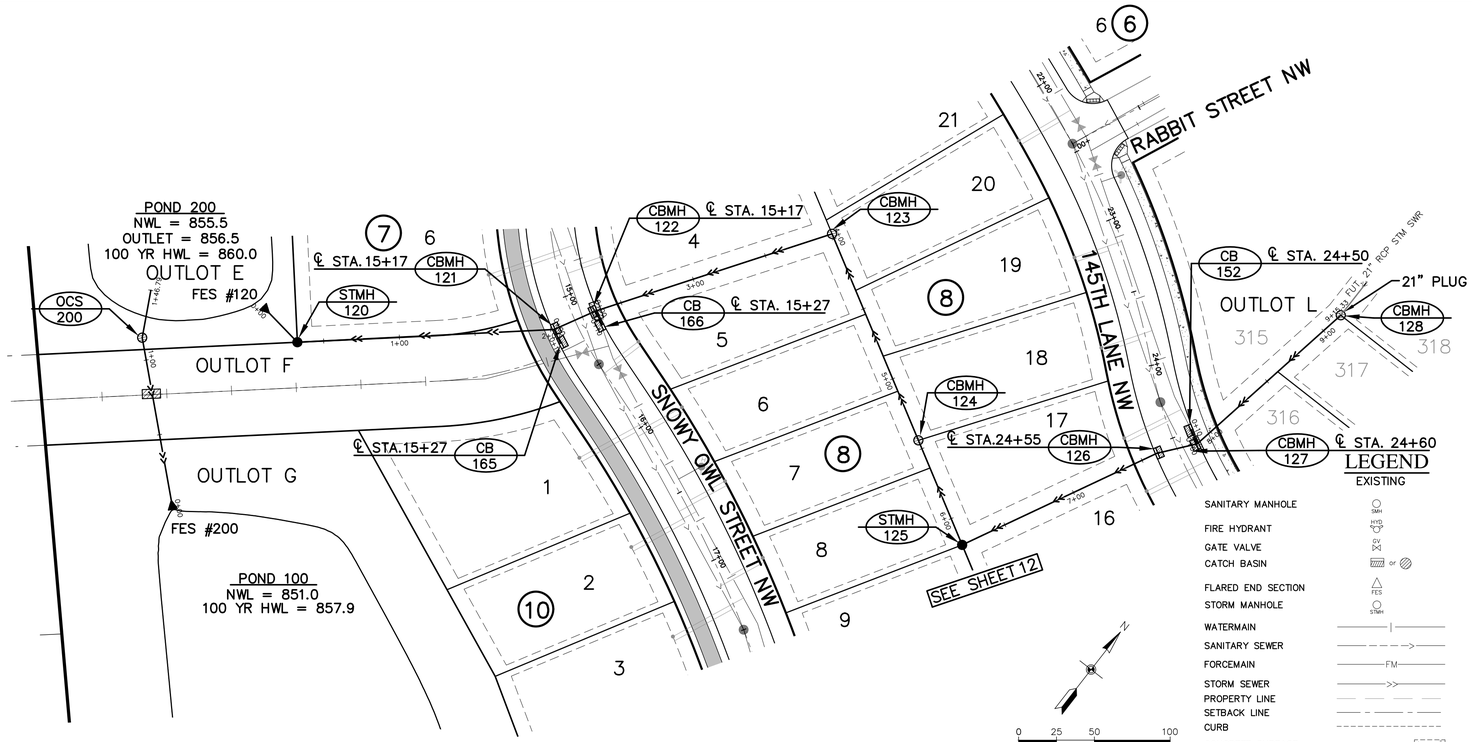
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

SANITARY SEWER & WATER MAIN

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494





STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH-120	60" DIA.	R-1733
CBMH-121	60" DIA.	R-3067
CBMH-122	60" DIA.	R-3067
CBMH-123	72" DIA.	R-2570
CBMH-124	60" DIA.	R-2570
STMH-125	72" DIA.	R-1733
CBMH-126	48" DIA.	R-3067
CBMH-127	48" DIA.	R-3067
CBMH-128	48" DIA.	R-2570
CB-152	24"x36"	R-3067
CB-165	24"x36"	R-3067
CB-166	24"x36"	R-3067
OCS-200	(SEE DETAIL SHEET 23)	

LEGEND

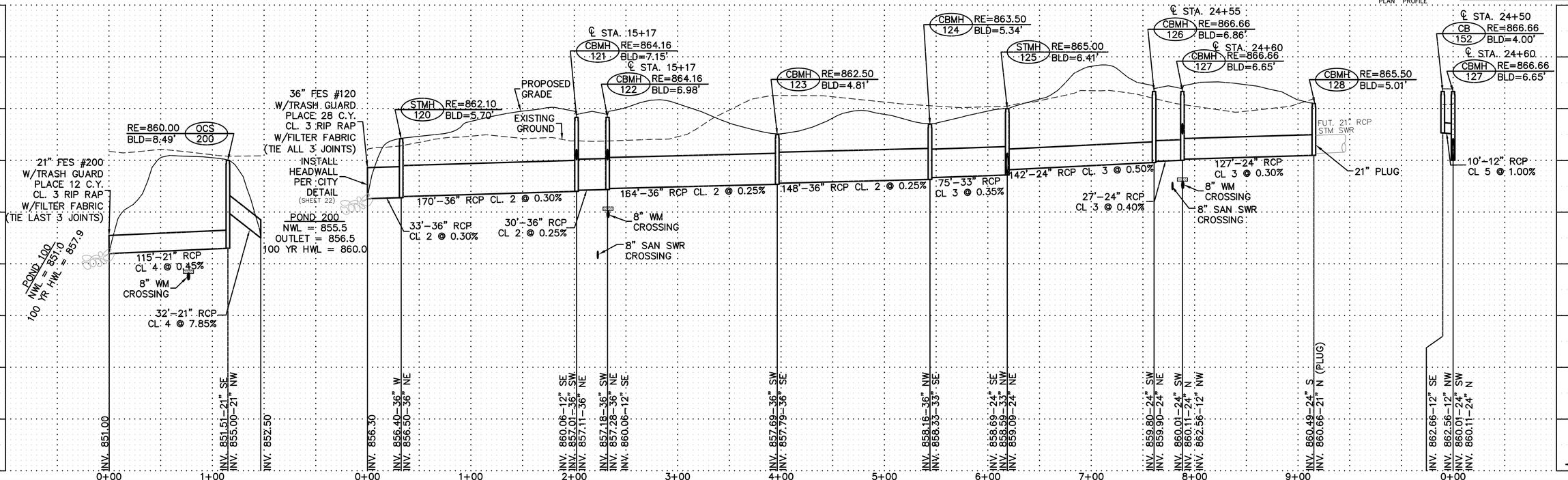
EXISTING	PROPOSED
SANITARY MANHOLE	
FIRE HYDRANT	
GATE VALVE	
CATCH BASIN	
FLARED END SECTION	
STORM MANHOLE	
WATERMAIN	
SANITARY SEWER	
FORCEMAIN	
STORM SEWER	
PROPERTY LINE	
SETBACK LINE	
CURB	
CONCRETE SURFACE	
INSULATION	

PLAN PROFILE

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

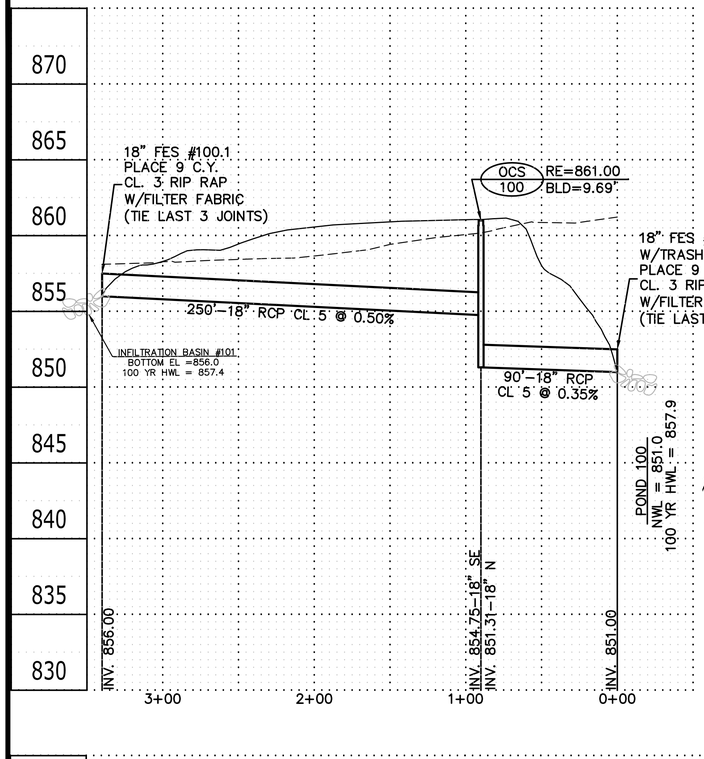
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

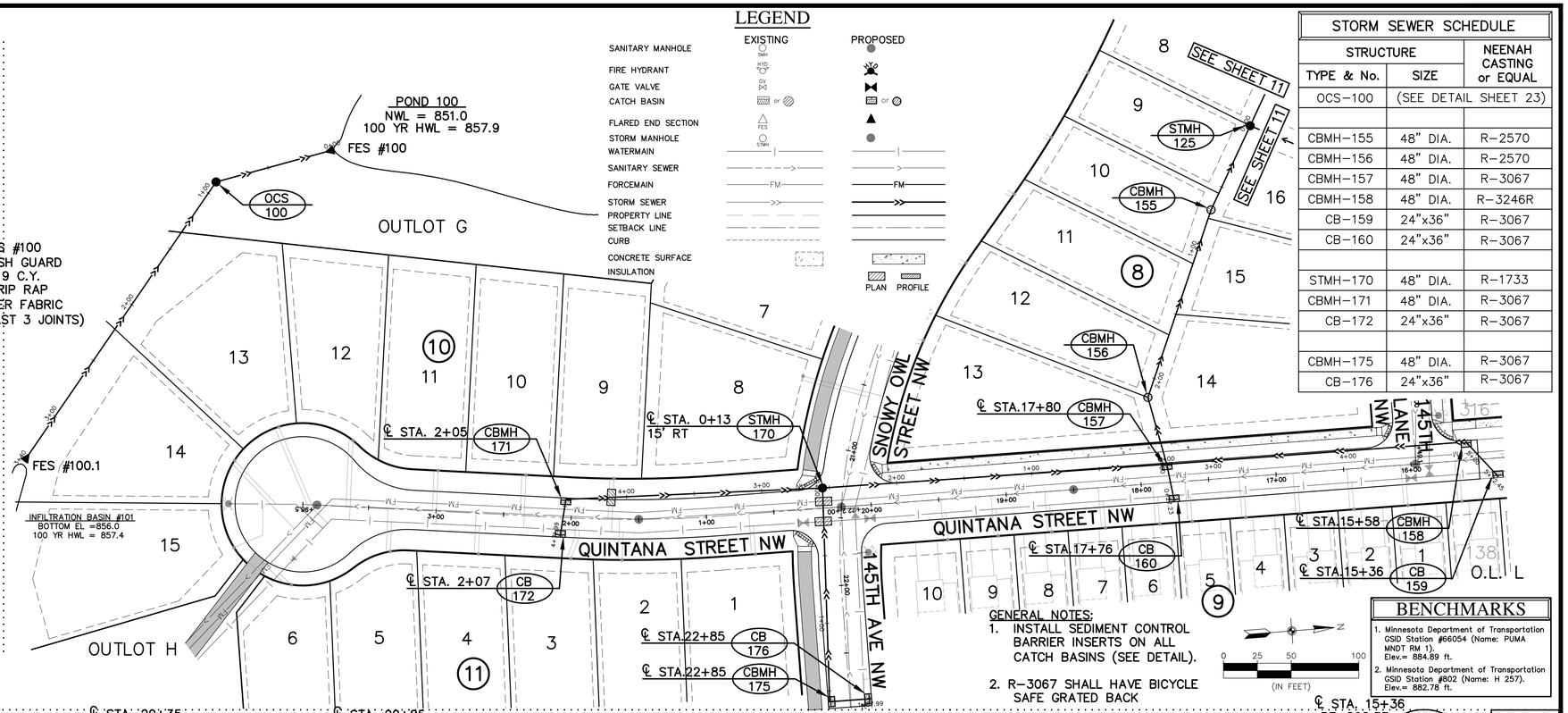
STORM SEWER

11 of 26

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494





LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT		
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STM	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
	PLAN	PROFILE

STORM SEWER SCHEDULE

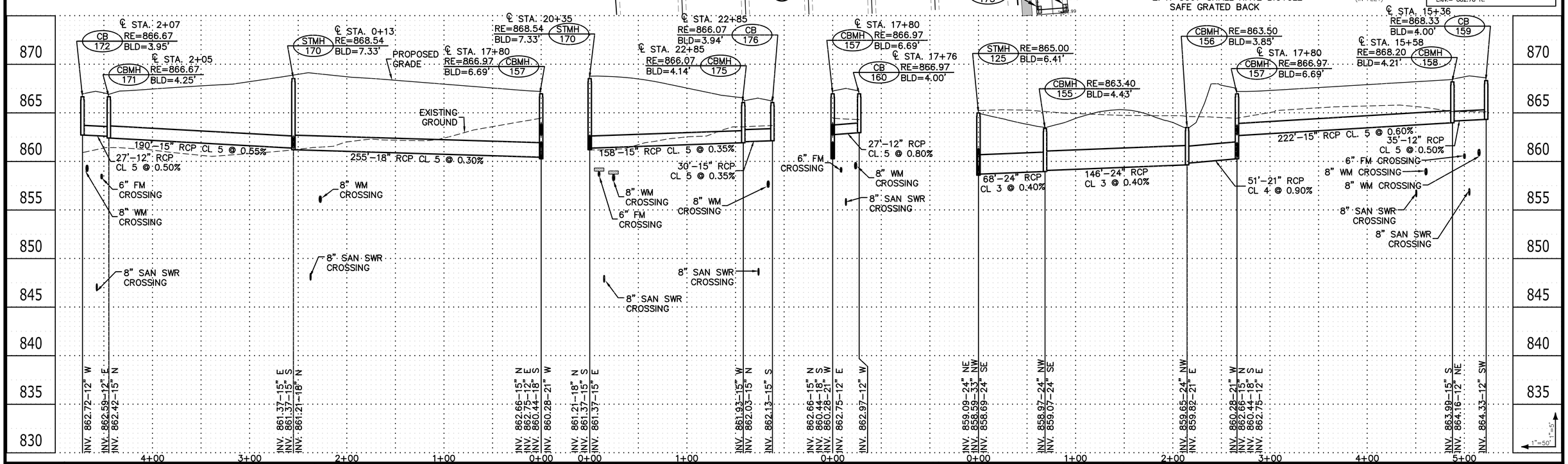
STRUCTURE TYPE & No.	STRUCTURE SIZE	NEENAH CASTING or EQUAL
OCS-100	(SEE DETAIL SHEET 23)	
CBMH-155	48" DIA.	R-2570
CBMH-156	48" DIA.	R-2570
CBMH-157	48" DIA.	R-3067
CBMH-158	48" DIA.	R-3246R
CB-159	24"x36"	R-3067
CB-160	24"x36"	R-3067
STMH-170	48" DIA.	R-1733
CBMH-171	48" DIA.	R-3067
CB-172	24"x36"	R-3067
CBMH-175	48" DIA.	R-3067
CB-176	24"x36"	R-3067

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK

0 25 50 100 (IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

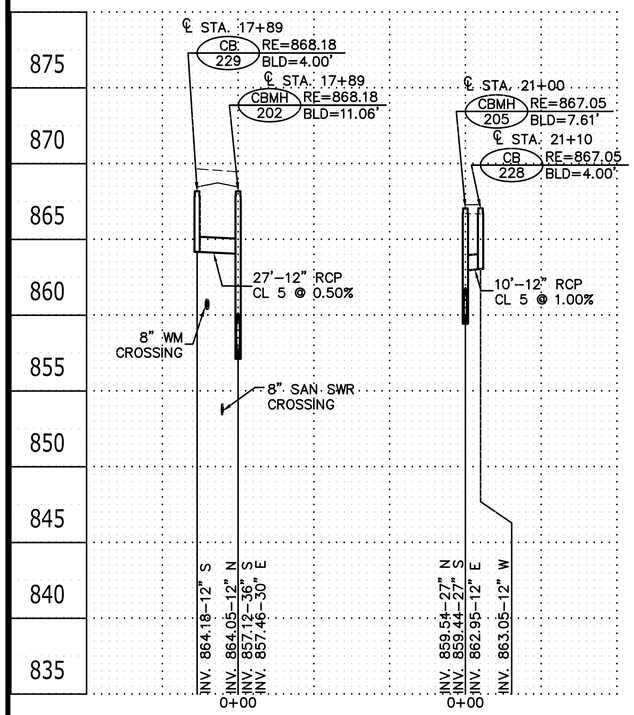
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

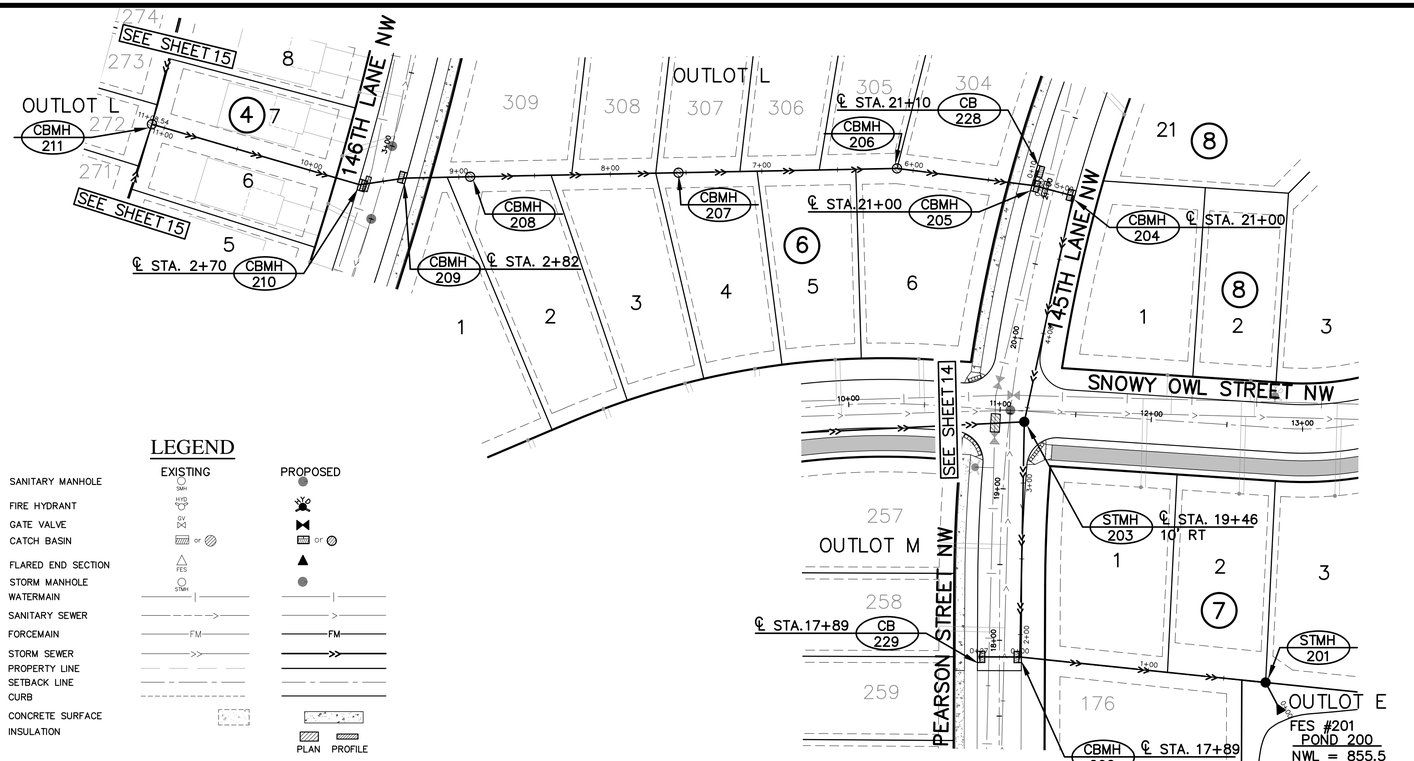
STORM SEWER

12 of 26

Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494





LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
	PLAN	PROFILE

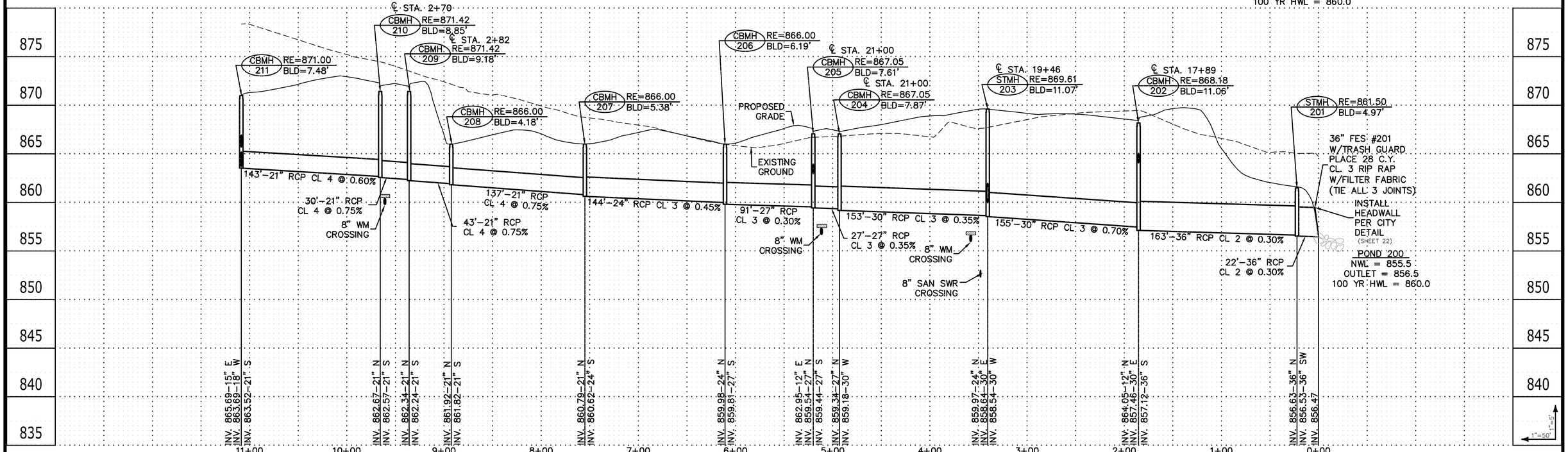
STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH-201	60" DIA.	R-1733
CBMH-202	72" DIA.	R-3067
STMH-203	72" DIA.	R-1733
CBMH-204	72" DIA.	R-3067
CBMH-205	48" DIA.	R-3067
CBMH-206	48" DIA.	R-2570
CBMH-207	48" DIA.	R-2570
CBMH-208	48" DIA.	R-2570
CBMH-209	48" DIA.	R-3067
CBMH-210	48" DIA.	R-3067
CBMH-211	48" DIA.	R-2570
CB-228	24"X36"	R-3067
CB-229	24"X36"	R-3067

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

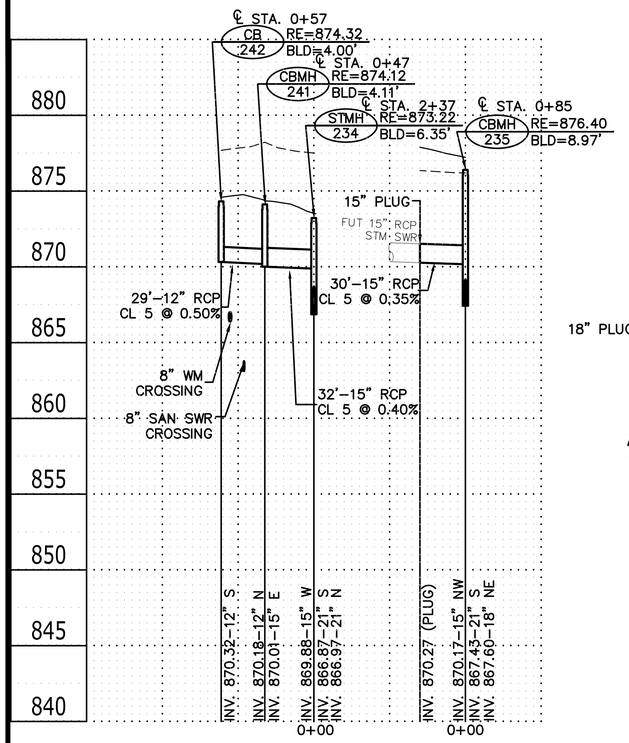
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

STORM SEWER

13 of 26

Save Date: 10/07/21 F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494



GENERAL NOTES:

1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK.

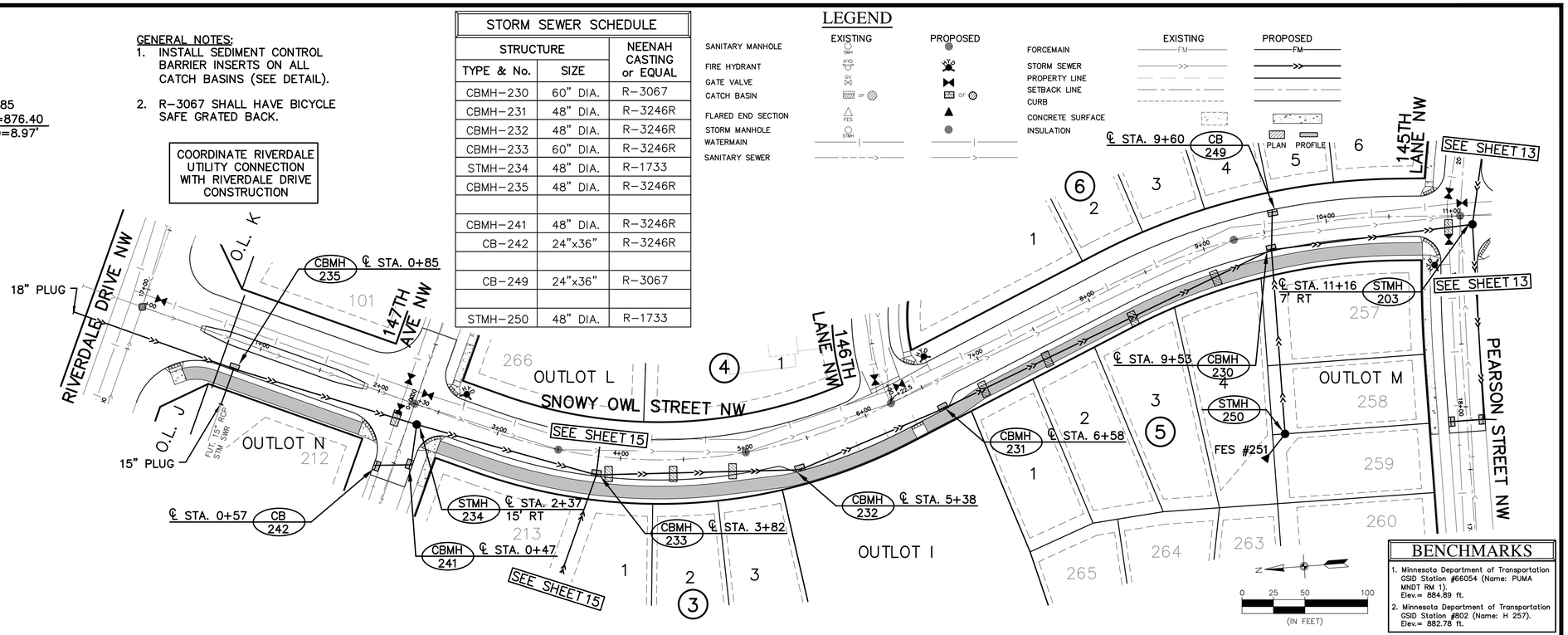
COORDINATE RIVERDALE UTILITY CONNECTION WITH RIVERDALE DRIVE CONSTRUCTION

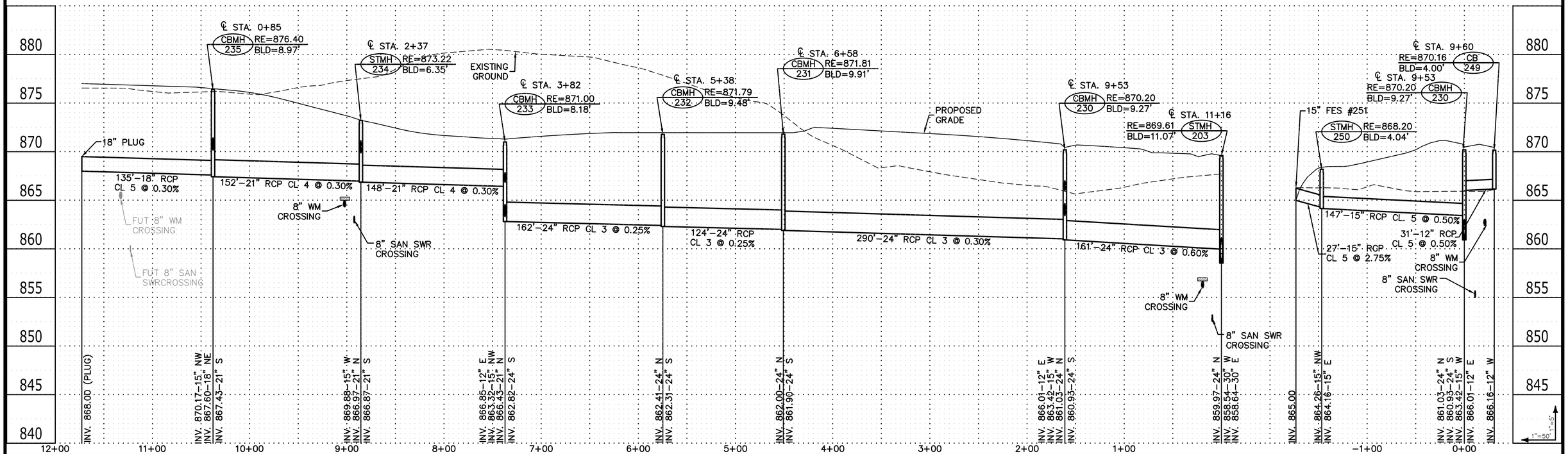
STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-230	60" DIA.	R-3067
CBMH-231	48" DIA.	R-3246R
CBMH-232	48" DIA.	R-3246R
CBMH-233	60" DIA.	R-3246R
STMH-234	48" DIA.	R-1733
CBMH-235	48" DIA.	R-3246R
CBMH-241	48" DIA.	R-3246R
CB-242	24"x36"	R-3246R
CB-249	24"x36"	R-3067
STMH-250	48" DIA.	R-1733

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT		
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
WATERMAIN		
SANITARY SEWER		

	EXISTING	PROPOSED
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION	PLAN	PROFILE





CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

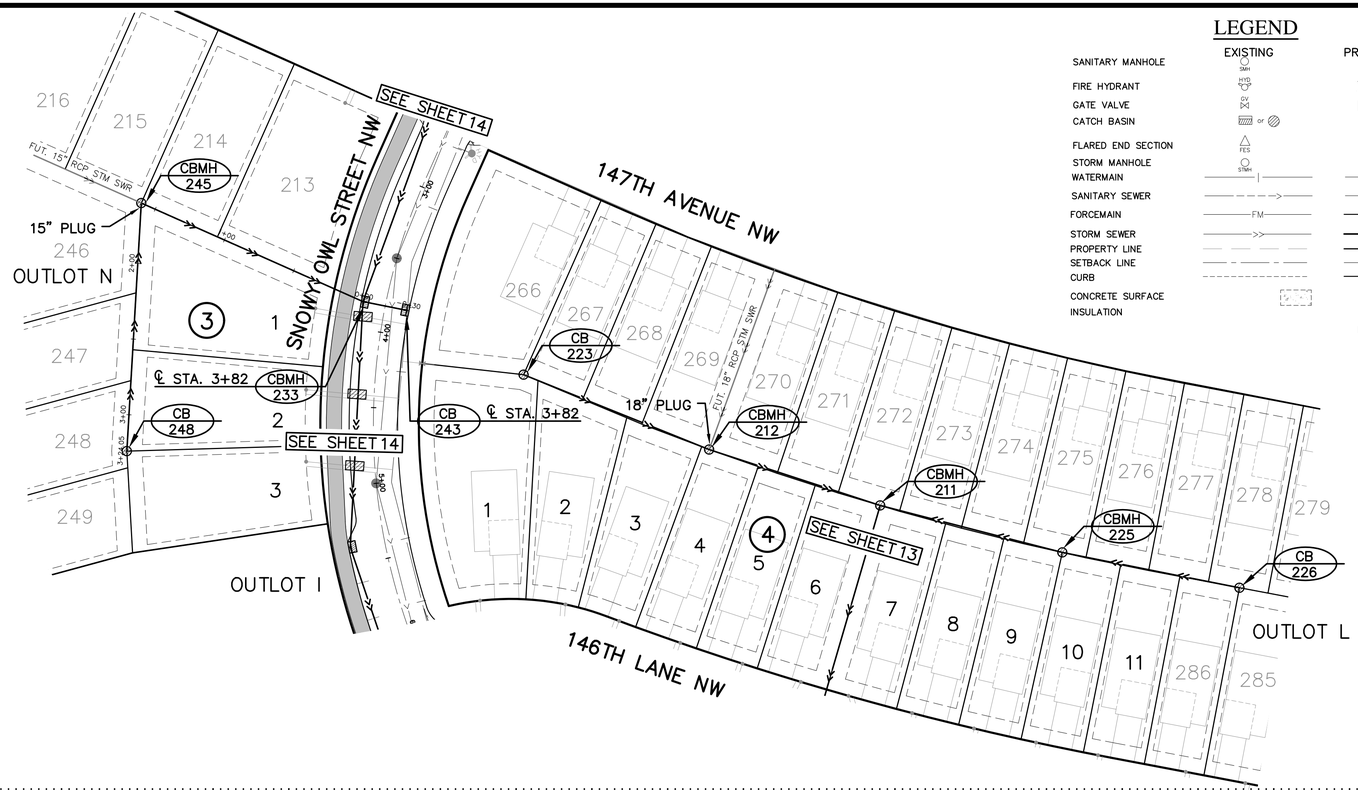
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

STORM SEWER

14 of 26

Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

#8494



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		

PLAN PROFILE

STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH–212	48" DIA.	R–2570
CB–223	27" DIA.	R–2570
CBMH–225	48" DIA.	R–2570
CB–226	27" DIA.	R–2570
CB–243	24"x36"	R–3246R
CBMH–245	48" DIA.	R–2570
CB–248	27" DIA.	R–2570

GENERAL NOTES:

1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R–3067 SHALL HAVE BICYCLE SAFE GRATED BACK.

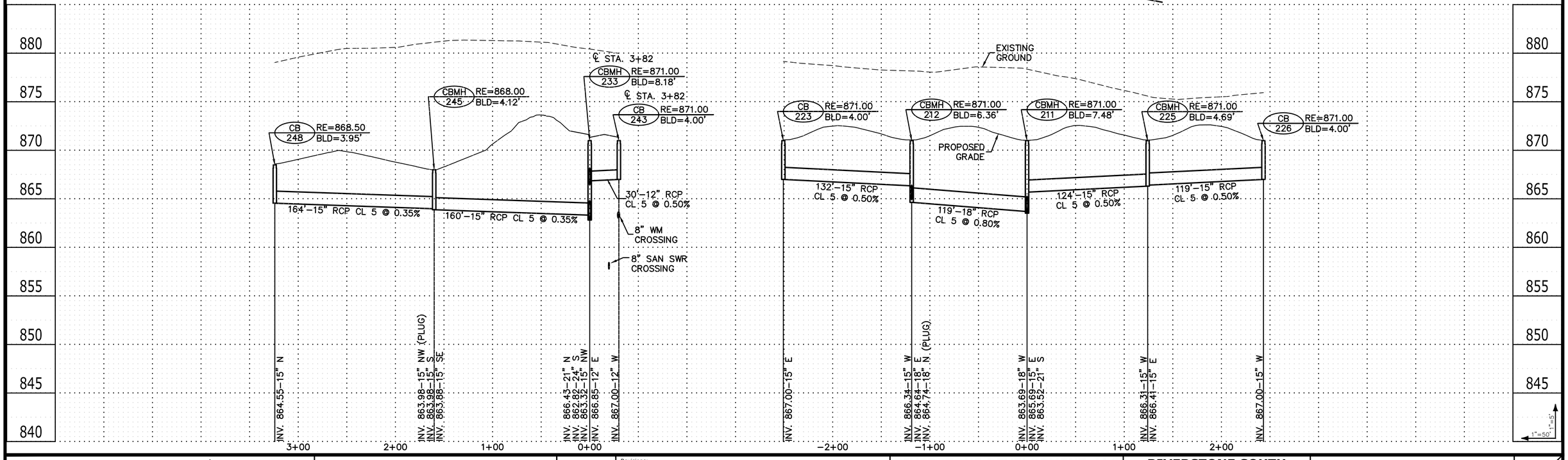
N

0 25 50 100

(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

STORM SEWER

Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_utility.dwg

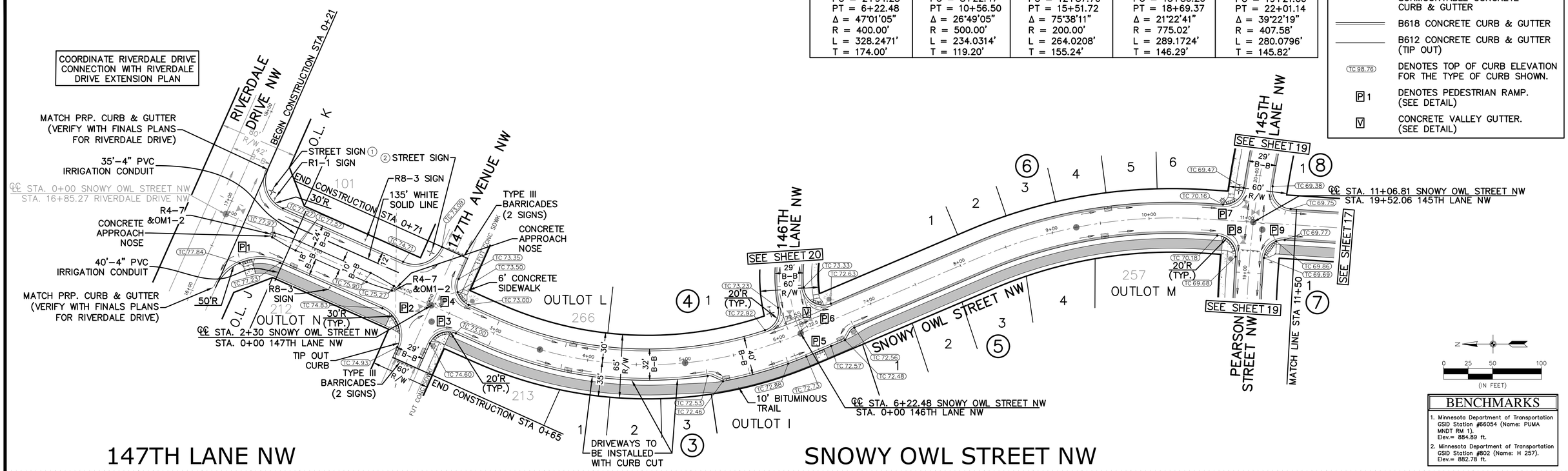
#8494

℄ CURVE DATA (SNOWY OWL STREET NW/145TH AVENUE NW)				
PC = 2+94.23 PT = 6+22.48 Δ = 47°01'05" R = 400.00' L = 328.2471' T = 174.00'	PC = 8+22.47 PT = 10+56.50 Δ = 26°49'05" R = 500.00' L = 234.0314' T = 119.20'	PC = 12+87.70 PT = 15+51.72 Δ = 75°38'11" R = 200.00' L = 264.0208' T = 155.24'	PC = 15+80.20 PT = 18+69.37 Δ = 21°22'41" R = 775.02' L = 289.1724' T = 146.29'	PC = 19+21.06 PT = 22+01.14 Δ = 39°22'19" R = 407.58' L = 280.0796' T = 145.82'

CURB TYPES LEGEND

- SURMOUNTABLE CONCRETE CURB & GUTTER
- B618 CONCRETE CURB & GUTTER
- B612 CONCRETE CURB & GUTTER (TIP OUT)
- (TC 98.76) DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
- P1 DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
- V CONCRETE VALLEY GUTTER. (SEE DETAIL)

COORDINATE RIVERDALE DRIVE CONNECTION WITH RIVERDALE DRIVE EXTENSION PLAN



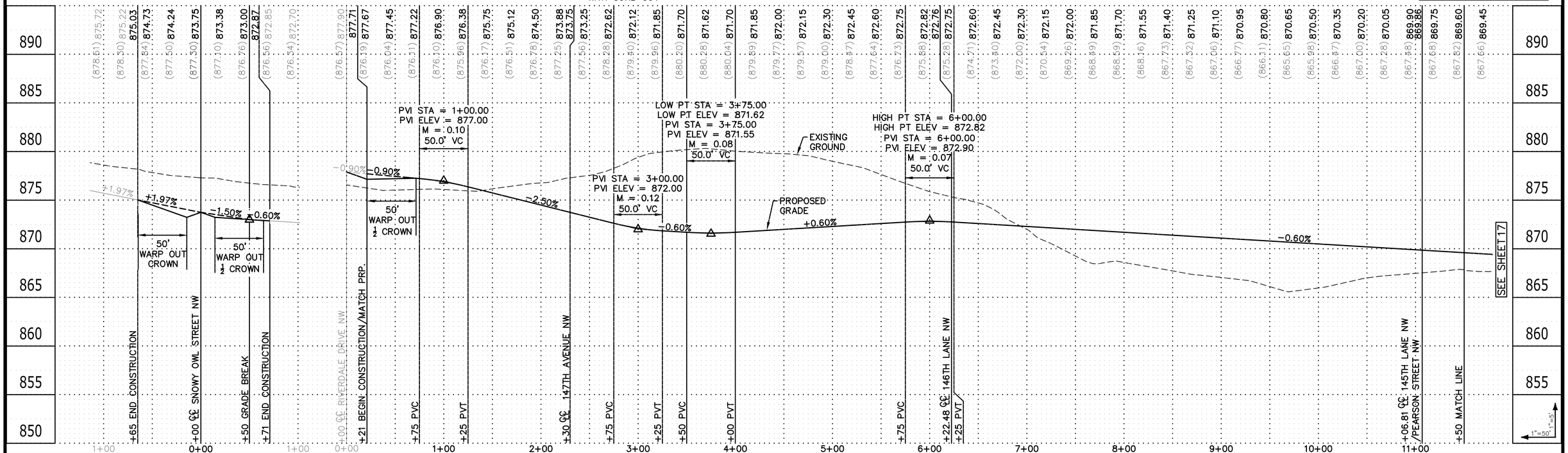
0 25 50 100 (IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

147TH LANE NW

SNOWY OWL STREET NW



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

STREET CONSTRUCTION

16 of 26

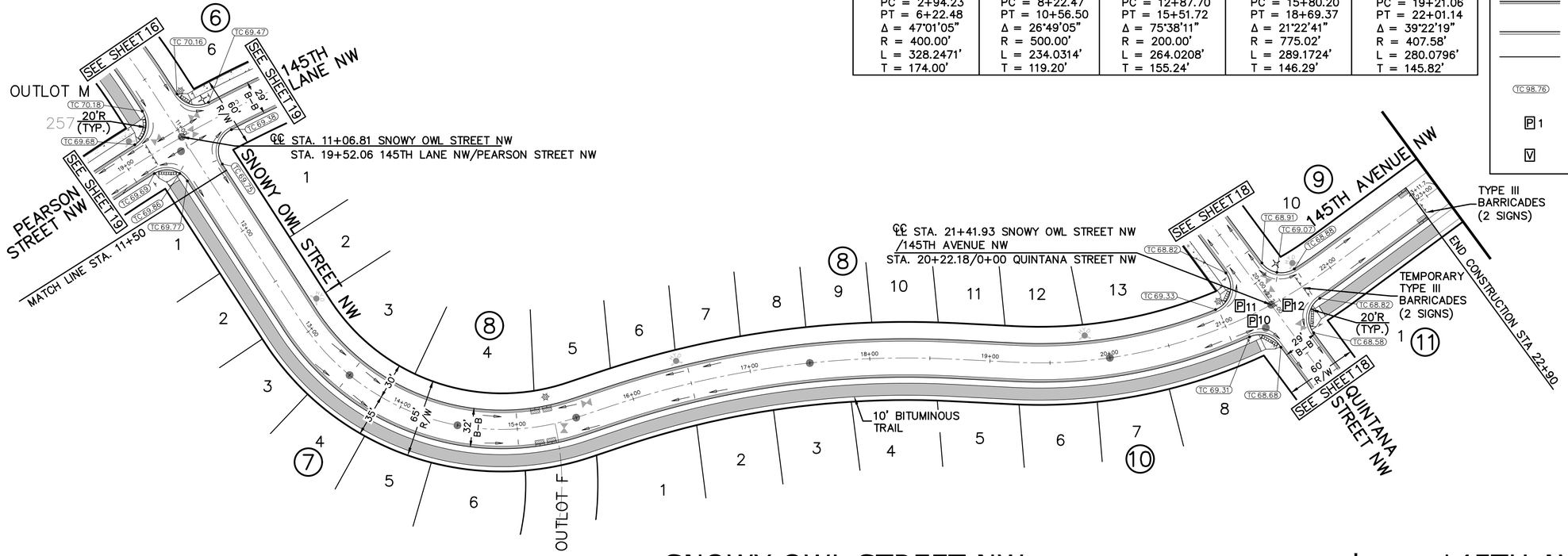
Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_street.dwg

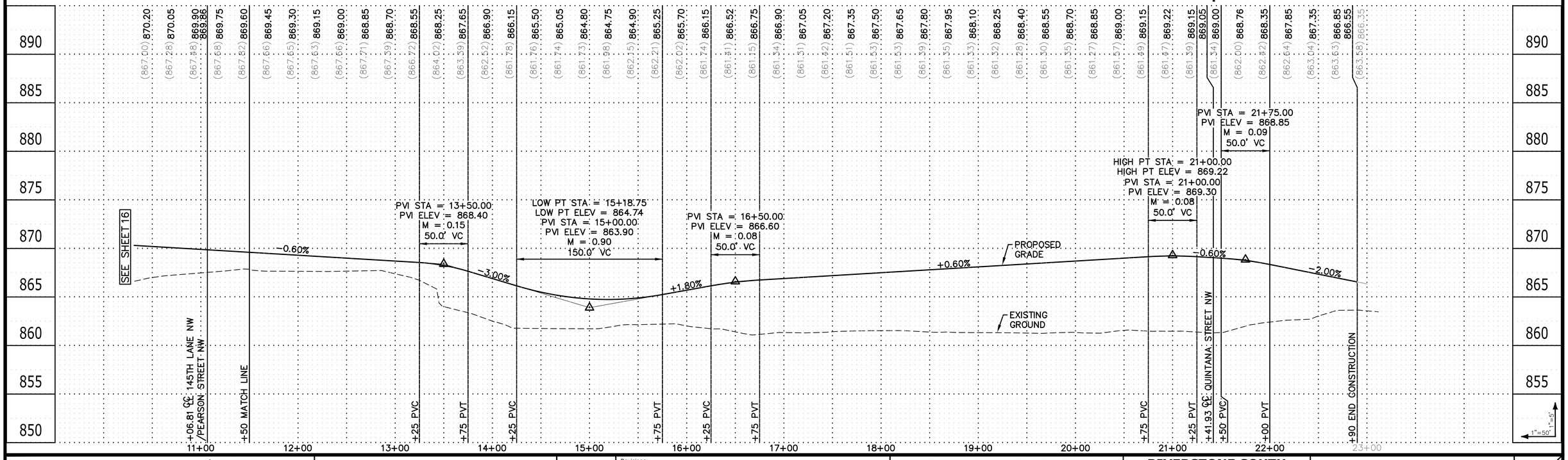
#8494

℄ CURVE DATA (SNOWY OWL STREET NW/145TH AVENUE NW)				
PC = 2+94.23 PT = 6+22.48 Δ = 47°01'05" R = 400.00' L = 328.2471' T = 174.00'	PC = 8+22.47 PT = 10+56.50 Δ = 26°49'05" R = 500.00' L = 234.0314' T = 119.20'	PC = 12+87.70 PT = 15+51.72 Δ = 75°38'11" R = 200.00' L = 264.0208' T = 155.24'	PC = 15+80.20 PT = 18+69.37 Δ = 21°22'41" R = 775.02' L = 289.1724' T = 146.29'	PC = 19+21.06 PT = 22+01.14 Δ = 39°22'19" R = 407.58' L = 280.0796' T = 145.82'

CURB TYPES LEGEND

- SURMOUNTABLE CONCRETE CURB & GUTTER
- B618 CONCRETE CURB & GUTTER
- B612 CONCRETE CURB & GUTTER (TIP OUT)
- (TC 98.76) DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
- P1 DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
- V CONCRETE VALLEY GUTTER. (SEE DETAIL)





BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

0 25 50 100 (IN FEET)

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

STREET CONSTRUCTION

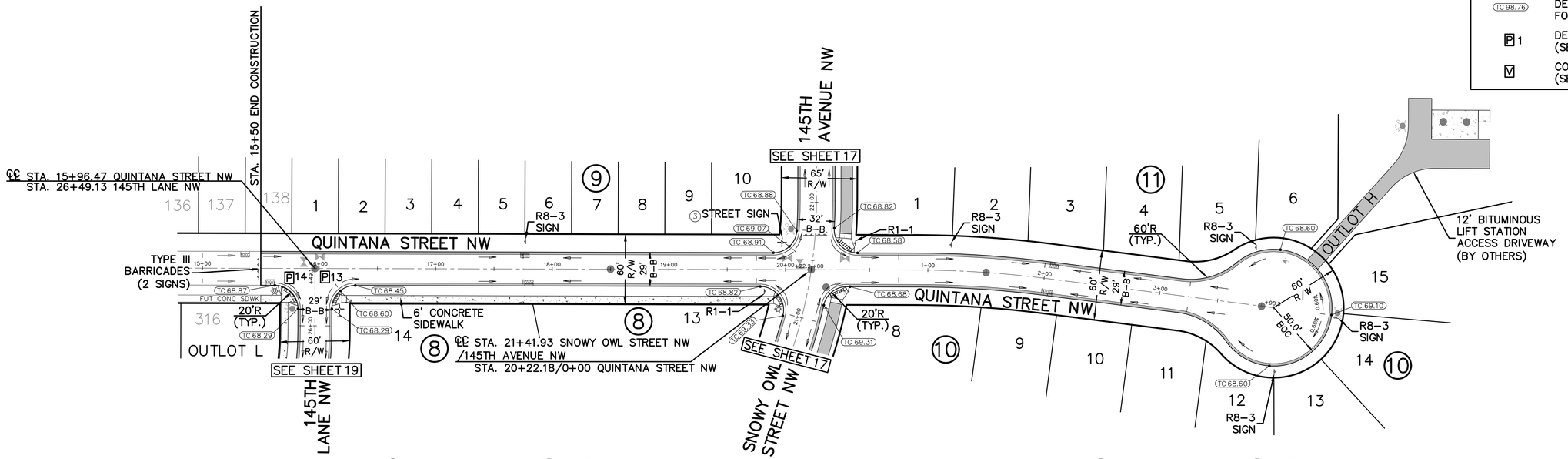
Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_street.dwg

#8494

℄ CURVE DATA (QUINTANA STREET NW (CUL-DE-SAC))
PC = 0+89.62
PT = 2+02.15
Δ = 7°09'52"
R = 900.00'
L = 112.5389'
T = 56.34'

CURB TYPES LEGEND

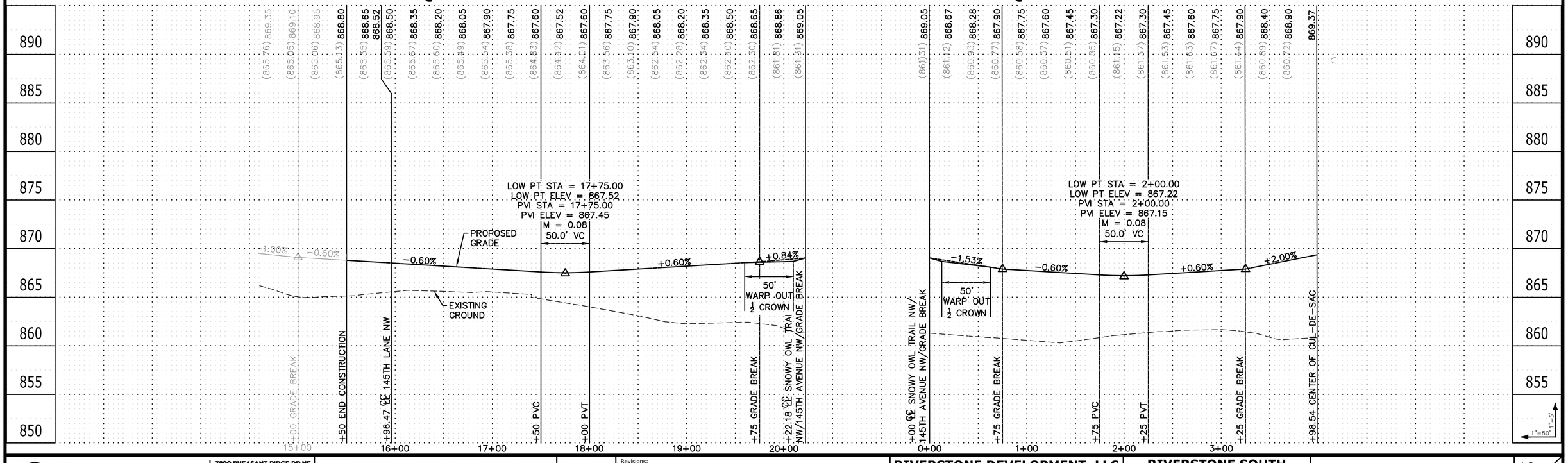
- SURMOUNTABLE CONCRETE CURB & GUTTER
- B618 CONCRETE CURB & GUTTER
- B612 CONCRETE CURB & GUTTER (TIP OUT)
- (TC 98.76) DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
- P1 DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
- V CONCRETE VALLEY GUTTER. (SEE DETAIL)



0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

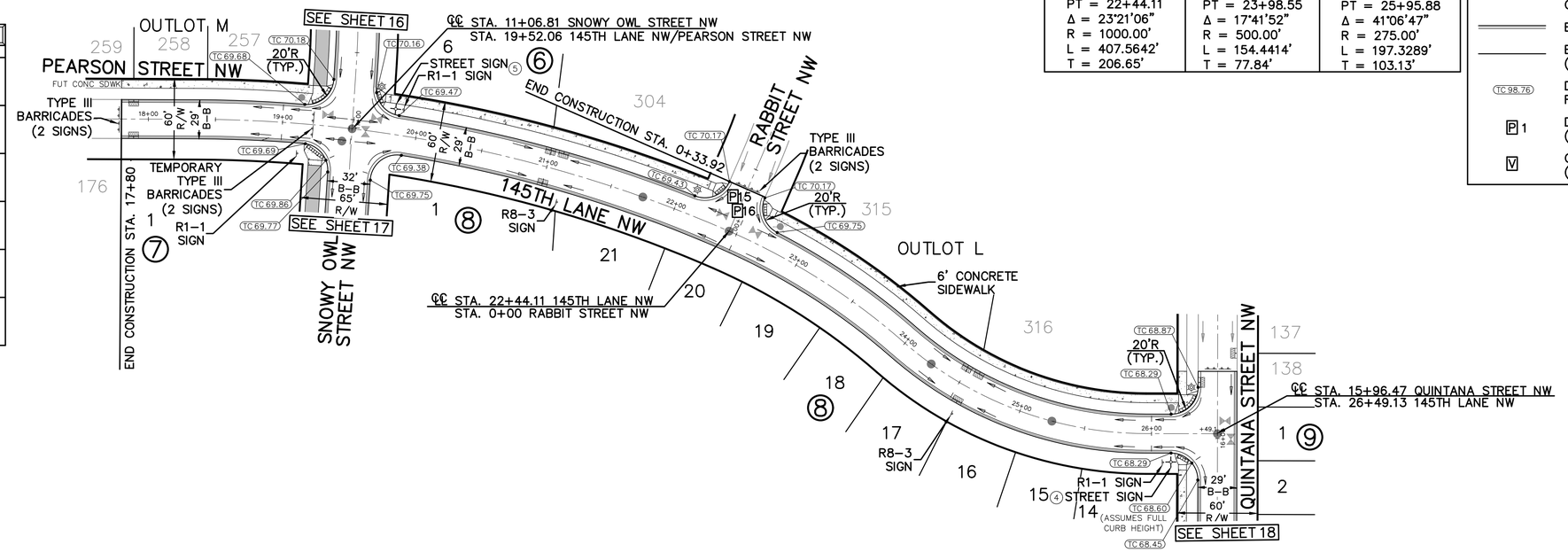
STREET CONSTRUCTION

Save Date: 10/07/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_street.dwg

#8494

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
STOP	R1–1	30" x 30"	7
	R8–3	12" x 12"	11
	R4–7	24" x 30"	2
	OM1–2	18" x 18"	2
	TYPE III BARRICADES		20
	STREET SIGN		6

STREET NAME SIGNS	
NAMES	QUANTITY
① Riverdale Dr NW / Snowy Owl St. NW	1
② Snowy Owl St. NW / 147th Ave NW	1
③ Snowy Owl St. NW / 145th Ave NW / Quintana St. Nw	1
④ Quintana St. NW / 145th Ln. NW	1
⑤ Snowy Owl St. NW / Pearson St. NW / 145th Ln. NW	1
⑥ Snowy Owl St. NW / 146th Ln. NW	1



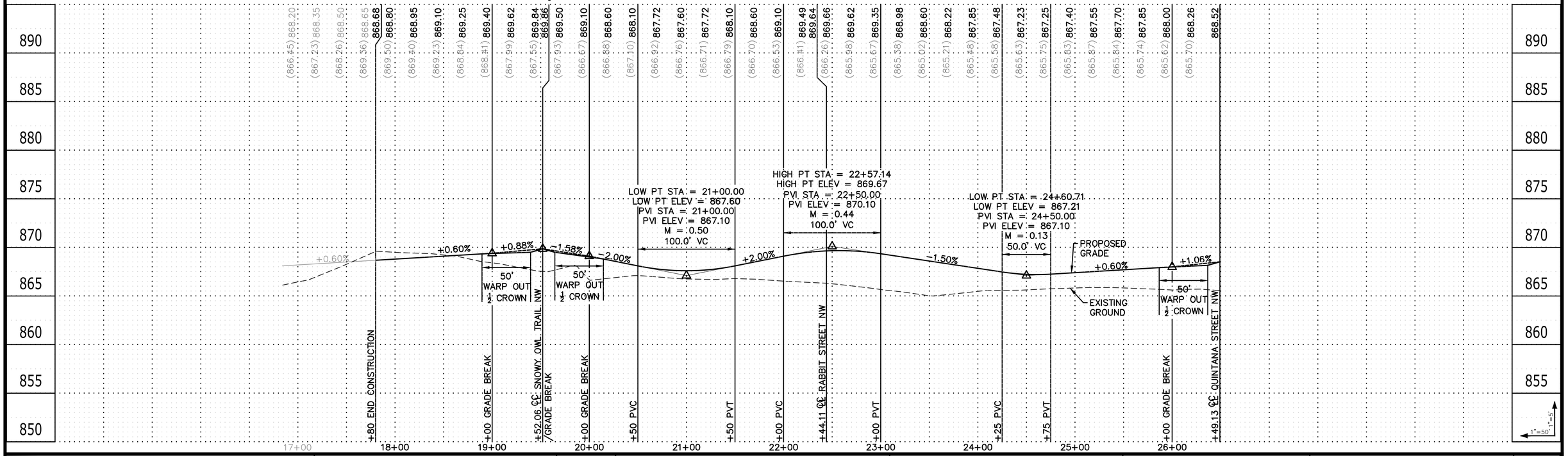
℄ CURVE DATA (PEARSON STREET NW/145TH LANE NW)		
PC = 18+36.54	PC = 22+44.11	PC = 23+98.55
PT = 22+44.11	PT = 23+98.55	PT = 25+95.88
Δ = 23°21'06"	Δ = 17°41'52"	Δ = 41°06'47"
R = 1000.00'	R = 500.00'	R = 275.00'
L = 407.5642'	L = 154.4414'	L = 197.3289'
T = 206.65'	T = 77.84'	T = 103.13'

CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	B612 CONCRETE CURB & GUTTER (TIP OUT)
TC 98.76	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P 1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
V	CONCRETE VALLEY GUTTER. (SEE DETAIL)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

PEARSON STREET NW ◄—|—► 145TH LANE NW



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

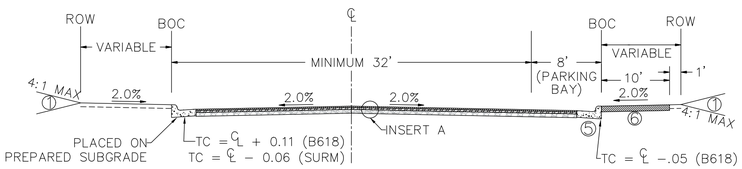
STREET CONSTRUCTION

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_street.dwg

#8494

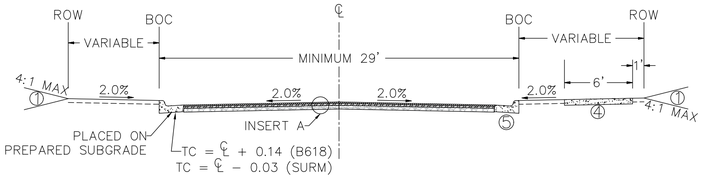
32' – URBAN STREET W/ PARKING BAY

NOTE: NOT TO SCALE



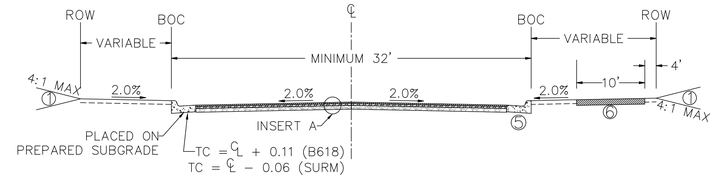
29' – URBAN STREET

NOTE: NOT TO SCALE



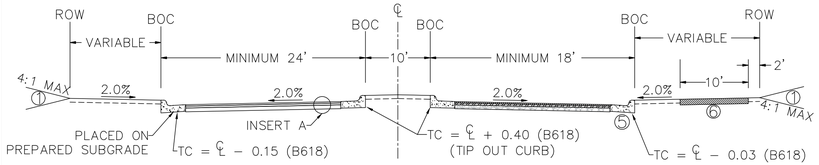
32' – URBAN STREET

NOTE: NOT TO SCALE



ENTRANCE W/CENTER MEDIAN

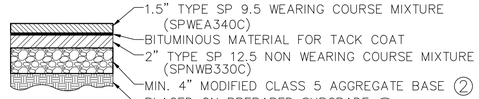
NOTE: NOT TO SCALE

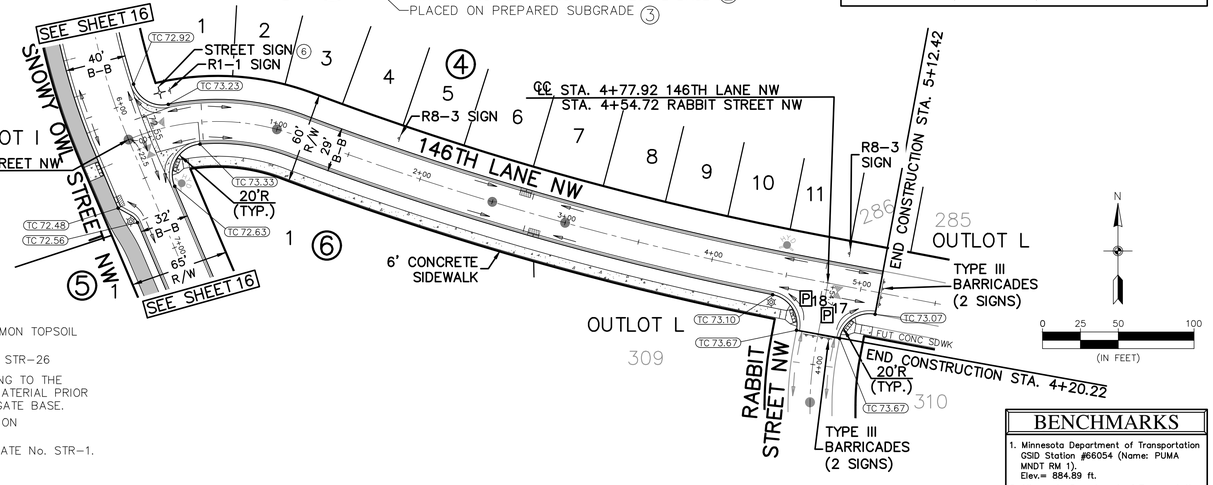


℄ CURVE DATA (146TH LANE NW)	
PC = 0+00.00	PC = 1+14.22
PT = 1+14.22	PT = 4+65.42
Δ = 43°37'49"	Δ = 9°51'15"
R = 150.00'	R = 2042.00'
L = 114.2237'	L = 351.1981'
T = 60.04'	T = 176.03'

CURB TYPES LEGEND	
———	SURMOUNTABLE CONCRETE CURB & GUTTER
———	B618 CONCRETE CURB & GUTTER
———	B612 CONCRETE CURB & GUTTER (TIP OUT)
TC 98.76	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P 1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
V	CONCRETE VALLEY GUTTER. (SEE DETAIL)

INSERT A:





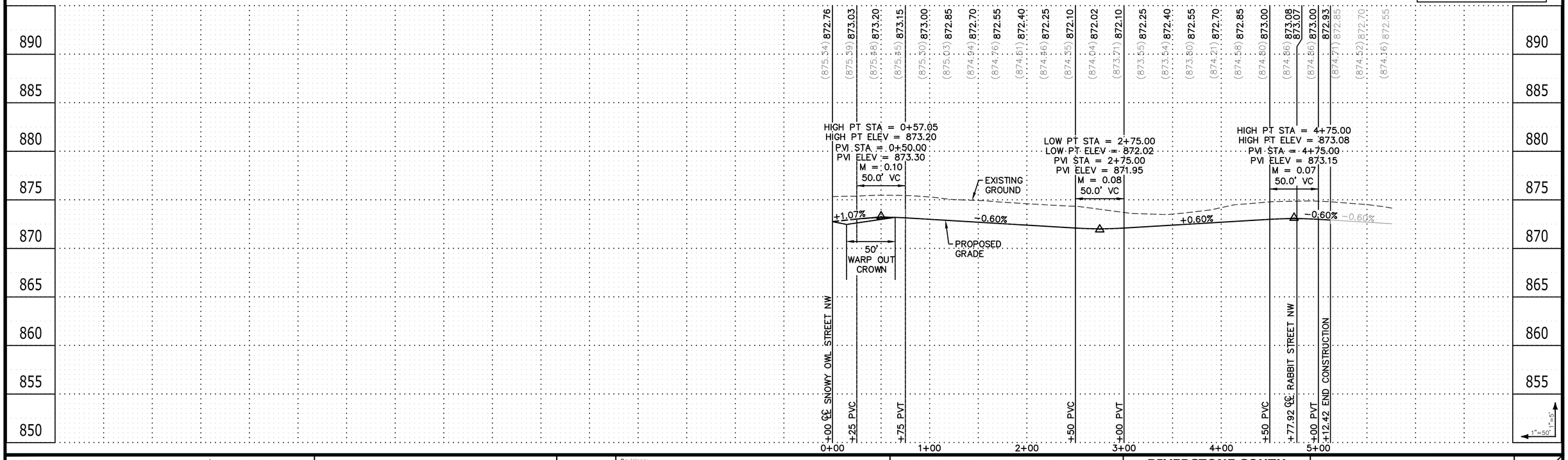
REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO–6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR–26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR–1.
6. BITUMINOUS TRAIL. SEE CITY PLATE No. PARK–1.

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

146TH LANE NW



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

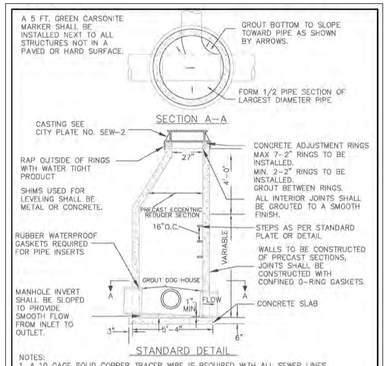
RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

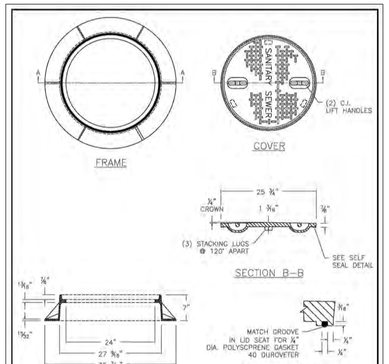
STREET CONSTRUCTION

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_street.dwg

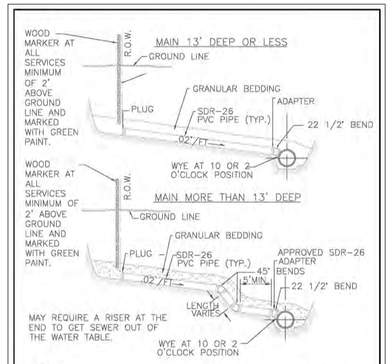
#8494



APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1

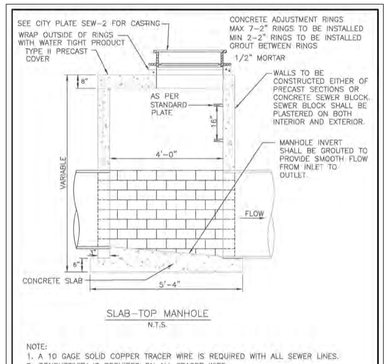


APPROVED:		STANDARD DETAILS:
11 - 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW-2



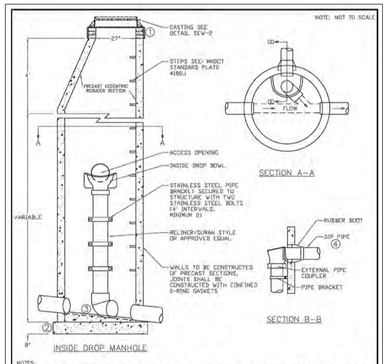
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



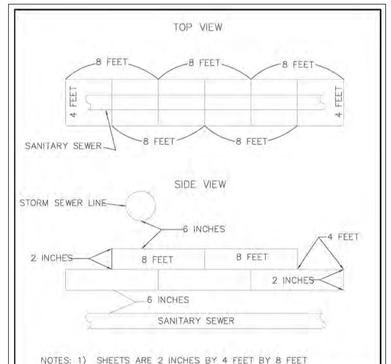
NOTE:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GARDE ON ALL SERVIVES STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	SLAB-TOP MANHOLE
		CITY PLATE No. SEW-4



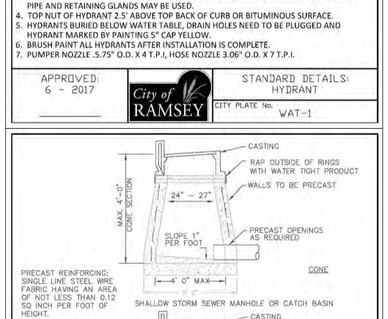
NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT.
2. 8" BASE FOR ALL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT. & REINFORCEMENT WITH 6"X6" & 10"X10" MESH.
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS.
4. DUCTILE IRON PIPE FROM TEE TO UNDISTURBED SOIL.
5. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
6. CONDUCTIVITY IS REQUIRED ON ALL TRACE WIRE.
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	INSIDE DROP MANHOLE
		CITY PLATE No. SEW-5



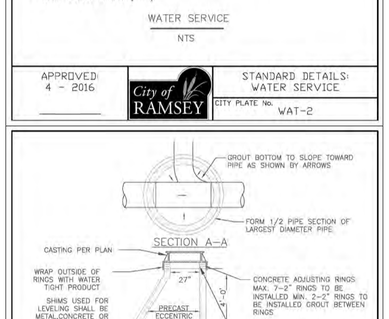
NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	SANITARY SEWER INSULATION
		CITY PLATE No. SEW-6

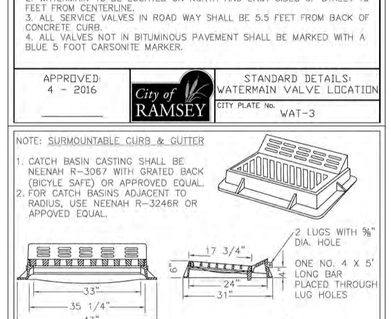


NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5" ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED:		STANDARD DETAILS:
6 - 2017	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1

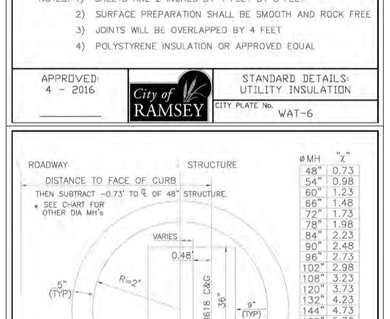


APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT-2



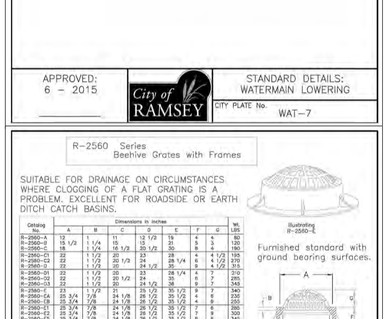
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

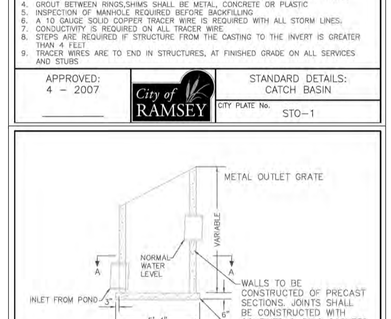
APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	UTILITY INSULATION
		CITY PLATE No. WAT-6



NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED:		STANDARD DETAILS:
6 - 2015	City of RAMSEY	WATERMAIN LOWERING
		CITY PLATE No. WAT-7



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 - 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1

NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS.
4. GROUT BETWEEN RINGS.
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 - 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO-2

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO-3

APPROVED:		STANDARD DETAILS:
7 - 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

APPROVED:		STANDARD DETAILS:
4 - 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5

Catalog No.	Dimensions in inches A	B	C	D	E	F	G	Wt. Lbs.
R-2560-A	12	11	12 1/2	15	4	4		60
R-2560-B	15 1/2	1 1/4	15	15 1/2	5	5		120
R-2560-C	18	1 1/4	18 1/2	20 1/2	30	9	4	180
R-2560-D1	22	1 1/2	20	22	28	4	4 1/2	195
R-2560-D2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R-2560-D3	22	1 1/2	20	24 1/2	28	6	4 1/2	315
R-2560-D1	22	1 1/2	20	22	28 1/4	4	7	310
R-2560-D2	22	1 1/2	20 1/2	24	28	6	7	345
R-2560-D3	22	1 1/2	20	24 1/2	28	6	7	345
R-2560-D	23	1 1/2	21	25 1/2	30 1/2	9	7	340
R-2560-DA	23 3/4	1/8	24 1/8	26 1/2	30 1/2	4	8	230
R-2560-DB	23 3/4	1/8	24 1/8	26 1/2	30 1/2	4	8	255
R-2560-C	23 3/4	1/8	24 1/8	26 1/2	30 1/2	6	8	300
R-2560-D1	23 3/4	1/8	24 1/8	26 1/2	30 1/2	7	8	330
R-2560-D2	23 3/4	1/8	24 1/8	26 1/2	30 1/2	6	8	345
R-2560-D3	23 3/4	1/8	24 1/8	26 1/2	30 1/2	9	8	365
R-2560-D	23 3/4	1/8	24 1/8	26 1/2	30 1/2	8	8	360
R-2560-E	25 3/4	1/8	26 1/8	28 1/2	32 1/2	8	8	395
R-2560-F	25 3/4	1/8	26 1/8	28 1/2	32 1/2	9	8	430
R-2560-G	25 3/4	1/8	26 1/8	28 1/2	32 1/2	10	8	460
R-2560-H	25 3/4	1/8	26 1/8	28 1/2	32 1/2	11	8	490
R-2560-J	25 3/4	1 1/2	26	28	33	7	4	530

APPROVED:		STANDARD DETAILS:
6 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
		CITY PLATE No. STO-6

NOTES:
1. A 10 GAGE SOLID COPPER TRACTER WIRE REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.

APPROVED:		STANDARD DETAILS:
1 - 2006	City of RAMSEY	POND OUTLET
		CITY PLATE No. STO-7

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

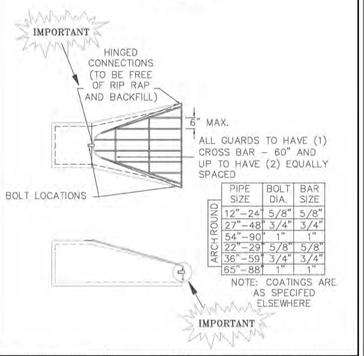
DETAILS

21 of 26

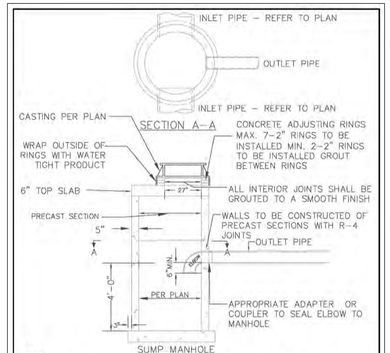
Save Date: 10/07/21 F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_detail.dwg

#8494

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.

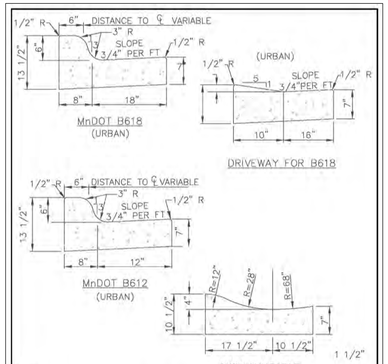


APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO–8



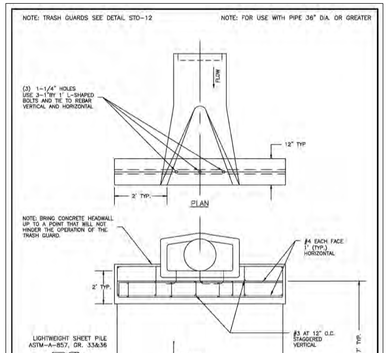
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SUMP MANHOLE
		CITY PLATE No. STO–9

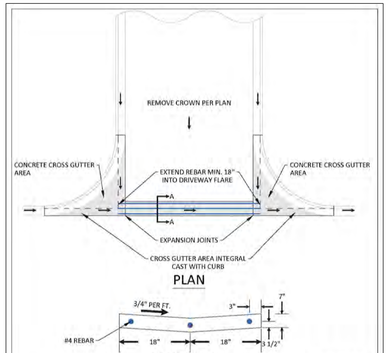


NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR–1

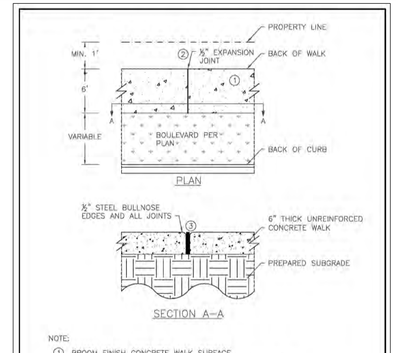


APPROVED:		STANDARD DETAILS:
9 – 2016	City of RAMSEY	STORM SEWER PILING & CONCRETE END SECTION
		CITY PLATE No. STO–10



NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

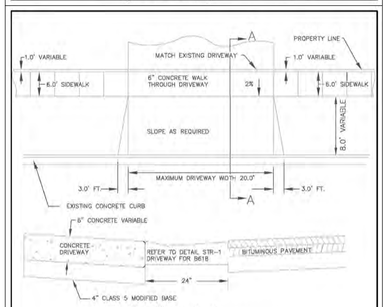
APPROVED:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	CROSS GUTTER
		CITY PLATE No. STR–2



NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 10Ø 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

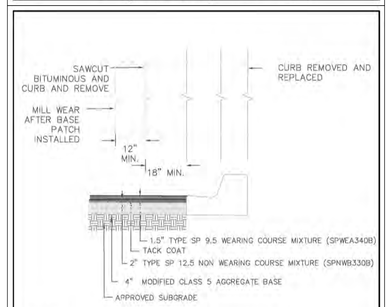
NOT TO SCALE

APPROVED:		STANDARD DETAILS:
10 – 2015	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR–3



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. CUTTER 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:		STANDARD DETAILS:
2 – 2004	City of RAMSEY	RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR–19



NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

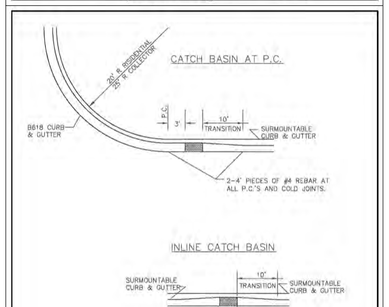
APPROVED:		STANDARD DETAILS:
6 – 2016	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

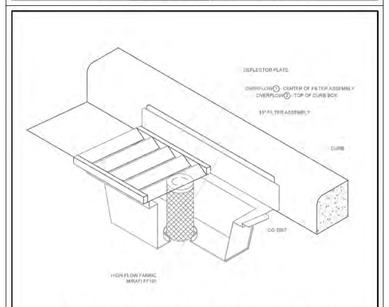
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26

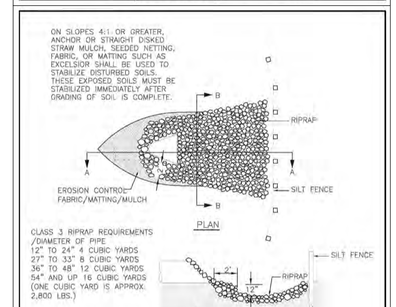


APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	CATCHBASIN PLACEMENT – SURMOUNTABLE CURB
		CITY PLATE No. STR–27



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.

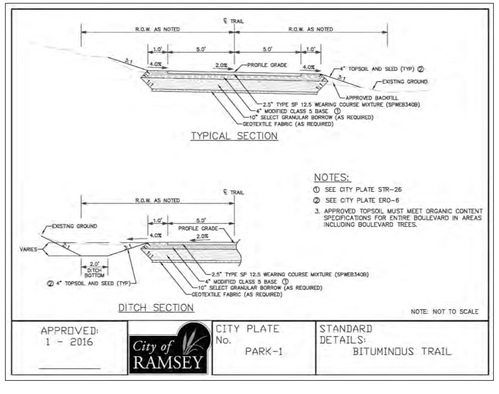
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	INLET PROTECTION
		CITY PLATE No. ERO–2



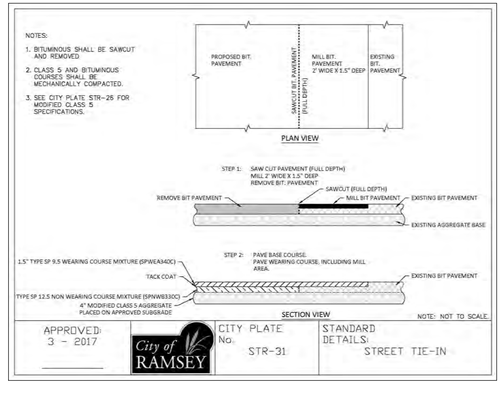
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	RIP–RAP
		CITY PLATE No. ERO–3

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED:		STANDARD DETAILS:
7 – 2019	City of RAMSEY	TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6



APPROVED:		CITY PLATE	STANDARD
1 – 2016	City of RAMSEY	No. PARK–1	DETAILS: BITUMINOUS TRAIL



APPROVED:		CITY PLATE	STANDARD
3 – 2017	City of RAMSEY	No. STR–31	DETAILS: STREET TIE–IN

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
1ST ADDITION
Ramsey, MN

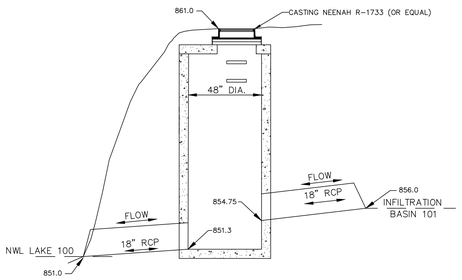
DETAILS

22 of 26

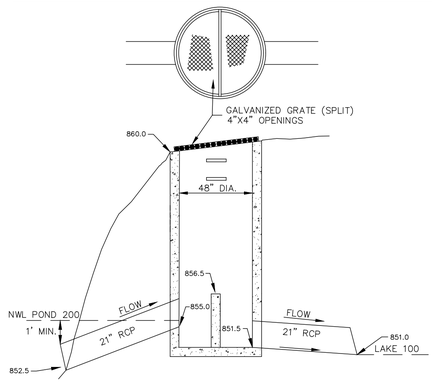
Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_detail.dwg

#8494

OUTLET CONTROL STRUCTURE LAKE 100

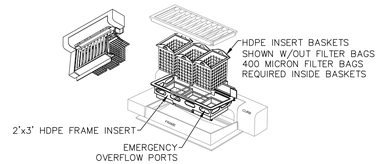


OUTLET CONTROL STRUCTURE POND 200



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

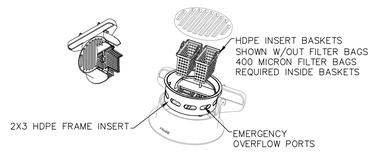
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

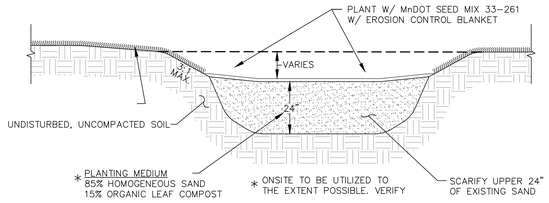
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



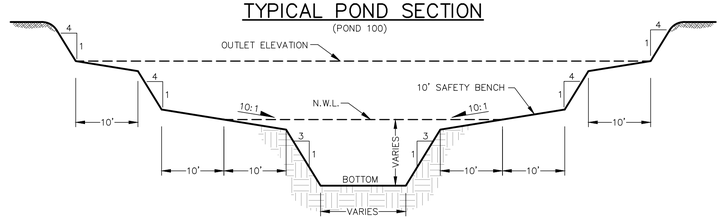
- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

INFILTRATION BASIN



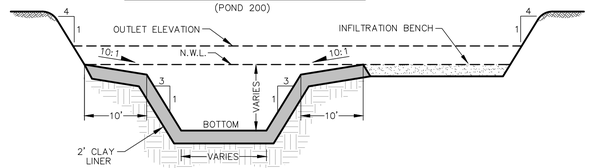
TYPICAL POND SECTION

(POND 100)

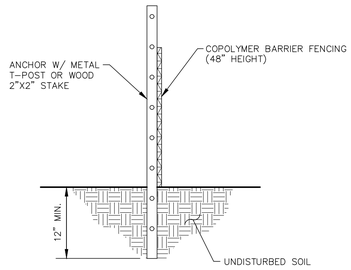


TYPICAL POND SECTION

(POND 200)



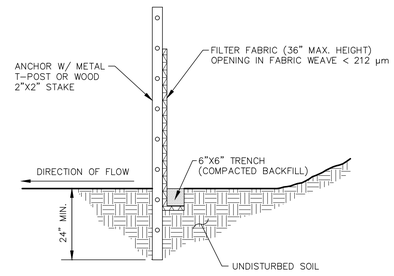
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003

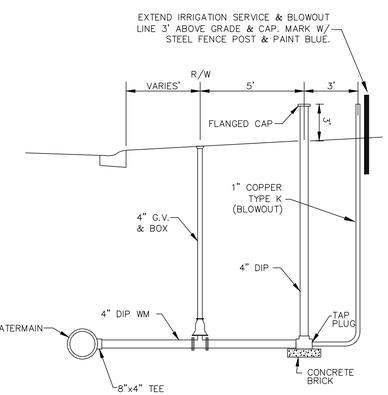
City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

IRRIGATION SERVICE

(NOT TO SCALE)



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

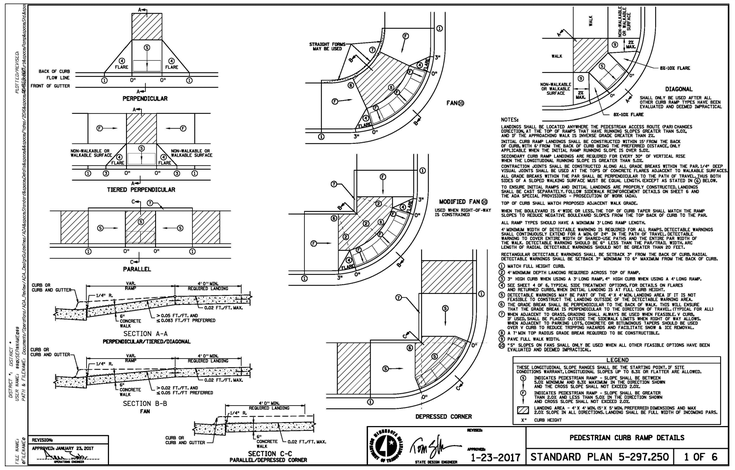
RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

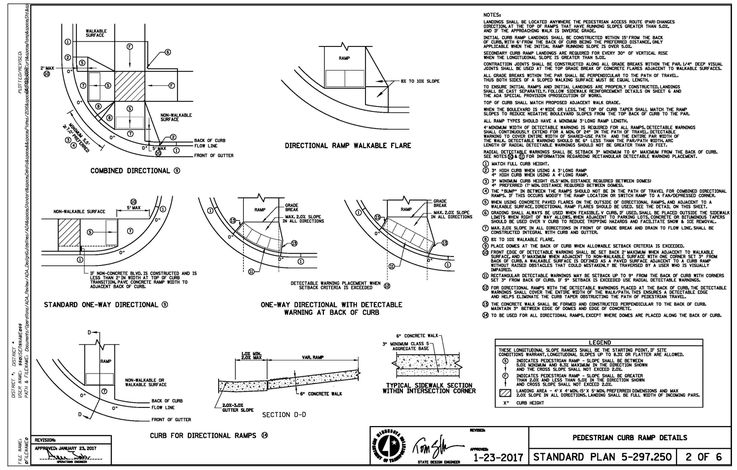
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

DETAILS

Save Date: 10/07/21 f:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_detail.dwg

#8494

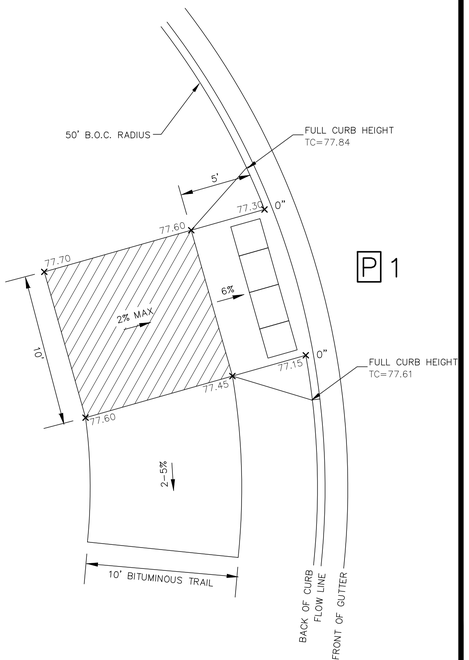




CARLSON McCAIN ENGINEERING SURV

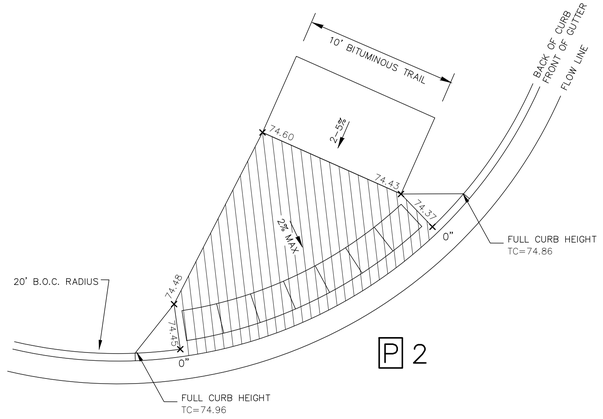
PEDESTRIAN RAMP #1

RIVERDALE DRIVE NW/SNOWY OWL STREET NW
4 TRUNCATED DOMES
1" = 5'



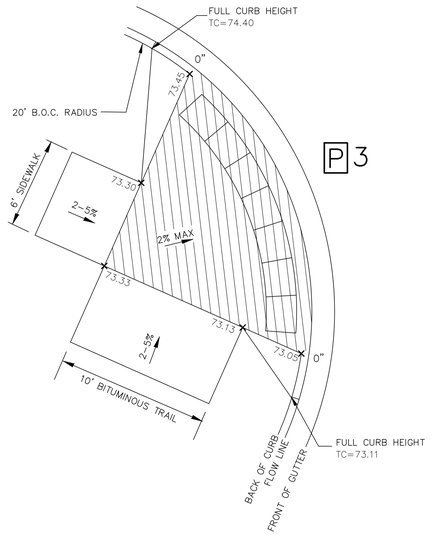
PEDESTRIAN RAMP #2

SNOWY OWL STREET NW/147TH AVENUE NW
7 TRUNCATED DOMES
1" = 5'



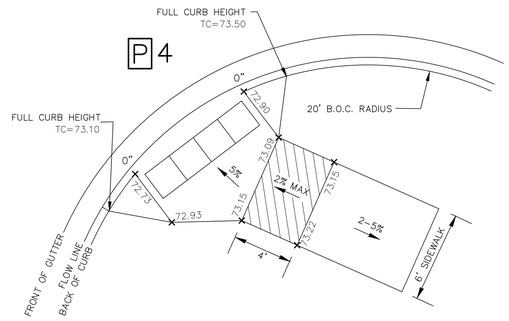
PEDESTRIAN RAMP #3

SNOWY OWL STREET NW/147TH AVENUE NW
7 TRUNCATED DOMES
1" = 5'



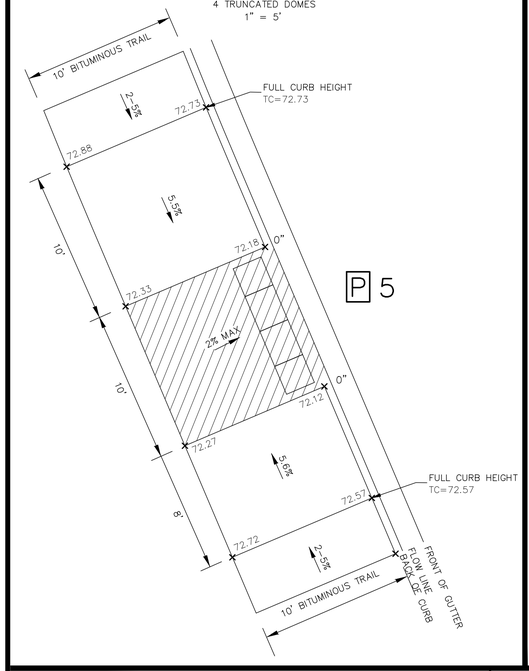
PEDESTRIAN RAMP #4

SNOWY OWL STREET NW/147TH AVENUE NW
4 TRUNCATED DOMES
1" = 5'



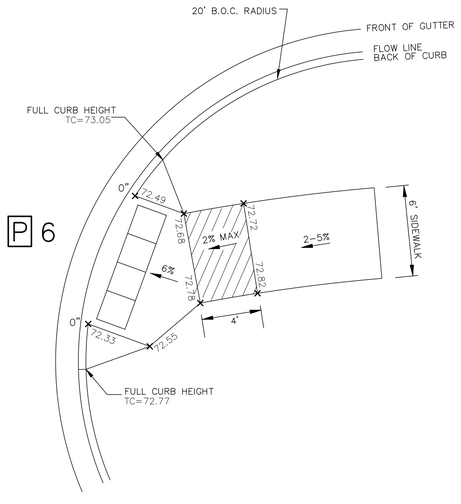
PEDESTRIAN RAMP #5

SNOWY OWL STREET NW
4 TRUNCATED DOMES
1" = 5'



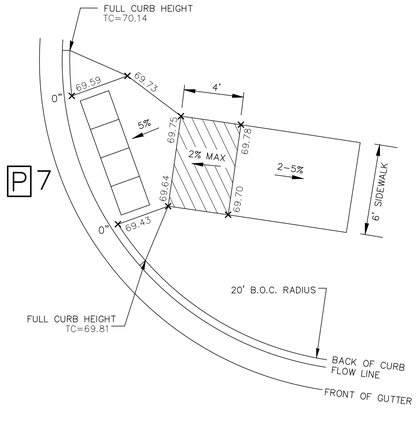
PEDESTRIAN RAMP #6

SNOWY OWL STREET NW/146TH LANE NW
4 TRUNCATED DOMES
1" = 5'



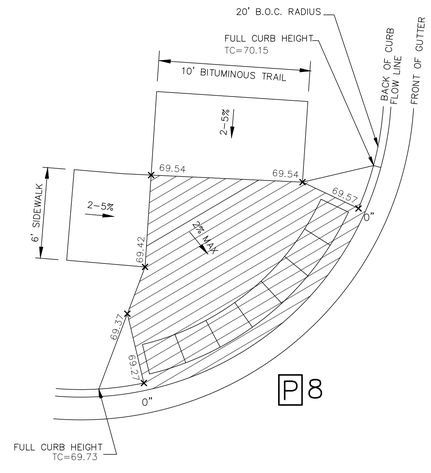
PEDESTRIAN RAMP #7

SNOWY OWL STREET NW/145TH LANE NW
PEARSON STREET NW
4 TRUNCATED DOMES
1" = 5'



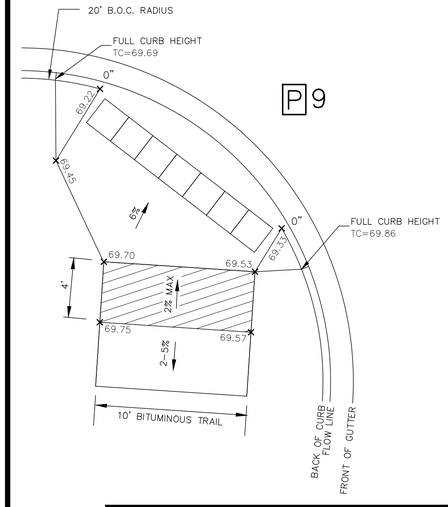
PEDESTRIAN RAMP #8

SNOWY OWL STREET NW/145TH LANE NW
PEARSON STREET NW
7 TRUNCATED DOMES
1" = 5'



PEDESTRIAN RAMP #9

SNOWY OWL STREET NW/145TH LANE NW
PEARSON STREET NW
7 TRUNCATED DOMES
1" = 5'



NOTE: CONTRACTOR SHALL FIELD VERIFY/ADJUST ALL ELEVATIONS TO MATCH ACTUAL CURB GRADES.

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
1ST ADDITION
Ramsey, MN

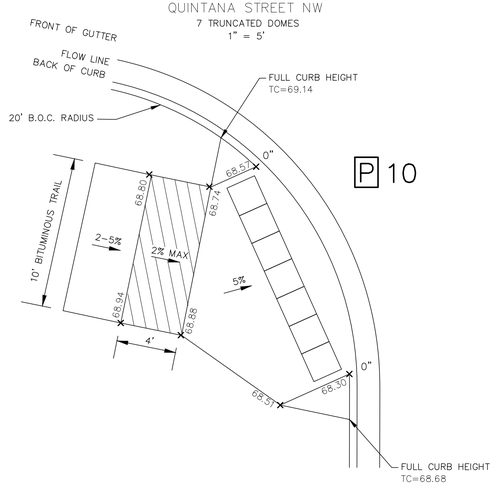
DETAILS

Save Date: 10/07/21 | f:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_detail.dwg

#8494

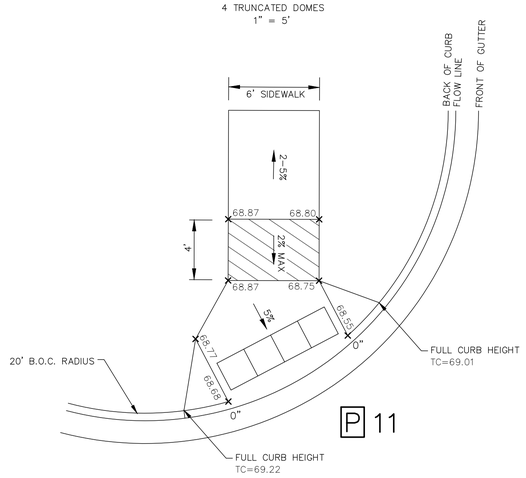
PEDESTRIAN RAMP #10

SNOWY OWL STREET NW/145TH AVENUE NW
QUINTANA STREET NW
7 TRUNCATED DOMES
1" = 5'



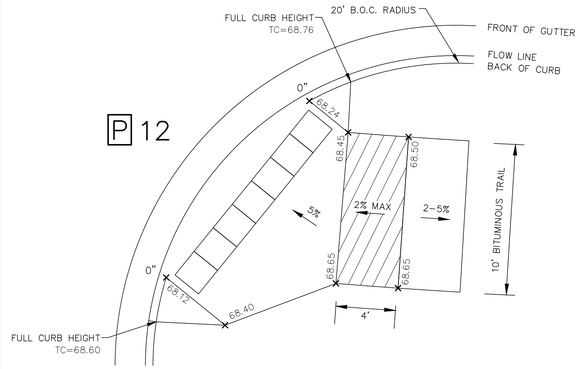
PEDESTRIAN RAMP #11

SNOWY OWL STREET NW/145TH AVENUE NW
QUINTANA STREET NW
4 TRUNCATED DOMES
1" = 5'



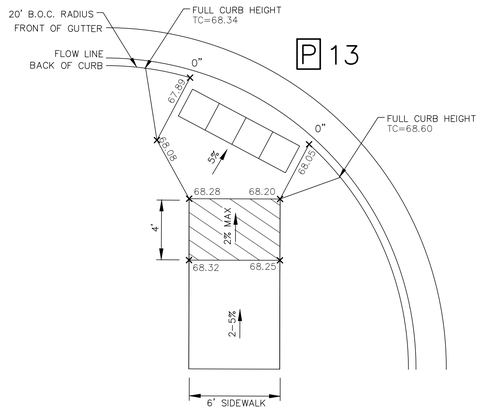
PEDESTRIAN RAMP #12

SNOWY OWL STREET NW/145TH AVENUE NW
QUINTANA STREET NW
7 TRUNCATED DOMES
1" = 5'



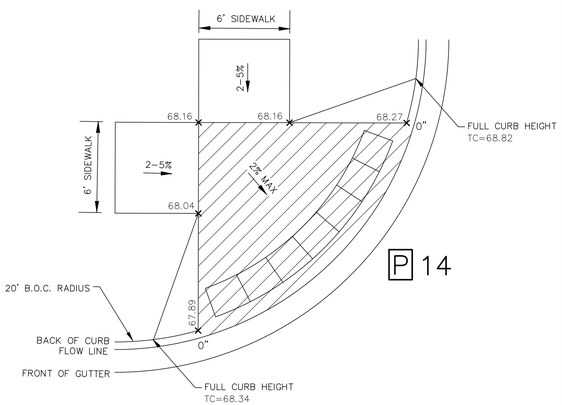
PEDESTRIAN RAMP #13

145TH LANE NW/QUINTANA STREET NW
4 TRUNCATED DOMES
1" = 5'



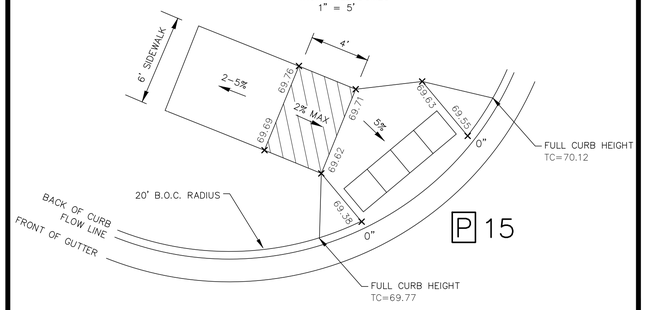
PEDESTRIAN RAMP #14

145TH LANE NW/QUINTANA STREET NW
7 TRUNCATED DOMES
1" = 5'



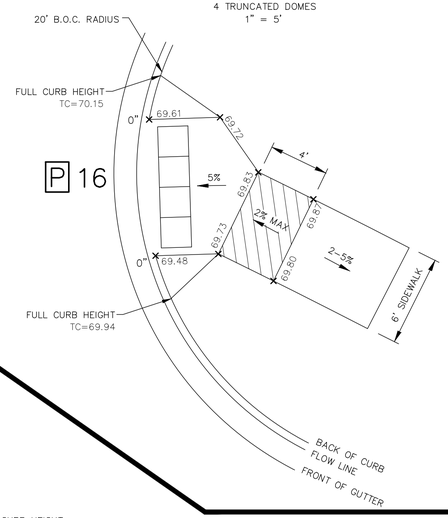
PEDESTRIAN RAMP #15

145TH LANE NW/RABBIT STREET NW
4 TRUNCATED DOMES
1" = 5'



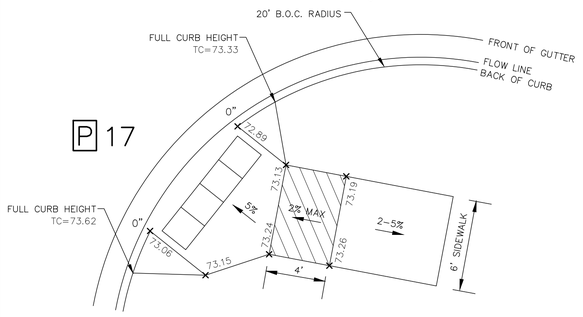
PEDESTRIAN RAMP #16

145TH LANE NW/RABBIT STREET NW
4 TRUNCATED DOMES
1" = 5'



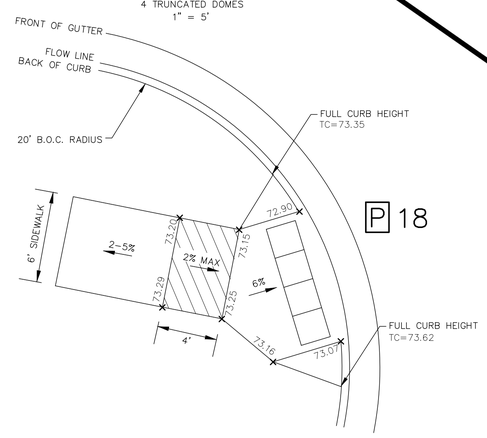
PEDESTRIAN RAMP #17

146TH LANE NW/RABBIT STREET NW
4 TRUNCATED DOMES
1" = 5'



PEDESTRIAN RAMP #18

146TH LANE NW/RABBIT STREET NW
4 TRUNCATED DOMES
1" = 5'



NOTE: CONTRACTOR SHALL FIELD VERIFY/ADJUST ALL ELEVATIONS TO MATCH ACTUAL CURB GRADES.

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: NJP
Designed: BJK
Date: 10/06/21

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

DETAILS

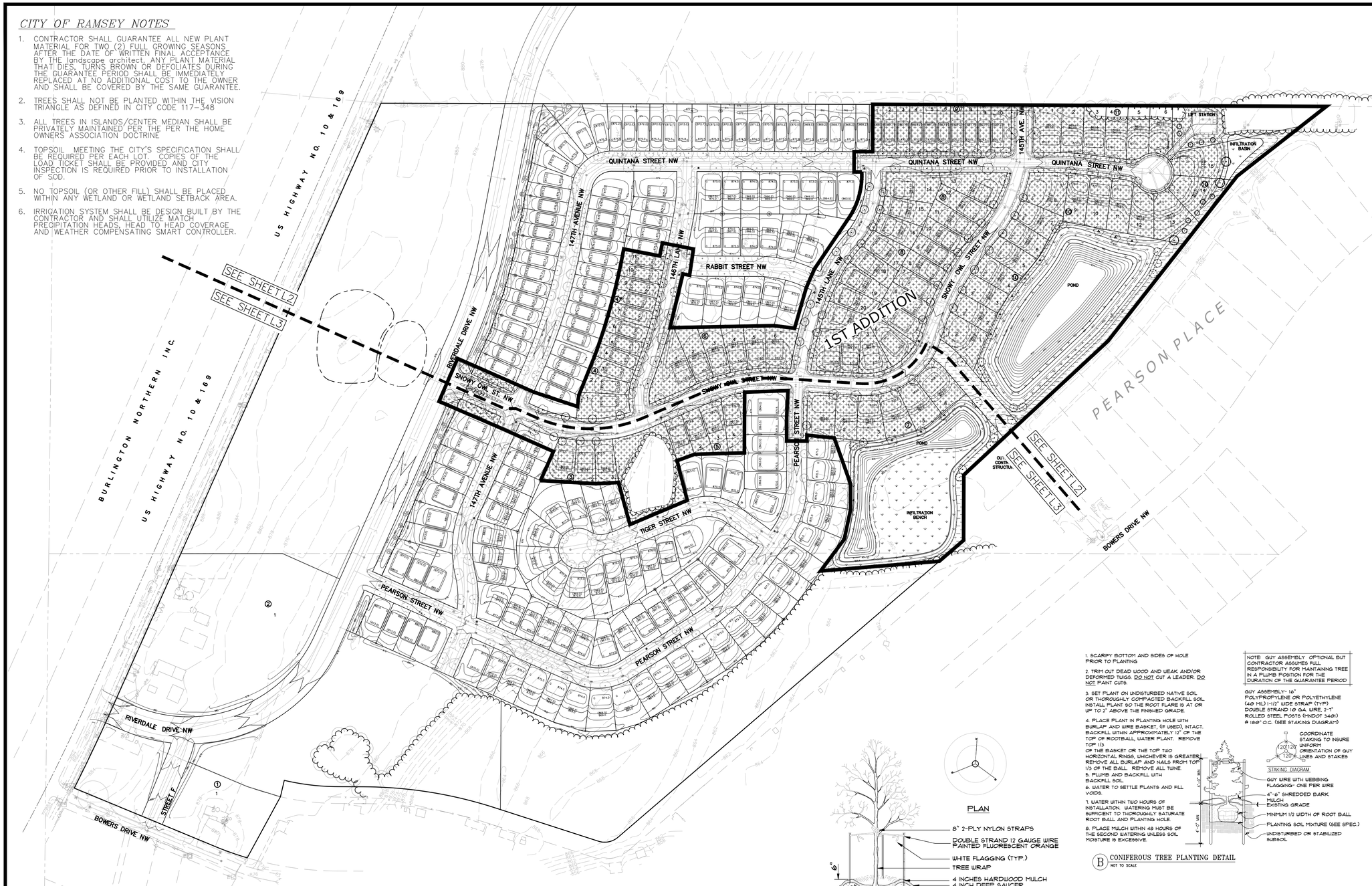
26 of 26

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final utility\1st addition\8494_detail.dwg

#8494

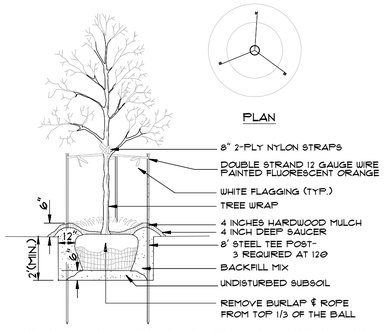
CITY OF RAMSEY NOTES

1. CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE landscape architect. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.



1 / L1 OVERALL LANDSCAPE PLAN

0 75 150 300 (IN FEET)



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

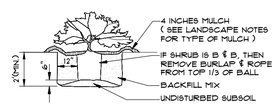
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)

B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 10/29/21 License #: 56346

Drawn: RJR
Designed: RJR
Date: 10/29/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

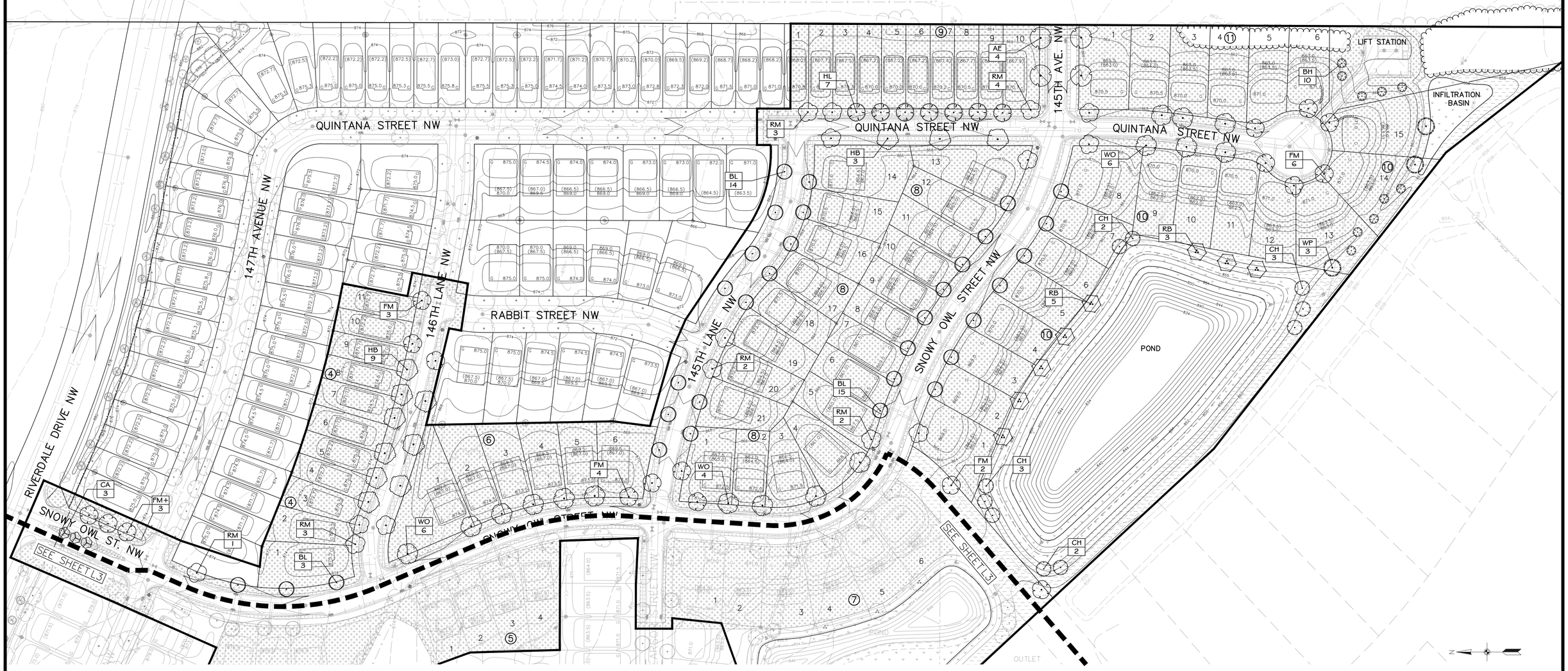
RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

LANDSCAPE PLAN

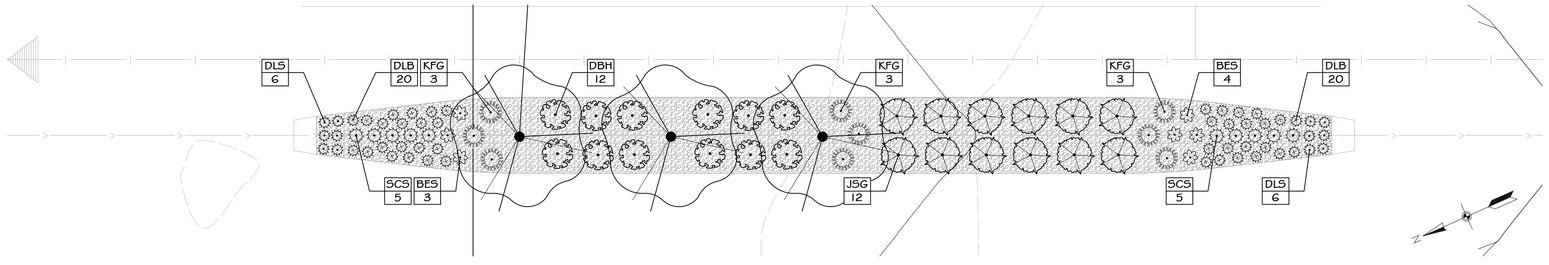
L1 of 4

Save Date: 10/27/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\landscape\final plans\8494_landscape_1st add.dwg

#8494



1 L2 LANDSCAPE PLAN ENLARGEMENT



2 L2 PLANTING BED PLAN – ENTRANCE MEDIAN

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 10/29/21 License #: 56346

Drawn: RJR
Designed: RJR
Date: 10/29/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

LANDSCAPE PLAN

L2 of 4

Save Date: 10/27/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\landscape\final plans\8494_landscape_1st add.dwg

#8494



1 L3 LANDSCAPE PLAN ENLARGEMENT

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 10/29/21 License #: 56346

Drawn: RJR
Designed: RJR
Date: 10/29/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

LANDSCAPE PLAN

L3 of 4

Save Date: 10/27/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\landscape\final plans\8494_landscape_1st add.dwg

#8494

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING.. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL

PLANT SCHEDULE 1ST ADDITION

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	17	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	FM	18	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B
	FM+	6	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	11	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8` Ht.	B&B
	HB	12	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	HL	7	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	WO	24	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	37	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B
CONIFEROUS TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	BH	10	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	3	Pinus strobus	White Pine	6` Ht.	B&B
	CH	17	Tsuga canadensis	Canadian Hemlock	6` Ht.	B&B
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	CA	3	Malus x `Adirondack` White Flowers	Adirondack Crabapple	1.5" Cal.	B&B
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	DBH	12	Diervilla lonicera NATIVE	Dwarf Bush Honeysuckle	#5 Cont.	
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	JSG	12	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	KFG	9	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	DLB	40	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	DLS	12	Hemerocallis x `Stella De Oro` Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
	BES	7	Rudbeckia fulgida `Goldsturm`	Goldsturm Coneflower	#1 Cont.	
	SCS	10	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
	ROCK	1,231 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	44,898 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	791,969 sf	Type I - Low Maint. Turf Seed Refer to notes for acceptable seeding methods Seeding Rate 330 lb/ac	MnDOT Seed Mix 25-131	seed	
	TIII	174,580 sf	Type III - Stormwater Pond Pollinator Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 47.5 lb/ac	BWSR Stormwater Pond Pollinator NE	seed	
	TIV	95,670 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 10/29/21 License #: 56346

Drawn: RJR
Designed: RJR
Date: 10/29/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH 1ST ADDITION
Ramsey, MN

LANDSCAPE PLAN

L4 of 4

LEGAL DESCRIPTION

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.

Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.

(abstract property)

LEGEND

- OPEN SPACE
- OPEN SPACE – WOODED
- STORMWATER POND
- INFILTRATION BASIN

U.S. HIGHWAY NO. 10 & 169

FUTURE COMMERCIAL / LIGHT INDUSTRIAL DEVELOPMENT (BY OTHERS) 21.96 AC

S66°01'47"E 1951.85

S00°08'36"W 1705.32

S00°17'33"W 1093.62

LIFT STATION AREA 0.93 AC

LIFT STATION

INF. BASIN

S34.66 N37°59'16"W

RESIDENTIAL DEV. 78.63 AC

STREET A

STREET B

STREET C

STREET D

STREET E

PEARSON BLVD

8' TRAIL

PUBLIC PARK 1.01 AC

BUFFER AREA 1.03 AC

RIVERDALE DRIVE

LAKE

POND

INFILTRATION BENCH

OPEN SPACE / PONDING AREA - 8.08 AC

S81.89 S42°51'44"E

N51°55'40"W 620.99

193.74 N89°47'35"W

BOWERS DRIVE NW

MISSISSIPPI RIVER

AREA RETAINED BY LANDOWNER FOR FUTURE RESIDENTIAL DEVELOPMENT 9.70 AC

TREE PRESERVATION AREA 7.0 AC

EXISTING 50 TREE BUFFER

1349.11 N40°39'13"W

322.61 N17°54'18"E

395.06 Δ=174000" R=128.25

159.73 Δ=12°58'27" R=706.37

76.30 S00°14'18"W

205.79 N62°55'51"W

451.73 N22°30'18"E

100.41 Δ=06°03'20" R=950.30

270.04 Δ=03°16'13" R=5000.00

50.00 N76°47'15"W

61.69 Δ=58°33'37" R=60.36

SITE DATA

TOTAL AREA	±110.29 AC.
RESIDENTIAL DEVELOPMENT AREA	78.63
PUBLIC PARK AREA	1.01
TREE PRESERVATION AREA	7.0
OPEN SPACE / PONDING AREA	8.06
RIVERDALE BUFFER AREA	1.03
ROW AREA	15.40
LIFT STATION AREA	0.93
COMMERCIAL DEVELOPMENT AREA	21.96
AREA RETAINED BY LANDOWNER	9.70

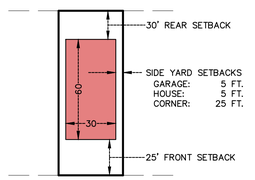
0 60 120 240

(SCALE IN FEET)

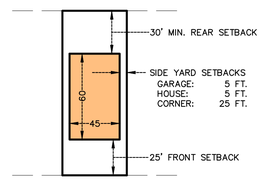
RESIDENTIAL DEVELOPMENT DATA

TOTAL NUMBER OF LOTS	244
GROSS DENSITY	3.1 U/AC
DETACHED TOWNHOMES	80
55' SINGLE FAMILY	116
65' SINGLE FAMILY	48

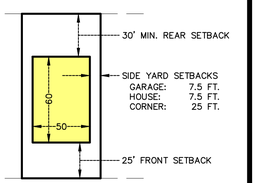
40' DETACHED TOWNHOME LOT DETAIL



55' SINGLE FAMILY LOT DETAIL



65' SINGLE FAMILY LOT DETAIL



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 11/25/20 License #: 25063

Drawn: C# / RR
Designed: BJK
Date: 11/25/20

Revisions:
1. 07/24/20 Layout Revisions
2. 08/21/20 Plan Revisions
3. 09/25/20 Layout Revisions
4. 10/15/20 Layout Revisions
5. 10/21/20 Layout Revisions
6. 12/03/20 Layout Revisions
7. 01/06/21 Plan Revisions per City
8. 07/21/21 Layout Revisions

CAPSTONE HOMES, INC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, Minnesota

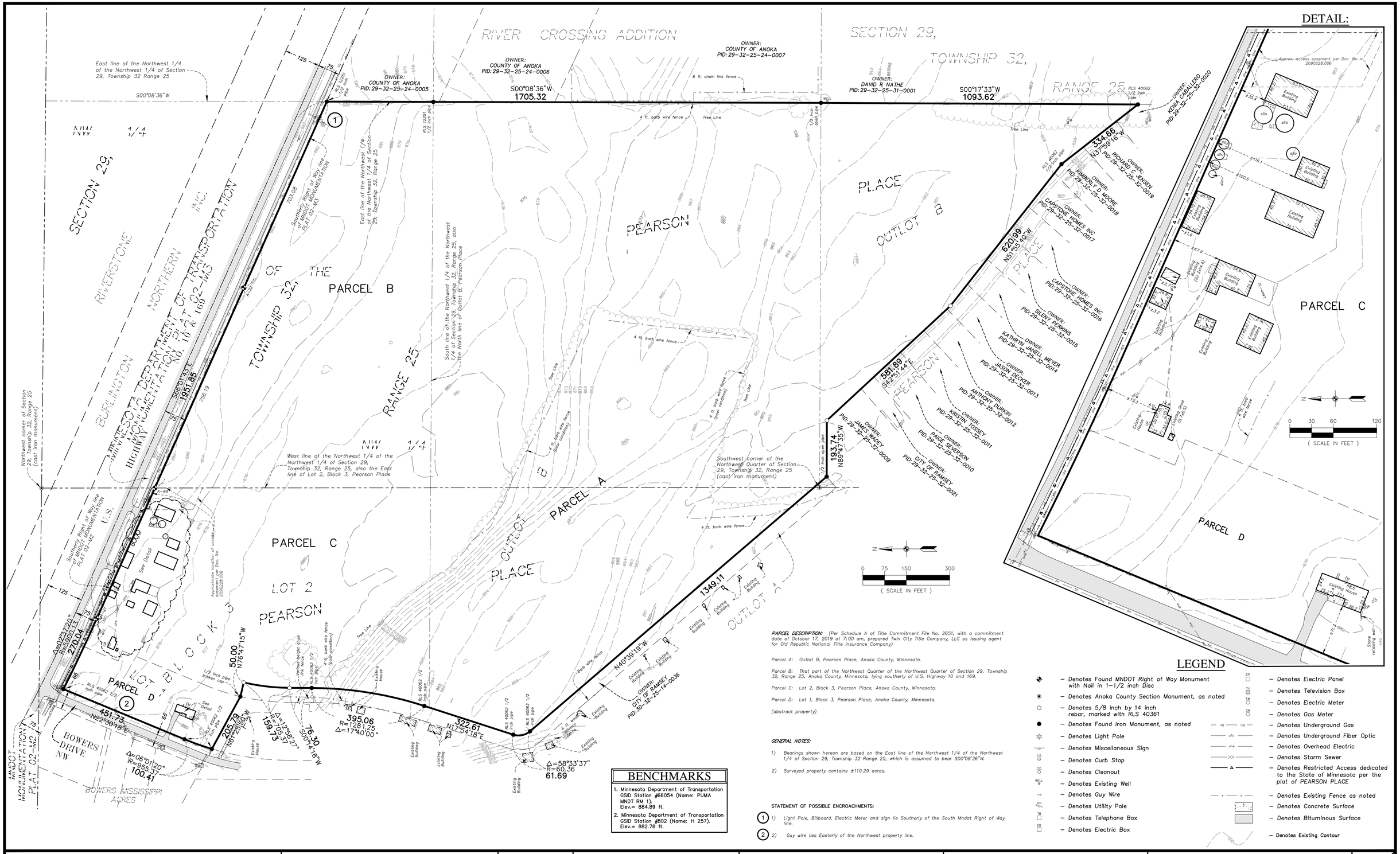
SKETCH PLAN W/AERIAL

1 of 1

[Save Date: 11/30/21] F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\survey\8494_sketch plan.dwg

#8494

DETAIL:



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.

Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Bearings shown hereon are based on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 32 Range 25, which is assumed to bear S00°08'36"W.

2) Surveyed property contains ±110.29 acres.

STATEMENT OF POSSIBLE ENCROACHMENTS:

(1) 1) Light Pole, Billboard, Electric Meter and sign lie Southerly of the South Mndot Right of Way line.

(2) 2) Guy wire lies Easterly of the Northwest property line.

LEGEND

- Denotes Found MNDOT Right of Way Monument with Nail in 1-1/2 inch Disc
- Denotes Anoka County Section Monument, as noted
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Found Iron Monument, as noted
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Curb Stop
- Denotes Cleanout
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Box
- Denotes Electric Panel
- Denotes Television Box
- Denotes Electric Meter
- Denotes Gas Meter
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Electric
- Denotes Storm Sewer
- Denotes Restricted Access dedicated to the State of Minnesota per the plat of PEARSON PLACE
- Denotes Existing Fence as noted
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing Contour

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature: Thomas R. Balluff
Date: 11/25/20 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 11/25/20
FILE NO: 2086

Revisions:

RIVERSTONE DEVELOPMENT LLC
14015 Sunfish Lake Boulevard NW
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, Minnesota

EXISTING CONDITIONS

Save Date: 12/02/20 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\survey\preliminary\8494_excon.dwg

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, PEARSON PLACE, Anoka County, Minnesota.

and

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

And that Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005, owner of the following described property:

Lot 2, Block 3, PEARSON PLACE, Anoka County, Minnesota.

And that Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005, owner of the following described property:

Lot 1, Block 3, PEARSON PLACE, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as RIVERSTONE SOUTH and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

PEARSON PROPERTIES OF RAMSEY, LLC

_____
Alan R. Pearson, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, President of Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof said Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005 has hereunto set his hand this _____ day of _____, 20____.

ALAN R. PEARSON TRUSTEE OF THE
ALAN R. PEARSON REVOCABLE TRUST
UNDER AGREEMENT DATED APRIL 7, 2005

_____
Alan R. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof said Elizabeth J. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005 has hereunto set his hand this _____ day of _____, 20____.

ELIZABETH J. PEARSON TRUSTEE OF THE
ALAN R. PEARSON REVOCABLE TRUST
UNDER AGREEMENT DATED APRIL 7, 2005

_____
Elizabeth J. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Elizabeth J. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof Alan R. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005 has hereunto set her hand this _____ day of _____, 20____.

ALAN R. PEARSON, TRUSTEE OF THE
ELIZABETH J. PEARSON TRUST UNDER
AGREEMENT DATED APRIL 7, 2005

_____
Alan R. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

In witness whereof Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005 has hereunto set her hand this _____ day of _____, 20____.

ELIZABETH J. PEARSON, TRUSTEE OF THE
ELIZABETH J. PEARSON TRUST UNDER
AGREEMENT DATED APRIL 7, 2005

_____
Elizabeth J. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

I Thomas R. Balluff 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_____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE SOUTH 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____.

_____
Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE SOUTH 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

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

RIVER CROSSING ADDITION

SECTION 29, TOWNSHIP 32, RANGE 25

East line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32 Range 25

(RLS 12251 1/2 inch pipe)

S00°08'36"W 1705.32

(1/2 inch open pipe)

S00°17'33"W 1093.62

(RLS 40062 1/2 inch pipe)

NW 1/4 NW 1/4

SECTION 29,

RIVERSTONE

NORTHERN INC.

BURLINGTON

U.S. HIGHWAY NO. 10 & 169

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M3

MONUMENTATION PLAT 02-M2

OF THE

TOWNSHIP 32,

OUTLOT B

DEPARTMENT S66°01'43"E 1951.85

705.28

367.13

32.95
R=1540.00
Δ=01°13'34"
C.L.=32.95
C.B.=S78°39'21"E

South line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the North line of Outlot B, PEARSON PLACE

S79°16'09"E 343.19

Southerly Right of Way line of MNDOT MONUMENTATION PLAT 02-M3

Δ=13°43'31"
R=1460.00
337.43

DRIVE

OUTLOT K

N.W.

RIVERDALE

S66°01'37"E 299.33

S66°01'37"E 284.52

OUTLOT J

INSET D
(SEE SHEET 6 OF 7 SHEETS FOR DETAILS)

OUTLOT L

OUTLOT B

PLACE

PEARSON

RABBIT ST. N.W.

146TH LANE N.W.

INSET C
(SEE SHEET 5 OF 7 SHEETS FOR DETAILS)

SNOWY

OUTLOT I

OUTLOT M

OUTLOT E

OWL

PEARSON STREET N.W.

145TH LANE N.W.

STREET

INSET E
(SEE SHEET 7 OF 7 SHEETS FOR DETAILS)

QUINTANA

145TH AVE. N.W.

OUTLOT H

OUTLOT G

OUTLOT F

334.66
N37°59'16"W

(RLS 40062 1/2 inch pipe)

620.99
N51°55'10"W

581.89
S42°51'44"E

193.74
N89°47'55"W

East-West Quarter line of Section 29, Township 32, Range 25

(1/2 inch open pipe)

57.88

37.02

19.43

Southwest corner of the Northwest Quarter of Section 29, Township 32, Range 25 (West Quarter corner)
(Cast Iron Monument)

Northwest corner of Section 29, Township 32, Range 25 (Cast Iron Monument)

MINNESOTA

(A-84)

West line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the East line of Lot 2, Block 3, PEARSON PLACE

S00°02'12"E 300.88

N00°02'12"W 2684.32

West line of the Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

OUTLOT N

RANGE 25

NW 1/4 NW 1/4

S23°58'23"W 165.58

180.00

DRIVE

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M2

Southerly Right of Way line of MNDOT MONUMENTATION PLAT 02-M2

46.58

390.93

50.42
S23°58'17"W

Δ=89°59'54"
R=10.00
644.01

(A-21)

INSET A
(SEE SHEET 3 OF 7 SHEETS FOR DETAILS)

LOT 1

OUTLOT A

LOT 2

PEARSON

RIVERDALE

OUTLOT C

BLOCK 1

STREET F

BOWERS MISSISSIPPI ACRES

BOWERS DRIVE

451.73
N22°30'18"E

100.41
R=955.37
Δ=06°01'20"

205.79
N61°23'50"W

50.00
N76°47'15"W

159.73
R=705.37
Δ=12°58'27"

76.30
S00°14'18"W

395.06
R=1281.25
Δ=17°40'00"

322.61
N17°54'18"E

306.01

OUTLOT A

Δ=58°33'37"
R=60.36
61.69

270.04
A=02°37'20"
R=5900.13

(RLS 40062 1/2 inch pipe)

(1/2 inch pipe broken cap)

INSET B
(SEE SHEET 4 OF 7 SHEETS FOR DETAILS)

South line of Government Lot 1, Section 30, Township 32, Range 25

PLACE

337.65
S89°53'27"E

176.09
S23°58'23"W

91.52
S15°53'40"W

91.52
S01°51'59"E

43.82
S25°07'06"E

65.02
S16°21'56"E

278.78
S52°20'49"E

120.47
S57°55'00"E

120.47
S48°59'21"E

132.25
S53°17'32"E

152.69
S04°41'59"E

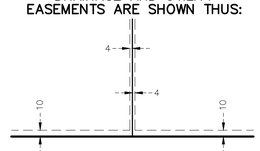
OUTLOT D

1254.21

1349.11
N40°39'19"W

OUTLOT A

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument unless otherwise noted

◉ Denotes Found Anoka County Cast Iron Monument

N

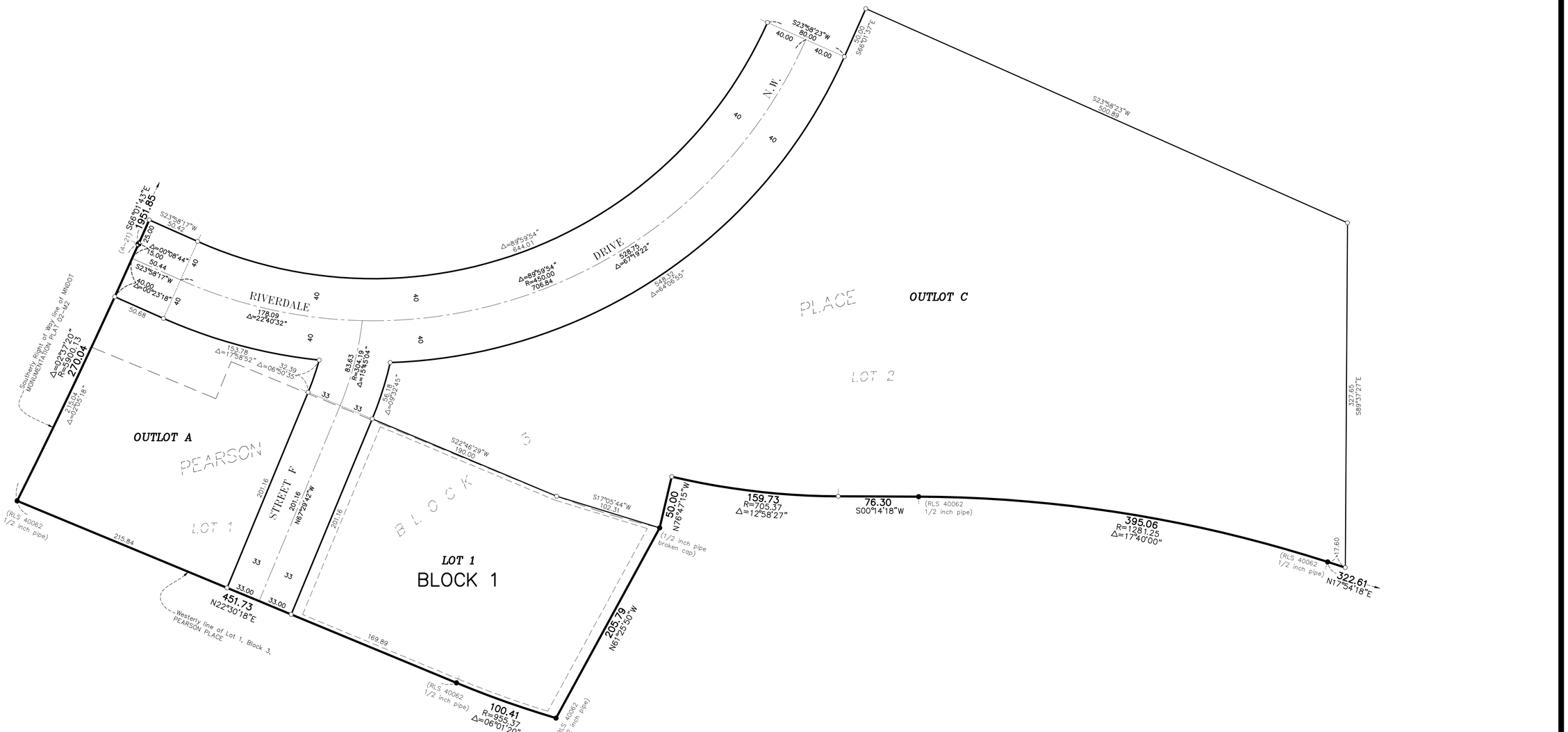
GRAPHIC SCALE
0 60 120 240
(SCALE IN FEET)
1 INCH = 120 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

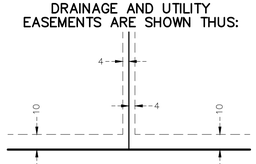
INSET A

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

Denotes 3/4 inch Minnesota Department of Transportation Iron Pin

Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

Denotes Found Monument as noted

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET B

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

MATCH LINE A

S23°58'23"W 110.00
40.00
40.00
30.00
145.79 S66°01'37"E
130.00 S23°58'23"W
N66°01'37"W 50.39
50.39 S66°01'37"E
60.00 S23°58'23"W
91.44 R=435.00 Δ=12°02'40"
N66°01'37"W 139.58
164.00 S03°19'43"W
67.24 S03°12'51"E
S17°48'47"W 121.18
184.27 S22°54'26"E
55.03 S20°05'28"E
56.54 S04°51'02"E
91.22 S00°22'48"W
N15°57'53"E 117.18
N89°47'35"W 105.27
N65°20'41"W 54.07
N00°10'08"W 80.27
117.78 S36°42'28"W
N53°17'32"W 30.74
40.00 S36°42'28"W
50.61 S53°17'32"E
130.00 S36°42'28"W
S53°17'32"E 105.67
S48°39'21"E 120.47
S37°35'00"E 120.47
S32°20'49"E 219.78
S25°07'06"E 43.67
S16°21'56"E 65.02
S01°51'59"E 91.52
S15°53'40"W 91.52
S23°58'23"W 676.98

SECTION 29, TOWNSHIP 32, RANGE 25

NW 1/4

OF THE

N.W.

DRIVE

S66°01'37"E 667.20

667.20 S66°01'37"E

617.20

40 40

West line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the East line of Lot 2, Block 3, PEARSON PLACE

South line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, also the North line of Outlot B, PEARSON PLACE

West line of the Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

PLACE

OUTLOT N

OUTLOT B

LOT 2

BLOCK 3

PEARSON

RIVERDALE

40 40

40.00 60.00 40.00 S23°58'23"W

50.00 S66°01'37"E

South line of Government Lot 1, Section 30, Township 32, Range 25, also the South line of Lot 2, Block 3, PEARSON PLACE

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET C

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

MATCH LINE B

RABBIT STREET N.W.

147TH AVENUE N.W.

SNOWY OWL STREET N.W.

146TH LANE N.W.

145TH LANE N.W.

PEARSON PLACE

OUTLOT I

OUTLOT M

OUTLOT E

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET D

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30,
TWP. 32, RGE. 25

S00°08'36"W
1705.32

966.20

S89°51'24"E
140.00

S00°08'36"W
44.96

S89°51'24"E
60.00

34.96
N00°08'36"E

23.25
S89°51'24"E

PLACE

OUTLOT L

OUTLOT B

PEARSON

Δ=41°06'17"
R=323.00
231.80

Δ=179°11'52"
R=330.00
1613.71

C.B.=S70°08'46"E
C.L.=1511.40
Δ=282°43'17"
R=1024.00
151.17

S01°07'08"E
307.83

S07°09'05"W
74.09

S79°16'08"E
20.96

S10°43'52"W
126.00

S79°16'08"E
20.08

S10°43'52"W
74.55

Δ=10°35'17"
R=170.00
31.42

S78°32'33"E
42.28

S75°40'50"E
42.28

S72°48'08"E
42.28

S69°55'26"E
42.28

S67°02'43"E
42.28

S64°10'01"E
42.28

S61°17'19"E
42.28

S58°24'36"E
42.28

S55°31'54"E
42.28

S52°39'12"E
42.28

S49°46'29"E
42.28

S46°53'47"E
42.28

S44°01'04"E
42.28

S41°08'22"E
42.28

S38°15'39"E
42.28

S35°22'57"E
42.28

S32°30'14"E
42.28

S29°37'32"E
42.28

S26°44'49"E
42.28

S23°52'07"E
42.28

S21°01'37"E
42.43

S66°01'37"E
60.00

N89°51'25"W
60.00

42.50
R=230.00
Δ=10°35'17"

14.62
N10°43'52"E

163.40
R=207.00
Δ=45°13'32"
CL=159.21
C.B.=S76°51'20"E

S79°16'08"E
343.19

S79°16'08"E
343.19

343.19
S79°16'08"E

N.W.

DRIVE

OUTLOT K

RIVERDALE

DRIVE

Δ=13°43'31"
R=1460.00
349.74

346.67
R=1460.00
Δ=13°43'31"

350.32
Δ=13°43'31"

362.86
R=1570.00
Δ=13°14'31"

NW 1/4
NW 1/4

SECTION 29, TOWNSHIP 32, RANGE 25

OF THE

South line of the Northwest Quarter of the Northwest Quarter of said Section 29, Township 32, Range 25, also the North line of Outlot B, PEARSON PLACE

S66°01'37"E
29.23

S66°01'37"E
268.54

S66°01'37"E
21.54

S66°01'37"E
152.72

S66°01'37"E
40.00

S66°01'37"E
88.00

S66°01'37"E
115.79

S66°01'37"E
115.79

S66°58'23"W
42.43

S23°58'23"W
130.00

S23°58'23"W
60.00

S23°58'23"W
200.00

S23°58'23"W
130.00

S23°58'23"W
110.00

S23°58'23"W
30.00

111.54

158.00

41.54

45.27
N66°01'37"W

S79°16'08"E
47.54

S69°19'01"E
47.54

S70°38'41"E
47.54

S72°01'23"E
42.28

S73°24'44"E
42.28

S74°48'06"E
42.28

S76°11'28"E
42.28

S77°34'49"E
42.28

S78°58'11"E
42.28

S80°21'32"E
42.28

S81°44'54"E
42.28

S83°08'15"E
42.28

S84°31'37"E
42.28

S85°54'58"E
42.28

S87°18'20"E
42.28

S88°41'41"E
42.28

S83°40'30"E
67.30

Δ=17°38'53"
R=370.00
113.97

OUTLOT J

NW 1/4
NW 1/4

MATCH LINE A

MATCH LINE B

RIVERSTONE SOUTH

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

INSET E

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

RIVERSTONE SOUTH

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

RIVERSTONE SOUTH

GRADING, DEVELOPMENT & EROSION CONTROL PLANS

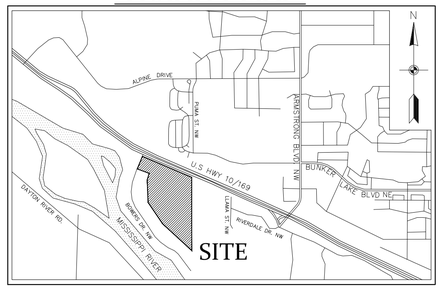
RAMSEY, MINNESOTA

SHEET INDEX

1. COVER
2. GRADING INDEX
3–10. GRADING DEVELOPMENT & EROSION CONTROL PLANS
11–12. DETAILS
13. PAD ELEVATION TABLES

0 50 100 200
(IN FEET)

VICINITY MAP



NOT TO SCALE

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38–02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn: ADB
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

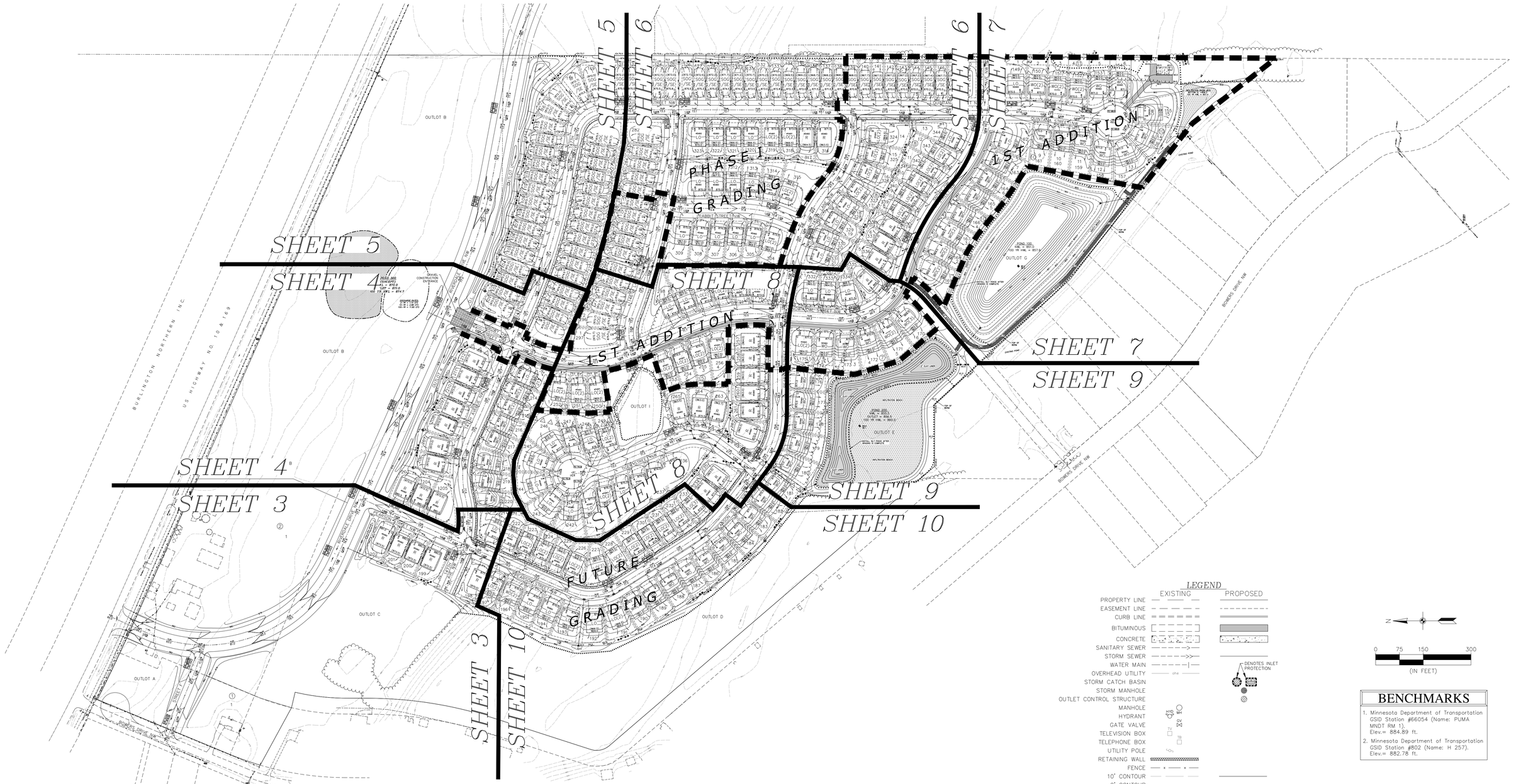
RIVERSTONE SOUTH
Ramsey, MN

COVER SHEET

1 of 13

Save Date: 10/06/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_cover.dwg

#8494



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		

N

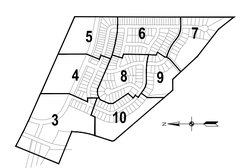
0 75 150 300

(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

KEY



CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

WETLAND SUMMARY

THERE ARE NO DELINEATED WETLANDS ONSITE.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING INDEX

2 of 13

Save Date: 10/06/21 F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_ind.dwg

#8494

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		

SEE SHEET 4

SEE SHEET 10

RIVERDALE DRIVE NW

PEARSON STREET NW

147TH AVE NW

PEARSON STREET

BOWERS DRIVE NW

STREET F

FUTURE GRADING

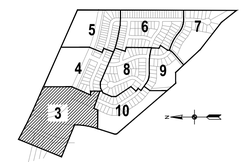
OUTLOT A

OUTLOT C

① 1

② 1

KEY



0 25 50 100 (IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

3 of 13

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		

SEE SHEET 5

INFILTRATION BENCH

POND 300
(CONCEPT)
NWL = 870.0
OUTLET = 871.0
100 YR HWL = 874.7

DISCHARGE RATES:
2-YR = 1.15 CFS
10-YR = 2.88 CFS
100-YR = 11.80 CFS

GRAVEL CONSTRUCTION ENTRANCE

OUTLOT B

RIVERDALE DRIVE NW

147TH AVENUE NW

SNOWY OWL STREET NW

14 7TH AVENUE NW

PEARSON STREET NW

OUTLOT K

PHASE 1 GRADING

1ST ADDITION

FUTURE GRADING

SEE SHEET 3

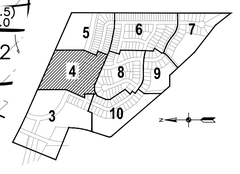
SEE SHEET 8

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDOT NW 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #302 (Name: H 257). Elev.= 882.78 ft.

KEY



CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: _____
Date: 10/06/21 License #: 25063

Drawn: _____
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

4 of 13

Save Date: 10/06/21 | f:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_gr.dwg

#8494

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 00.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		

OUTLOT B

INFILTRATION BENCH

POND 300
(CONCEPT)
NWL = 870.0
OUTLET = 871.0
100 YR HWL = 874.7

DISCHARGE RATES:
2-YR = 1.15 CFS
10-YR = 2.88 CFS
100-YR = 11.80 CFS

GRAVEL CONSTRUCTION ENTRANCE

SEE SHEET 4

SEE SHEET 6

SEE SHEET 8

RIVERDALE DRIVE NW

147TH AVENUE NW

147TH LANE NW

QUINTANA STREET NW

PHASE I GRADING

ST ADDITION

O.L. 1

O.L. 2

N

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

KEY

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

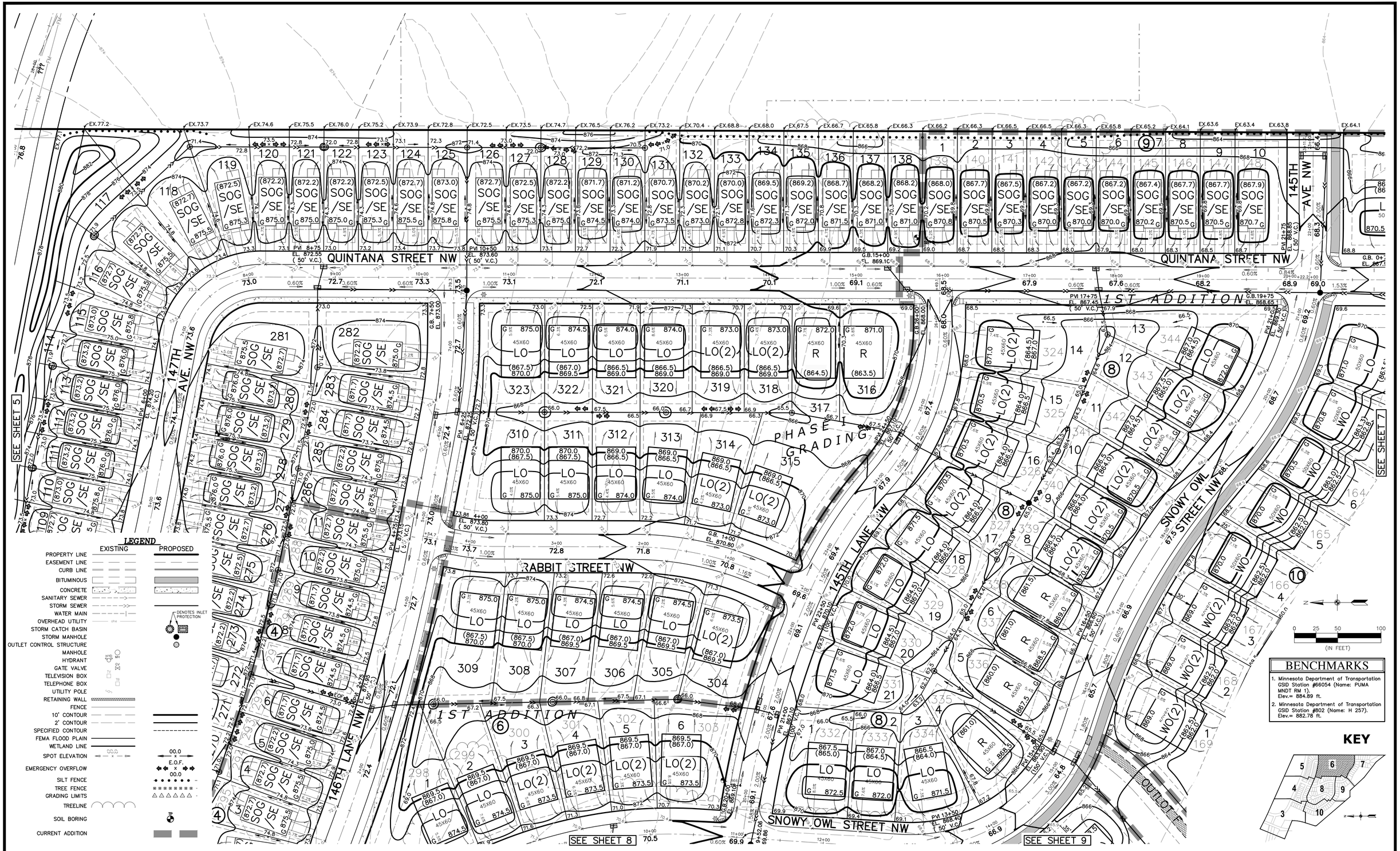
RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

Save Date: 10/06/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_gr.dwg

#8494



CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

6 of 13

#8494

QUINTANA STREET NW

145TH AVE NW

SNOWY OWL STREET NW

1ST ADDITION

PHASE I GRADING

OUTLOT F

OUTLOT G

POND 100
NWL = 851.0
100 YR HWL = 857.9

INFILTRATION BASIN #101
BOTTOM EL. =856.0
100 YR HWL = 857.4

EXISTING POND

BOWERS DRIVE NW

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

SAFETY BENCH

TOP OF BERM

10' MAINTENANCE ACCESS

SEE SHEET 6

SEE SHEET 9

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		

DENOTES INLET PROTECTION

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

KEY

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

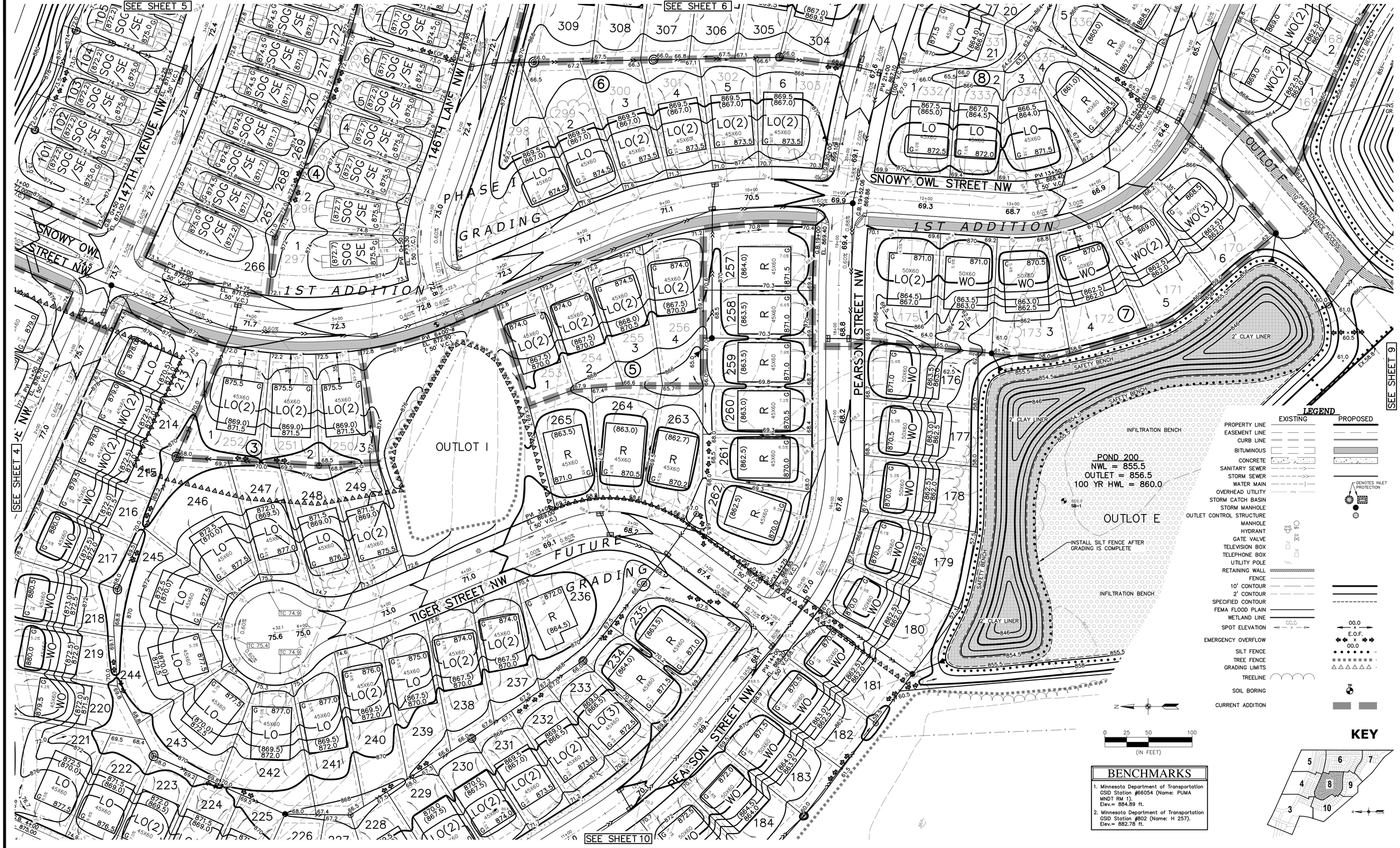
RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

7 of 13

Save Date: 10/06/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_gr.dwg

#8494



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		

DENOTES INLET PROTECTION

KEY

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

8 of 13

Save Date: 10/06/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_gr.dwg

#8494

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 10

POND 100
NWL = 851.0
100 YR HWL = 857.9

POND 200
NWL = 855.5
OUTLET = 856.5
100 YR HWL = 860.0

OUTLOT G

OUTLOT F

OUTLOT E

SNOWY OWL STREET NW

PEARSON STREET NW

BOWERS DRIVE NW

1ST ADDITION

FUTURE GRADING

PHASE I GRADING

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

10' MAINTENANCE ACCESS

TO MAINTENANCE ACCESS

TOP OF BERM

EXISTING POND

2' CLAY LINER

SAFETY BENCH

INFILTRATION BENCH

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		

DENOTES INLET PROTECTION

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

KEY

CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

9 of 13

Save Date: 10/06/21 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_gr.dwg

#8494



CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

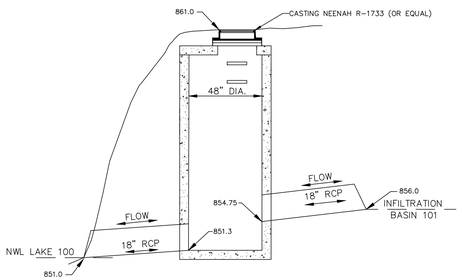
GRADING, DEVELOPMENT & EROSION CONTROL PLAN

10 of 13

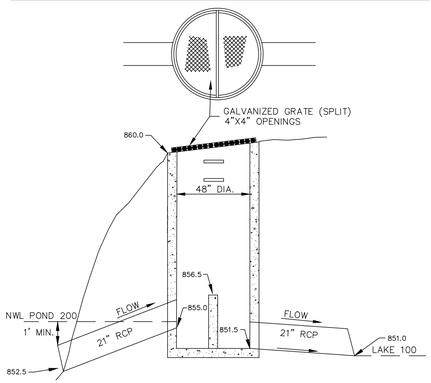
Save Date: 10/06/21 F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_gr.dwg

#8494

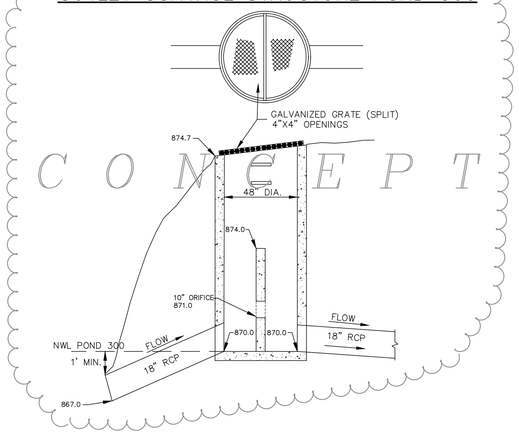
OUTLET CONTROL STRUCTURE LAKE 100



OUTLET CONTROL STRUCTURE POND 200

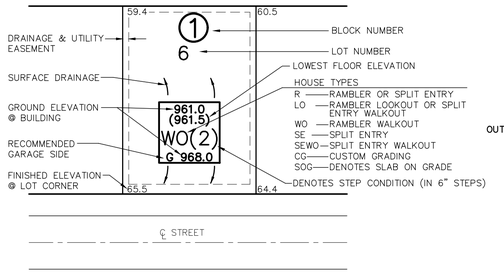


OUTLET CONTROL STRUCTURE POND 300

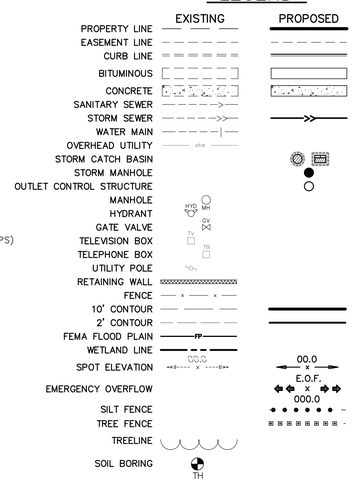


CONCEPT

GRADING PLAN LOT KEY

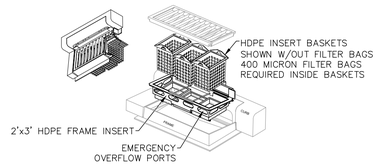


LEGEND



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

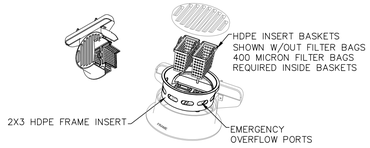
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

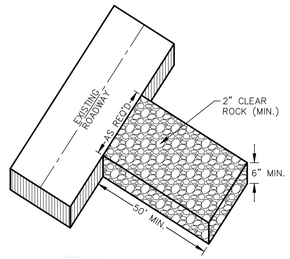
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

ROCK CONSTRUCTION ENTRANCE



SUBGRADE CORRECTION

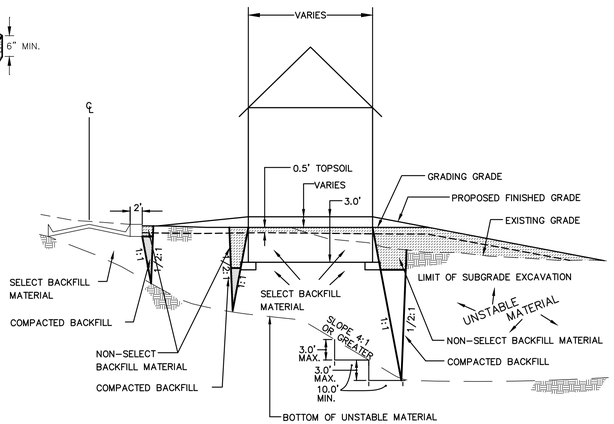


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

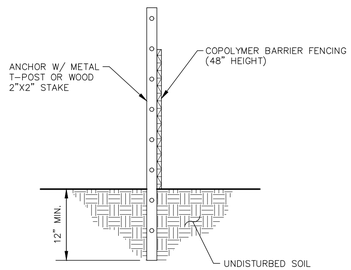
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003
City of RAMSEY
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
CITY PLATE No. STR-26

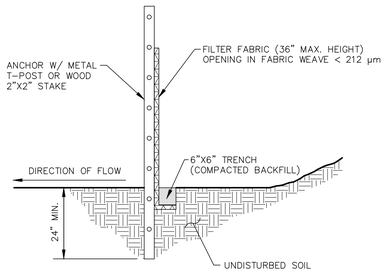
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

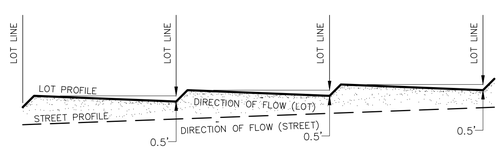
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

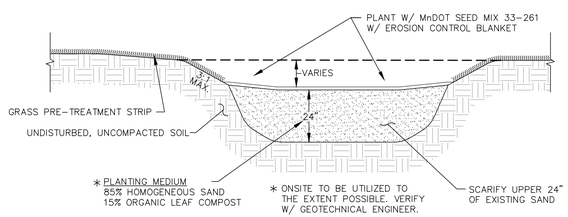
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL

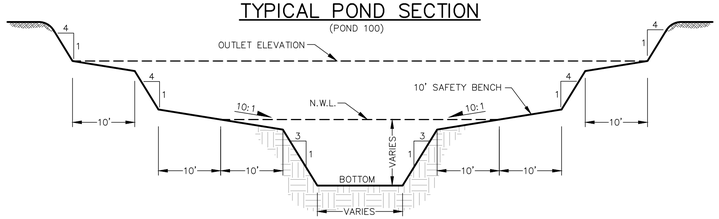


INFILTRATION BASIN



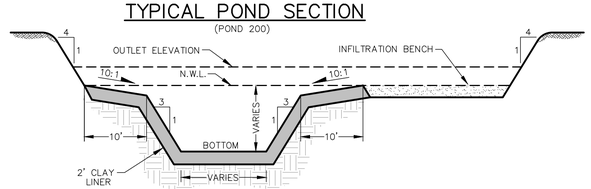
TYPICAL POND SECTION

(POND 100)



TYPICAL POND SECTION

(POND 200)



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

DETAILS

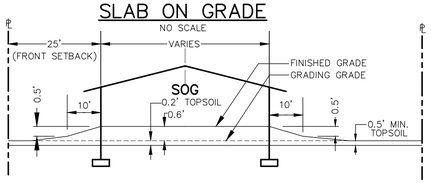
11 of 13

Save Date: 10/07/21 | f:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_dtls.dwg

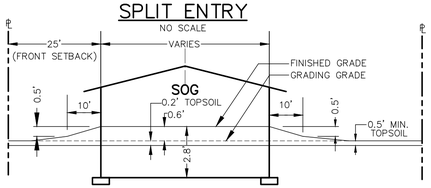
#8494

40 'LOTS
DETACHED TOWNHOME HOLDDOWNS

SLAB ON GRADE
NO SCALE

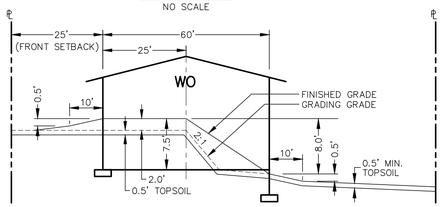


SPLIT ENTRY
NO SCALE

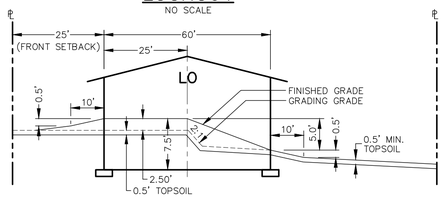


65' LOTS

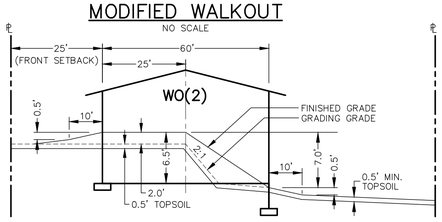
WALKOUT
NO SCALE



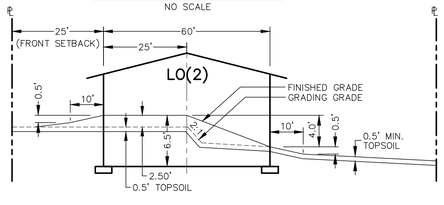
LOOKOUT
NO SCALE



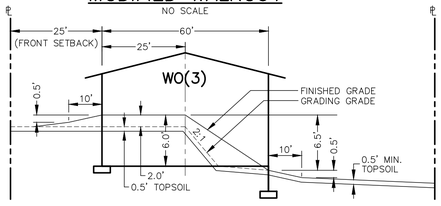
MODIFIED WALKOUT
NO SCALE



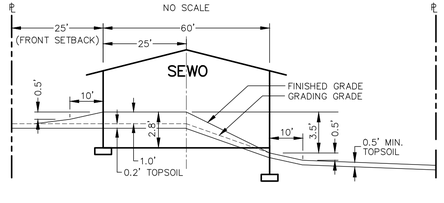
MODIFIED LOOKOUT
NO SCALE



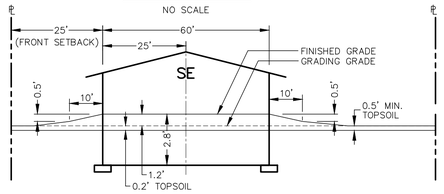
MODIFIED WALKOUT
NO SCALE



SPLIT ENTRY WALKOUT
NO SCALE

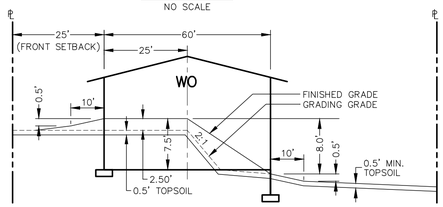


SPLIT ENTRY
NO SCALE

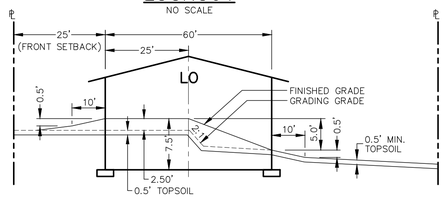


55' LOTS

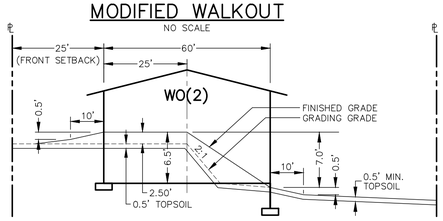
WALKOUT
NO SCALE



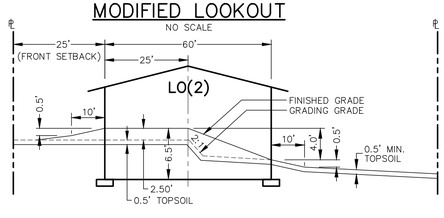
LOOKOUT
NO SCALE



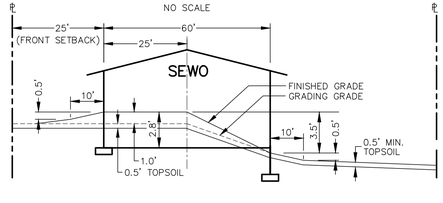
MODIFIED WALKOUT
NO SCALE



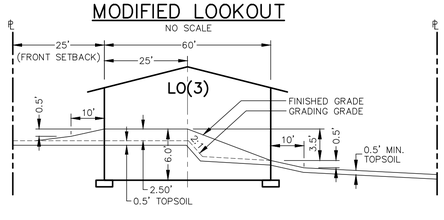
MODIFIED LOOKOUT
NO SCALE



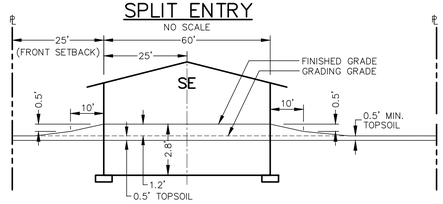
SPLIT ENTRY WALKOUT
NO SCALE



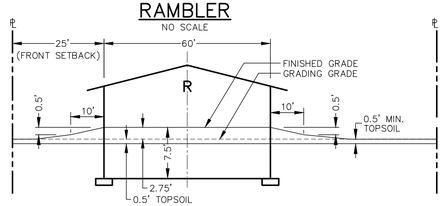
MODIFIED LOOKOUT
NO SCALE



SPLIT ENTRY
NO SCALE



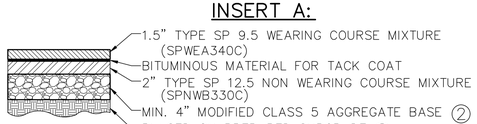
RAMBLER
NO SCALE



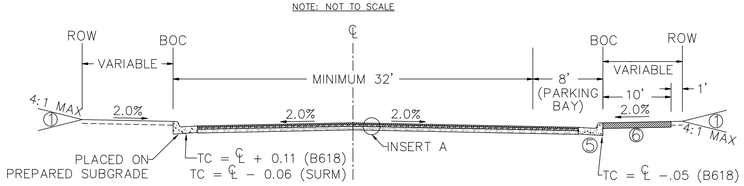
REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.
6. BITUMINOUS TRAIL. SEE CITY PLATE No. PARK-1.

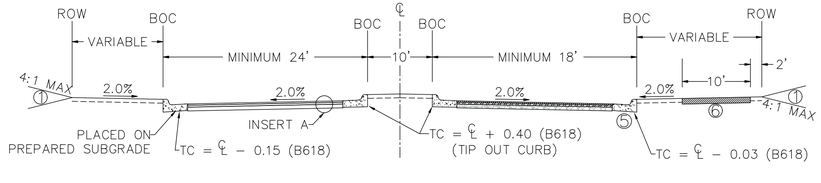
INSERT A:



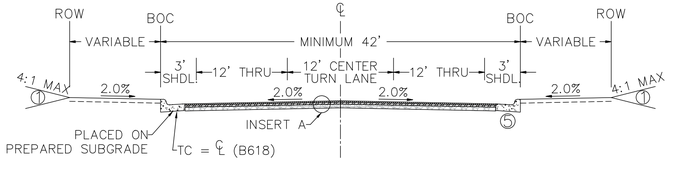
32' – URBAN STREET
W/ PARKING BAY
NOTE: NOT TO SCALE



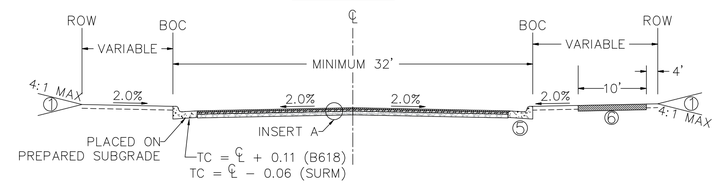
ENTRANCE W/CENTER MEDIAN
NOTE: NOT TO SCALE



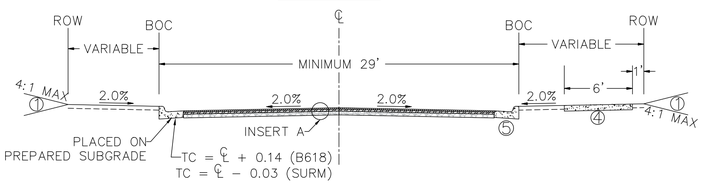
42' – URBAN STREET
NOTE: NOT TO SCALE



32' – URBAN STREET
NOTE: NOT TO SCALE



29' – URBAN STREET
NOTE: NOT TO SCALE



CARLSON McCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 10/06/21 License #: 25063

Drawn:
Designed: BJK
Date: 10/06/21

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

DETAILS

12 of 13

Save Date: 10/07/21 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad c3d\engineering\final plans\grading\8494_dtls.dwg

#8494

Grading Lot Number	Addition	Block	Lot	Proposed				*Split Entry Alternate (if applicable)*				EOF	100 Year	Water Table	Controling Elevation		Method
				House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	*House Type*	*Garage Floor Elevation*	*Lowest Floor Elevation*	*Lowest opening Elevation*				LF	LO	
101	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
102	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
103	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
104	-	-	-	SOG	875.0	875.0	875.0	*SF*	*875.0*	*872.2*	*875.0*	873.5	-	855.7	-	874.5	FOF
105	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
106	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
107	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
108	-	-	-	SOG	875.3	875.3	875.3	*SE*	*875.3*	*872.5*	*875.3*	873.5	-	855.2	-	874.5	EOF
109	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.5	-	855.2	-	874.5	EOF
110	-	-	-	SOG	875.8	875.8	875.8	*SE*	*875.8*	*873.0*	*875.8*	873.5	-	855.2	-	874.5	EOF
111	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.5	-	855.2	-	874.5	EOF
112	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.5	-	855.2	-	874.5	EOF
113	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.5	-	855.2	-	874.5	EOF
114	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.5	-	855.2	-	874.5	EOF
115	-	-	-	SOG	875.8	875.8	875.8	*SE*	*875.8*	*873.0*	*875.8*	873.5	-	855.2	-	874.5	EOF
116	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.5	-	855.2	-	874.5	EOF
117	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.5	-	855.2	-	874.5	EOF
118	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.5	-	855.2	-	874.5	EOF
119	-	-	-	SOG	875.3	875.3	875.3	*SE*	*875.3*	*872.5*	*875.3*	873.5	-	855.2	-	874.5	EOF
120	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
121	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
122	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.5	-	855.2	-	874.5	EOF
123	-	-	-	SOG	875.3	875.3	875.3	*SE*	*875.3*	*872.5*	*875.3*	873.5	-	855.2	-	874.5	EOF
124	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.0	-	855.2	-	874.0	EOF
125	-	-	-	SOG	875.8	875.8	875.8	*SE*	*875.8*	*873.0*	*875.8*	873.0	-	855.2	-	874.0	EOF
126	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.0	-	855.2	-	874.0	EOF
127	-	-	-	SOG	875.3	875.3	875.3	*SE*	*875.3*	*872.5*	*875.3*	873.0	-	855.2	-	874.0	EOF
128	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.0	-	855.2	-	874.0	EOF
129	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	871.0	-	855.2	-	872.0	EOF
130	-	-	-	SOG	874.0	874.0	874.0	*SE*	*874.0*	*871.2*	*874.0*	871.0	-	855.2	-	872.0	EOF
131	-	-	-	SOG	873.5	873.5	873.5	*SE*	*873.5*	*870.5*	*873.5*	871.0	-	855.2	-	872.0	EOF
132	-	-	-	SOG	873.0	873.0	873.0	*SE*	*873.0*	*870.2*	*873.0*		-	855.2	858.2	-	WATER
133	-	-	-	SOG	872.8	872.8	872.8	*SE*	*872.8*	*870.0*	*872.8*		-	855.2	858.2	-	WATER
134	-	-	-	SOG	872.3	872.3	872.3	*SE*	*872.3*	*869.5*	*872.3*		-	855.2	858.2	-	WATER
135	-	-	-	SOG	872.0	872.0	872.0	*SE*	*872.0*	*869.2*	*872.0*		-	855.2	858.2	-	WATER
136	-	-	-	SOG	871.5	871.5	871.5	*SE*	*871.5*	*868.7*	*871.5*		-	855.2	858.2	-	WATER
137	-	-	-	SOG	871.0	871.0	871.0	*SE*	*871.0*	*868.2*	*871.0*		-	855.2	858.2	-	WATER
138	-	-	-	SOG	871.0	871.0	871.0	*SE*	*871.0*	*868.2*	*871.0*		-	855.2	858.2	-	WATER
139	1	9	1	SOG	870.8	870.8	870.8	*SE*	*870.8*	*868.0*	*870.8*		-	855.2	858.2	-	WATER
140	1	9	2	SOG	870.5	870.5	870.5	*SE*	*870.5*	*867.7*	*870.5*		-	855.2	858.2	-	WATER
141	1	9	3	SOG	870.3	870.3	870.3	*SE*	*870.3*	*867.5*	*870.3*		-	855.2	858.2	-	WATER
142	1	9	4	SOG	870.0	870.0	870.0	*SE*	*870.0*	*867.2*	*870.0*		-	855.2	858.2	-	WATER
143	1	9	5	SOG	870.0	870.0	870.0	*SE*	*870.0*	*867.2*	*870.0*		-	855.2	858.2	-	WATER
144	1	9	6	SOG	870.0	870.0	870.0	*SE*	*870.0*	*867.2*	*870.0*		-	855.2	858.2	-	WATER
145	1	9	7	SOG	870.2	870.2	870.2	*SE*	*870.2*	*867.4*	*870.2*		-	855.2	858.2	-	WATER
146	1	9	8	SOG	870.5	870.5	870.5	*SE*	*870.5*	*867.7*	*870.5*		-	855.2	858.2	-	WATER
147	1	9	9	SOG	870.5	870.5	870.5	*SE*	*870.5*	*867.7*	*870.5*		-	855.2	858.2	-	WATER
148	1	9	10	SOG	870.7	870.7	870.7	*SE*	*870.7*	*867.9*	*870.7*		-	855.2	858.2	-	WATER
149	1	11	1	LO	870.5	863.0	865.5	*SEWO*	*870.0*	*867.2*	*867.2*	861.7	-	855.2	-	862.7	EOF
150	1	11	2	WO(2)	870.5	864.0	864.0	-	-	-	-	861.7	-	855.2	-	862.7	EOF
151	1	11	3	WO(2)	870.0	863.5	863.5	-	-	-	-	861.7	-	855.2	-	862.7	EOF
152	1	11	4	WO(2)	870.0	863.5	863.5	-	-	-	-	861.0	-	855.2	-	862.0	EOF
153	1	11	5	WO	871.0	863.5	863.5	-	-	-	-	861.0	-	855.2	-	862.0	EOF
154	1	11	6	WO	871.0	863.5	863.5	-	-	-	-	861.0	-	855.2	-	862.0	EOF
155	1	10	15	WO	871.0	863.5	863.5					857.0	857.4	855.2	859.4		100 YR
156	1	10	14	WO	871.0	863.5	863.5	-	-	-	-	857.0	857.4	855.2	859.4	-	100 YR
157	1	10	13	WO	871.0	863.5	863.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
158	1	10	12	WO	871.0	863.5	863.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
159	1	10	11	WO	870.5	863.0	863.0	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
160	1	10	10	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
161	1	10	9	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
162	1	10	8	LO	871.0	863.5	866.0	*SEWO*	*870.5*	*867.7*	*867.7*	860.5	857.9	855.2	861.5	-	100 YR
163	1	10	7	WO	870.8	863.3	863.3	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
164	1	10	6	WO	870.5	863.0	863.0	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
165	1	10	5	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
166	1	10	4	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
167	1	10	3	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
168	1	10	2	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
169	1	10	1	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
170	1	7	6	WO(3)	968.5	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
171	1	7	5	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
172	1	7	4	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
173	1	7	3	WO	870.5	863.0	863.0	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
174	1	7	2	WO	871.0	863.5	863.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
175	1	7	1	LO(2)	871.0	864.5	867.0	*SEWO*	*870.5*	*867.7*	*867.7*	860.5	860.0	855.2	862.0	-	100 YR
176	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
177	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
178	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
179	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
180	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
181	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
182	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	-	855.2	-	861.5	EOF

Grading Lot Number	Addition	Block	Lot	Proposed				*Split Entry Alternate (if applicable)*				EOF	100 Year	Water Table	Controling Elevation		Method
				House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	*House Type*	*Garage Floor Elevation*	*Lowest Floor Elevation*	*Lowest opening Elevation*				LF	LO	
183	-	-	-	WO	871.5	864.0	864.0	-	-	-	-	861.5	-	855.2	-	862.5	EOF
184	-	-	-	WO	872.0	864.5	864.5	-	-	-	-	861.5	-	855.2	-	862.5	EOF
185	-	-	-	WO	872.5	865.0	865.0	-	-	-	-	862.0	-	855.2	-	863.0	EOF
186	-	-	-	WO	873.0	865.5	865.5	-	-	-	-	862.0	-	855.2	-	863.0	EOF
187	-	-	-	WO	873.5	866.0	866.0	-	-	-	-	862.5	-	855.2	-	863.5	EOF
188	-	-	-	WO	874.0	866.5	866.5	-	-	-	-	862.5	-	855.2	-	863.5	EOF
189	-	-	-	WO	874.0	866.5	866.5	-	-	-	-	862.5	-	855.2	-	863.5	EOF
190	-	-	-	WO(2)	874.0	866.5	866.5	-	-	-	-	862.5	-	855.2	-	863.5	EOF
191	-	-	-	LO(2)	873.0	866.5	869.0	*SEWO*	*872.5*	*869.7*	*869.7*	866.5	-	855.2	-	867.5	EOF
192	-	-	-	LO	874.0	866.5	869.0	*SEWO*	*873.5*	*870.7*	*870.7*	866.5	-	855.2	-	867.5	EOF
193	-	-	-	LO	874.0	866.5	869.0	*SEWO*	*873.5*	*870.7*	*870.7*	866.5	-	855.2	-	867.5	EOF
194	-	-	-	LO	874.5	867.0	869.5	*SEWO*	*874.0*	*871.2*	*871.2*	866.5	-	855.2	-	867.5	EOF
195	-	-	-	LO	875.5	868.0	870.5	*SEWO*	*875.0*	*872.2*	*872.2*	866.5	-	855.2	-	867.5	EOF
196	-	-	-	WO(2)	876.0	869.5	869.5	-	-	-	-	866.5	-	855.2	-	867.5	EOF
197	-	-	-	LO(2)	877.0	870.5	873.0	*SEWO*	*876.5*	*873.7*	*873.7*	866.5	-	855.2	-	867.5	EOF
189	-	-	-	R	877.5	870.0	877.5	*SE*	*877.0*	*874.2*	*877.0*	866.5	-	855.2	-	867.5	EOF
199	-	-	-	R	880.0	872.5	880.0	*SE*	*880.0*	*877.2*	*880.0*	878.5	-	855.2	-	879.5	EOF
200	-	-	-	R	880.0	872.5	880.0	*SE*	*880.0*	*877.2*	*880.0*	878.5	-	855.2	-	879.5	EOF
201	-	-	-	R	880.5	873.0	880.5	*SE*	*880.5*	*877.7*	*880.5*	878.5	-	855.2	-	879.5	EOF
202	-	-	-	R	881.0	873.5	881.0	*SE*	*881.0*	*878.2*	*881.0*	878.5	-	855.2	-	879.5	EOF
203	-	-	-	R	880.5	873.0	880.5	*SE*	*880.5*	*877.7*	*880.5*	878.0	-	855.2	-	879.0	EOF
204	-	-	-	R	880.0	872.5	880.0	*SE*	*880.0*	*877.2*	*880.0*	878.0	-	855.2	-	879.0	EOF
205				R	880.0	872.5	880.0	*SE*	*880.0*	*877.2*	*880.0*	878.0		855.2	-	879.0	EOF
206	-	-	-	R	880.5	873.0	880.5	*SF*	*880.5*	*877.7*	*880.5*	878.0	-	855.7	-	879.0	FOF
207	-	-	-	R	880.5	873.0	880.5	*SF*	*880.5*	*877.7*	*880.5*	878.0	-	855.7	-	879.0	FOF
208	-	-	-	R	880.0	872.5	880.0	*SE*	*880.5*	*877.7*	*880.5*	878.0	-	855.2	-	879.0	EOF
209	-	-	-	R	879.5	877.0	879.5	*SF*	*879.5*	*876.7*	*879.5*	878.0	-	855.7	-	879.0	FOF
210	-	-	-	R	879.5	872.0	879.5	*SE*	*879.5*	*876.7*	*879.5*	877.5	-	855.2	-	878.5	EOF
211	-	-	-	R	879.0	871.5	879.0	*SE*	*879.0*	*876.2*	*879.0*	877.5	-	855.2	-	878.5	EOF
212	-	-	-	R	879.0	871.5	879.0	*SE*	*879.0*	*876.2*	*879.0*	877.5	-	855.2	-	878.5	EOF
213	-	-	-	LO	878.0	870.5	873.0	*SEWO*	*877.5*	*875.2*	*875.2*	870.0	-	855.2	-	871.0	EOF
214	-	-	-	WO(2)	879.0	872.5	872.5	-	-	-	-	870.0	-	855.2	-	871.0	EOF
215	-	-	-	WO(2)	879.0	872.5	872.5	-	-	-	-	870.0	-	855.2	-	871.0	EOF
216	-	-	-	WO	879.5	872.0	872.0	-	-	-	-	870.0	-	855.2	-	871.0	EOF
217	-	-	-	WO	880.0	872.5	872.5	-	-	-	-	870.0	-	855.2	-	871.0	EOF
218	-	-	-	WO	880.5	873.0	873.0	-	-	-	-	870.0	-	855.2	-	871.0	EOF
219	-	-	-	WO	880.0	872.5	872.5	-	-	-	-	870.0	-	855.2	-	871.0	EOF
220	-	-	-	WO	879.5	872.0	872.0	-	-	-	-	870.0	-	855.2	-	871.0	EOF
221	-	-	-	LO	877.5	870.0	872.5	*SEWO*	*877.0*	*874.2*	*874.2*	870.0	-	855.2	-	871.0	EOF
222	-	-	-	LO	876.5	869.0	871.5	*SEWO*	*876.0*	*873.2*	*873.2*	870.0	-	855.2	-	871.0	EOF
223	-	-	-	LO(2)	876.0	869.5	872.0	*SEWO*	*875.5*	*872.7*	*872.7*	870.0	-	855.2	-	871.0	EOF
224	-	-	-	LO(2)	875.5	869.0	871.5	*SEWO*	*875.0*	*872.2*	*872.2*	870.0	-	855.2	-	871.0	EOF
225	-	-	-	LO(2)	875.0	868.5	871.0	*SEWO*	*874.5*	*871.7*	*871.7*	868.0	-	855.2	-	869.0	EOF
226	-	-	-	LO(2)	874.5	868.0	870.5	*SEWO*	*874.0*	*871.2*	*871.2*	868.0	-	855.2	-	869.0	EOF
227	-	-	-	LO(2)	873.5	867.0	869.5	*SEWO*	*873.0*	*870.2*	*870.2*	868.0	-	855.2	-	869.0	EOF
228	-	-	-	LO(2)	873.5	867.0	869.5	*SEWO*	*873.0*	*870.2*	*870.2*	868.0	-	855.2	-	869.0	EOF
229	-	-	-	LO(2)	874.0	867.5	870.0	*SEWO*	*873.5*	*870.7*	*870.7*	868.0	-	855.2	-	869.0	EOF
230	-	-	-	LO(2)	874.0	867.5	870.0	*SEWO*	*873.5*	*870.7*	*870.7*	867.5	-	855.2	-	868.5	EOF
231	-	-	-	LO(2)	873.5	867.0	869.5	*SEWO*	*873.0*	*870.2*	*870.2*	867.5	-	855.2	-	868.5	EOF
232	-	-	-	LO(2)	873.0	866.5	869.0	*SEWO*	*872.5*	*869.7*	*869.7*	867.5	-	855.2	-	868.5	EOF
233	-	-	-	LO(3)	872.5	866.5	869.0	*SEWO*	*872.0*	*869.2*	*869.2*	867.5	-	855.2	-	868.5	EOF
234	-	-	-	R	871.5	864.0	871.5	*SE*	*871.5*	*868.7*	*871.5*	867.5	-	855.2	-	868.5	EOF
235	-	-	-	R	871.0	863.5	871.0	*SE*	*871.0*	*868.2*	*871.0*	867.5	-	855.2	-	868.5	EOF
236	-	-	-	R	872.0	864.5	872.0	*SE*	*872.0*	*869.2*	*872.0*	867.5	-	855.2	-	868.5	EOF
237	-	-	-	LO(2)	874.0	867.5	870.0	*SEWO*	*873.5*	*870.7*	*870.7*	867.5	-	855.2	-	868.5	EOF
238	-	-	-	LO(2)	874.0	867.5	870.0	*SEWO*	*873.5*	*870.7*	*870.7*	867.5	-	855.2	-	868.5	EOF
239	-	-	-	LO	875.0	867.5	870.0	*SEWO*	*874.5*	*871.7*	*871.7*	867.5	-	855.2	-	868.5	EOF
240	-	-	-	LO(2)	876.0	869.5	872.0	*SEWO*	*875.5*	*872.7*	*872.7*	868.0	-	855.2	-	869.0	EOF
241	-	-	-	LO	877.0	869.5	872.0	*SFWO*	*876.5*	*873.7*	*873.7*	868.0	-	855.7	-	869.0	FOF
242	-	-	-	LO	877.0	869.5	872.0	*SFWO*	*876.5*	*873.7*	*873.7*	868.0	-	855.7	-	869.0	FOF
243	-	-	-	LO	877.5	870.0	872.5	*SFWO*	*877.0*	*874.2*	*874.2*	870.0	-	855.7	-	871.0	FOF
244	-	-	-	LO	877.5	870.0	872.5	*SEWO*	*877.0*	*874.2*	*874.2*	870.0	-	855.2	-	871.0	EOF
245	-	-	-	LO	877.5	870.0	872.5	*SEWO*	*877.0*	*874.2*	*874.2*	870.0	-	855.2	-	871.0	EOF
246	-	-	-	LO	877.5	870.0	872.5	*SEWO*	*877.0*	*874.2*	*874.2*	870.0	-	855.2	-	871.0	EOF
247	-	-	-	LO	877.0	869.5	872.0	*SEWO*	*876.5*	*873.7*	*873.7*	870.0	-	855.2	-	871.0	EOF
248	-	-	-	LO	876.5	869.0	871.5	*SEWO*	*876.0*	*873.2*	*873.2*	870.0	-	855.2	-	871.0	EOF
249	-	-	-	LO(2)	875.5	869.0	871.5	*SEWO*	*875.0*	*872.2*	*872.2*	870.0	-	855.2	-	871.0	EOF
250	1	3	3	LO(2)	875.5	869.0	871.5	*SEWO*	*875.0*	*872.2*	*872.2*	870.0	-	855.2	-	871.0	EOF
251	1	3	2	LO(2)	875.5	869.0	871.5	*SEWO*	*875.0*	*872.2*	*872.2*	870.0	-	855.2	-	871.0	EOF
252	1	3	1	LO(2)	875.5	869.0	871.5	*SEWO*	*875.0*	*872.2*	*872.2*	870.0	-	855.2	-	871.0	EOF
253	1	5	1	LO(2)	874.0	867.5	870.0	*SEWO*	*873.5*	*870.7*	*870.7*	868.5	-	855.2	-	869.5	EOF
254	1	5	2	LO(2)	874.0	867.5	870.0	*SEWO*	*873.5*	*870.7*	*870.7*	868.5	-	855.2	-	869.5	EOF
255	1	5	3	LO(2)	874.5	868.0	870.5	*SEWO*	*874.0*	*871.2*	*871.2*	868.5	-	855.2	-	869.5	EOF
256	1	5	4	LO(2)	874.0	867.5	870.0	*SEWO*	*873.5*	*870.7*	*870.7*	868.5	-	855.2	-	869.5	EOF
257	-	-	-	R	871.5	864.0	871.5	*SE*	*871.5*	*868.7*	*871.5*	868.5	-	855.2	-	869.5	EOF
258	-	-	-	R	871.0	863.5	871.0	*SE*	*871.0*	*868.2*	*871.0*	868.5	-	855.2	-	869.5	EOF
259	-	-	-	R	871.0	863.5	871.0	*SE*	*871.0*	*868.2*	*871.0*	868.5	-	855.2	-	869.5	EOF
260	-	-	-	R	870.5	863.0	870.5	*SE*	*870.5*	*867.7*	*870.5*	868.5	-	855.2	-	869.5	EOF
261	-	-	-	R	870.0	862.5	870.0	*SE*	*870.0*	*867.2*	*870.0*	868.5	-	855.2	-	869.5	EOF
262	-	-	-	R	870.0	862.5	870.0	*SE*	*870.0*	*867.2*	*870.0*	868.5	-	855.2	-	869.5	EOF
263	-	-	-	R	870.2	862.7	870.2	*SE*	*870.2*	*867.4*	*870.2*	868.5	-	855.2	-	869.5	EOF

Grading Lot Number	Addition	Block	Lot	Proposed				*Split Entry Alternate (if applicable)*				EOF	100 Year	Water Table	Controling Elevation		Method
				House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	*House Type*	*Garage Floor Elevation*	*Lowest Floor Elevation*	*Lowest opening Elevation*				LF	LO	
264	-	-	-	R	870.5	863.0	870.5	*SE*	*870.5*	*867.7*	*870.5*	868.5	-	855.2	-	869.5	EOF
265	-	-	-	R	871.0	863.5	871.0	*SE*	*871.0*	*868.2*	*871.0*	868.5	-	855.2	-	869.5	EOF
266	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.0	-	855.2	-	874.0	EOF
267	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
268	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
269	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
270	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
271	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
272	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
273	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.0	-	855.2	-	874.0	EOF
274	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.0	-	855.2	-	874.0	EOF
275	-	-	-	SOG	875.3	875.3	875.3	*SE*	*875.3*	*872.5*	*875.3*	873.0	-	855.2	-	874.0	EOF
276	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.0	-	855.2	-	874.0	EOF
277	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.0	-	855.2	-	874.0	EOF
278	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.0	-	855.2	-	874.0	EOF
279	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.0	-	855.2	-	874.0	EOF
280	-	-	-	SOG	876.0	876.0	876.0	*SE*	*876.0*	*873.2*	*876.0*	873.0	-	855.2	-	874.0	EOF
281	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.0	-	855.2	-	874.0	EOF
282	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.0	-	855.2	-	874.0	EOF
283	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
284	-	-	-	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*	*874.5*	873.0	-	855.2	-	874.0	EOF
285	-	-	-	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.0	-	855.2	-	874.0	EOF
286	-	-	-	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.0	-	855.2	-	874.0	EOF
287	1	4	11	SOG	875.5	875.5	875.5	*SE*	*875.5*	*872.7*	*875.5*	873.0	-	855.2	-	874.0	EOF
288	1	4	10	SOG	875.0	875.0	875.0	*SE*	*875.0*	*872.2*	*875.0*	873.0	-	855.2	-	874.0	EOF
289	1	4	9	SOG	874.5	874.5	874.5	*SE*	*874.5*	*871.7*

RIVERSTONE SOUTH

RIVER CROSSING ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

SECTION 29, TOWNSHIP 32, RANGE 25

SITE DATA

TOTAL SITE AREA	±110.29 AC.
TOTAL ROW AREA	±11.62 AC.
TOTAL OUTLOT AREA	±75.77 AC.
OUTLOT A	±1.05 AC.
OUTLOT B	±14.73 AC.
OUTLOT C	±6.21 AC.
OUTLOT D	±7.00 AC.
OUTLOT E	±3.49 AC.
OUTLOT F	±0.45 AC.
OUTLOT G	±4.12 AC.
OUTLOT H	±0.93 AC.
OUTLOT I	±1.01 AC.
OUTLOT J	±0.09 AC.
OUTLOT K	±0.56 AC.
OUTLOT L	±15.06 AC.
OUTLOT M	±3.10 AC.
OUTLOT N	±17.97 AC.
TOTAL LOT AREA	±22.90 AC.
TOTAL NUMBER OF LOTS	83
GROSS DENSITY (TOTAL LOTS/TOTAL SITE AREA)	0.75 LOTS/AC.
NET DENSITY (TOTAL LOTS/TOTAL LOT AREA)	3.62 LOTS/AC.

GRAPHIC SCALE
0 60 120 240
(SCALE IN FEET)
1 INCH = 120 FEET

CARLSON McCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

PLAN REVIEW COMMENTS

Cycle	Department	Reviewer	Review Status	Comments	Additional Reviewer Comments	Coordinator Comments	Comment Date	Changemark Snapshot	Applicant Response	Comment Status
Department Review										
1	City Planner	braines@cityoframsey.com								
		Changemarks		No parking signs requires on this stretch.			10/20/2021 12:44:16 PM			Unresolved
				Place a no parking sigh on one side of each 29' width road.			10/20/2021 12:44:16 PM			Unresolved
				Please use parking signage to show parking only allowed where designated here on Snowy Owl.			11/4/2021 2:16:13 PM			Unresolved
				Please place parking signs for street parking on 32 foot wide streets. Parking is allowed on both sides with signage.			11/4/2021 2:22:52 PM			Unresolved

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	City Planner Civil Engineer II	Review Comments jferiancek@cityofframsey.com	Corrections Required	Please identify lighting sheets in the index and lighting in the plan sheet legend. Signage needs to be posted for 29-foot-width streets as parking would only be allowed on one side of the streets. Also provide signage for parking on Snowy Owl where the bump outs ends for on-street parking and other designated parking areas for 32-foot width streets. No parking signs should be by the entrance near where there is a median.			11/29/2021 9:29:06 AM			
		Changemarks		Verify max distance from truncated domes to back of curb doesn't exceed 9". If is does, use radial domes. For Ramps P6, P7, P9			10/22/2021 9:50:51 AM			Unresolved
				Exceeding 2.0% on landing			10/22/2021 9:50:51 AM			Unresolved
				Scaling > 2.0% diagonally on the landing, verify max 2.0% slope.			10/22/2021 9:50:51 AM			Unresolved
				City prefers a minimum 6-foot boulevard between the street and trail for snow storage. Adjust the trail towards the right of way to accomodate.			10/22/2021 1:05:19 PM			Unresolved

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Civil Engineer II	Changemarks		Grading adjacent to Riverdale scaled at .43%, max allowable is 1:3, with 1:4 prefered.			10/22/2021 10:11:10 AM			Unresolved
				The swale is shifted off of the shared lot line on the street side.			10/22/2021 10:16:45 AM			Unresolved
				There is a low point on the shared back lot corner. There's not an obvious route for runnoff to leave the low point.			10/22/2021 11:44:50 AM			Unresolved
				Plans seem to reflect the force main sanitar sewer being built with this project. Please confirm, my understanding was the forcemain and lift station would be built with the City trunk utility extension. If being built by the City, please add (by others) note to the force main pipe.			10/21/2021 2:24:10 PM			Unresolved
				Call out City Detail WAT-7 Watermain Lowering			10/21/2021 2:42:59 PM			Unresolved
				City is okay with 12" pipe for helper structures, typically use 15" minimum for all other storm sewer.			10/21/2021 3:40:14 PM			Unresolved

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Civil Engineer II	Changemarks		These structures are stationed 12 feet apart, doesn't make sense they would have the same rim elevation. Recommend moving structures to be across from each other, and the curb lines wont have to have vaired elevations.			10/21/2021 3:54:35 PM			Unresolved
				Vertical Curves 100' minimum.			10/22/2021 8:30:32 AM			Unresolved
				Can we verify location / width of drivewy Curb Cuts at this time? Or is this curb going to be left out until the house permits are in?			10/22/2021 8:30:32 AM			Unresolved
				Move the trail closer to the right of way. City prefers a minimum 6 -foot wide boulevard along the street for snow storage.			10/22/2021 8:37:28 AM			Unresolved
				City typically uses a 50' radius for cul-de-sac throats, is 60' being used to help make driveways easier?			10/22/2021 8:44:31 AM			Unresolved
				Missing sidewalk along this stretch of Quintana St.			10/22/2021 8:44:32 AM			Unresolved
				Street Profile CL PVI's need to all be vertical curves, no hinge points. VC minmum 100-foot length.			10/22/2021 8:44:32 AM			Unresolved

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Civil Engineer II	Changemarks		I didn't see the B612 C&G (Tip Out) used in the plans. If not being used, please remove from the curb legend.			10/22/2021 8:54:42 AM			Unresolved
				Is a slab-top manhole being used?			10/22/2021 8:56:52 AM			Unresolved
				Scaling at below 0.5% slope across the flowline. Ideally add more crossslope to avoid water sitting at bottom of ramp.			10/22/2021 9:50:51 AM			Unresolved
				As shown landing is greater than 2% max. Confirm if 73.45 point is a typo.			10/22/2021 9:50:51 AM			Unresolved
	Civil Engineer IV	Review Comments llinton@cityofframsey.com	Corrections Required				11/29/2021 9:29:06 AM			
		Changemarks		Groundwater was not encountered in Soil Boring 2 at termination depth of 851. A deeoer soil boring is required in this area to estalish ground water level. A pond liner will be required if the developer wishes to have a water feature in these backyards.			10/22/2021 10:59:39 AM			Unresolved

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Civil Engineer IV	Changemarks		Add page numbers for street sheets to this page.			10/25/2021 9:12:12 AM			Unresolved
				The development will require aN LRRWMO permit. The permit must cover all phases of the proposed project. Refer to and address comments made in previous reviews.			10/25/2021 9:12:12 AM			Unresolved
				North on this sheet must be to the left, the same as on sheet 4 so that there is a uniform reference between the sheets.			10/22/2021 10:09:05 AM			Unresolved
				Provide sheet reference for location of detail for OCS100			10/22/2021 10:09:05 AM			Unresolved
				Add sheet number reference for paving sheets.			10/22/2021 10:09:05 AM			Unresolved
		Review Comments	Corrections Required	Address all comment in next submittal.			11/29/2021 9:29:06 AM			

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Engineering Tech	lczech@cityoframsey.com								
		Changemarks		Since sanitary in future area is going to be put in, the temp hydrant should be moved to a final location in the future area as well.			10/26/2021 10:57:06 AM			Unresolved
				Sanitary pipe greater than 13' in depth should be SDR 26			10/26/2021 7:32:27 AM			Unresolved
		Review Comments	Corrections Required	Move temp hydrant on 146th ln to final location. Change PVC below 13 ft depth to SDR 26.			11/29/2021 9:29:06 AM			
	Environmental Review	canderson@cityoframsey.com								
		Changemarks		Any clearing/grubbing activity within or in the vicinity of oak trees must be done prior to April 15 or after July 15 due to concerns with Oak Wilt. Any alternative will require an Oak Wilt Management Plan reviewed and approved by the City.			11/5/2021 11:41:05 AM			Unresolved
				Tree save fencing shall be installed no closer than the dripline of any tree(s) being preserved and there shall be no disturbance beyond that boundary.			11/5/2021 11:41:05 AM			Unresolved

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Environmental Review	Changemarks		Provide the subset of tree inventory data specific to this addition. Which trees are being saved and which are being removed as part of the 1st Addition? Need to make sure tree save fencing is accurately installed and need this data to do that. A seperate plan sheet(s) showing the tree inventory data for this phase should be provided.			11/5/2021 11:41:06 AM			Unresolved
				All boulevard areas (between sidewalk and curb, or, if no curb, the first 10 feet from back of curb) shall be sodded. Modify plans as areas without sidewalk appear to only have 4 feet or so of sod.			11/5/2021 10:49:05 AM			Unresolved
				Planting Notes 1-8 shown for Coniferous Tree Planting Detail shall also apply to Deciduous Tree Planting Detail.			11/5/2021 10:49:05 AM			Unresolved
				Need to provide a management plan for the Pollinator and Native Seed Mix areas. HOA is responsible for maintenance, and these mixes shall be properly maintained over the course of time (e.g. shall not be mowed routinely). This has been an issue in Riverstone North (along the berm).			11/5/2021 10:49:05 AM			Unresolved
				Crabapplie should not be used in the median. Trees will ultimately need to provide at least 14 feet of clearance for buses, garbage trucks, etc. Plus, crabapples are generally pretty sensitive to salts.			11/5/2021 11:03:10 AM			Unresolved

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Environmental Review Fire	Review Comments cschiferli@cityoframsey.com	Corrections Required				11/29/2021 9:29:06 AM			
	Lead Engineering Tech	Review Comments amadsen@cityoframsey.com	Approved				11/29/2021 9:29:06 AM			
		Changemarks		Sewer stub to outlot F			11/18/2021 2:36:48 PM			Unresolved
				Watermain should stay as far east as possible in case of future sanitary sewer service			11/18/2021 2:36:49 PM			Unresolved
		Review Comments	Corrections Required				11/29/2021 9:29:06 AM			

ProjectDox

ProjectFlow - Review Details Report

Project Name:	Riverstone South First Addition
Workflow Started:	10/08/2021 2:35 PM
Report Generated:	12/02/2021 10:42 AM

1	Police	bbluml@cityofframsey.com									
		Review Comments	Approved				11/29/2021 9:29:06 AM				
	Public Works - Parks	mriverblood@cityofframsey.com									
		Changemarks		Please show/describe why the scope of tree removals would be necessary (particulary in the SE area of the park).			11/18/2021 10:42:06 AM				Unresolved
		Review Comments	Corrections Required	Desiring clarification on scope of tree removals in park (noted on L3).			11/29/2021 9:29:06 AM				
	Public Works - Street	griemer@cityofframsey.com									
		Review Comments	Approved				11/29/2021 9:29:06 AM				
	Public Works - Utilities	jnelson@cityofframsey.com									
		Review Comments	Corrections Required	sanitary sewer force main must have locate wire run the length of force main per Minnesota rural water association spec. this can be found at MRWA web page			11/29/2021 9:29:06 AM				

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #21-312

RESOLUTION APPROVING FINAL PLAT FOR RIVERSTONE SOUTH

WHEREAS, Riverstone Development LLC, hereafter referred to as "Developer", has properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Lot 1, Block 3, PEARSON PLACE, Anoka County, Minnesota

-AND-

Lot 2, Block 3, PEARSON PLACE, Anoka County, Minnesota

-AND-

Outlot B, PEARSON PLACE, Anoka County, Minnesota

-AND-

That part of the Northwest Quarter of the Northwest Quarter, lying Southwesterly of Southwesterly Right of Way line of Trunk Highway #10 and 169, subject to easement of record, Anoka County, Minnesota.

(the 'Subject Property');

WHEREAS, the City Council approved the Preliminary Plat with contingencies on April 22, 2021.

WHEREAS, the City received a Final Plat application for Riverstone South on October 28, 2021; and

WHEREAS, the Final Plat includes 82 lots and the site is approximately 110.29 acres; and

WHEREAS, the City Council approved the Final Plat on December 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 contingent approval of Riverstone South in accordance with relevant City Codes, contingent upon the following conditions:
    a. Approval to legal form by City Attorney.
    b. Plans subject to current Staff Review Comments in ProjectDox.
    c. The Developer entering into a Development Agreement with the City. Development Agreement shall include any reimbursement agreement for trunk utilities, and shall also include park dedication and tree preservation. Fees will be due at time of recording.
        i. Outlots D, F, H, and I must be deeded to the City after recording of the plat. The City accepts dedication of said outlots. Ownership of outlots E, G, K and J shall be outlined in the Development Agreement.
        ii. Each Outlot shall have a survey monument installed in the ground at all corners at the time dedication to the City.
        iii. The City shall have the right to review and approve HOA documentation and bylaws prior to recording with Final Plat.

iv. Lot 1, Block 2 shall be platted as an outlot and not with the proposed existing legal. That lot and Lot 1, Block 1 shall be subject to development fees with future site or plat, but no development fees shall be required at this time. Development fees do not include assessments.

d. Final review and approval by City Engineer.
e. Review and approval by MnDOT, Anoka County, and any other required jurisdictions and any necessary changes as requested by said jurisdiction.
f. The City will allow three model permit locations at Block 3, Lots 1 and 2, and Block 4, Lot 1 with construction access as seen in Exhibit A, if construction access is approved by Anoka County during reconstruction of Riverdale Drive.
g. City Approval of a contract for the Riverdale Drive Extension along with Cost Share Agreement consistent with previous City Council Direction as outlined in in Resolution #21-185.
    i. The plat for the Riverdale Drive extension, which includes City purchase of land from Anoka County, must be recorded concurrently with this plat (Riverstone South).
    ii. The City will support the Developer's request for access for construction only from the east on the existing "farm road" which shall be agreed to and shown in an exhibit in the Development Agreement. Anoka County must approve said access.
    iii. No Certificates of Occupancy may be granted until Riverdale Dr NW is completed and drivable from Bowers Drive to the eastern border of the project site.
h. Park Dedication shall be satisfied through a combination of 1 Acre Land Dedication, and a Park Dedication Fee of $350,000, due at the time of recording the Final Plat of the First Phase ("Riverstone South").
    i. Park must be deeded to the City after recording of plat. The City accepts dedication of Outlot I (City Park).
    ii. Trail Fees shall be satisfied for each dwelling unit, based upon the rate at the time of Final Platting.
i. Tree Preservation – Developer shall convey a 7-acre parcel to preserve a portion of the existing forest as indicated on the Preliminary Plat.
j. The principle structure shall not encroach more than six (6) inches into the side yard easement, nor shall the eave overhang of the principle structure encroach more than one (1) foot into side yard easement.
    i. The side yard easement is five (5) feet from side yard property line.
    ii. The principle structure must be setback at least four (4) feet, six (6) inches from the side property line.
    iii. The eave overhang of the principle structure must be setback at least four (4) feet from the side property line.
k. Architectural Approval for Detached Townhomes - Shall include all of the following minimum requirements:
    i. Garage may not extend closer to the front property line than the covered front porch/stoop – garage must be even with or behind.
    ii. Garage must be tucked under second level – second level should extend over the entire garage.
    iii. Front façade must have at least 3 materials (exception 'farm house' design) – should not be dominated by horizontal siding.
    iv. Stoop/front porch must be covered.
    v. Plans must include the minimum number of windows shown on the approved master plans.
    vi. Architectural approval is limited to those models included in the review record. Any significant changes from these models shall require City Council 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 December, 2021.

_____

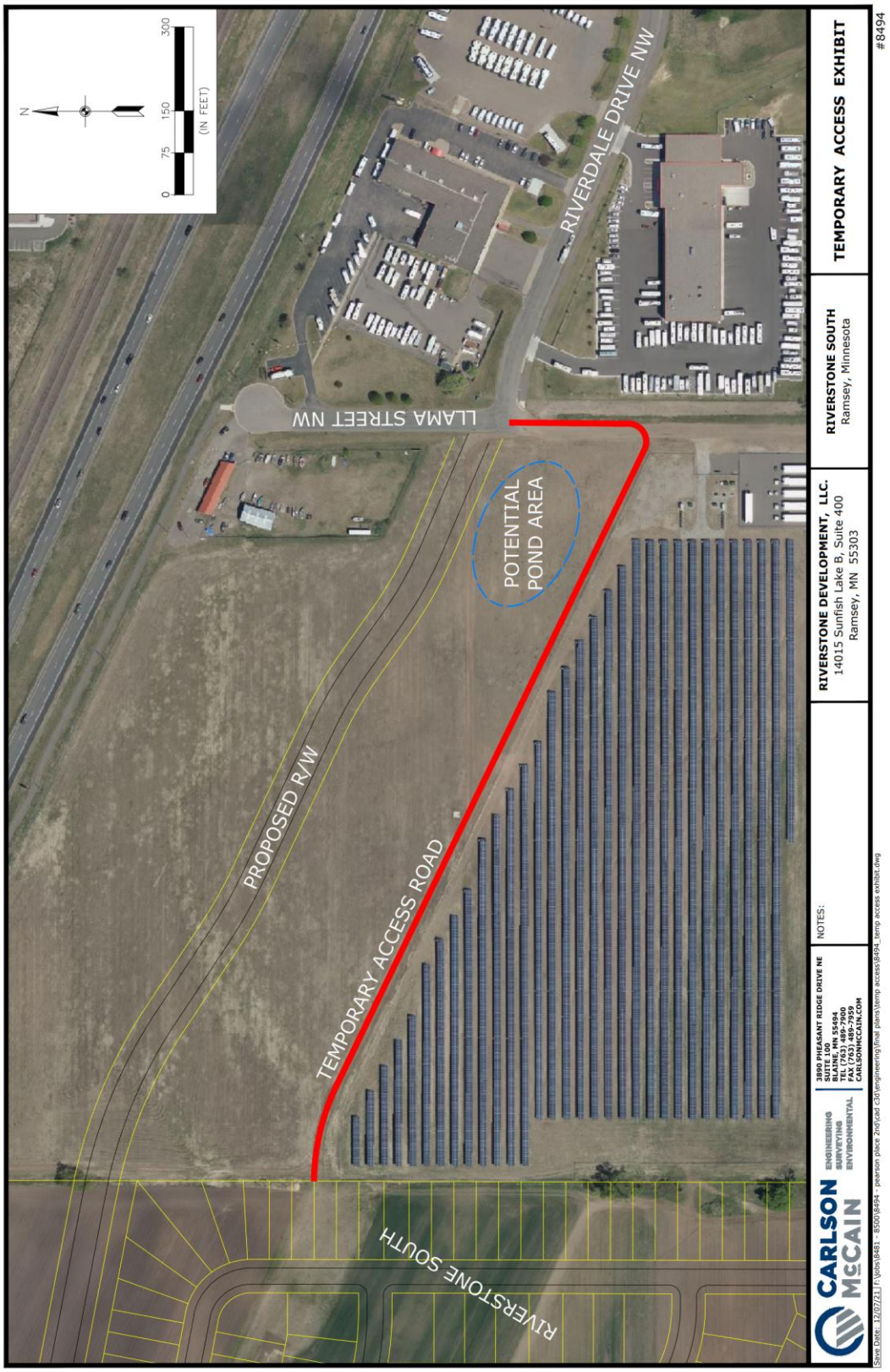
Mayor

ATTEST:

_____

City Clerk

Exhibit A: Construction Access Request



CC Regular Session **7. 3.**

Meeting Date: 12/14/2021

Submitted For: Kurt Ulrich, Administrative Services

By: Kathy Schmitz, Administrative Services

Information

Title:

Review 2021 Legislative Outcomes and 2022 Legislative Priorities

Purpose/Background:

The purpose of this case is to review 2021 Legislative Outcomes and 2022 Legislative Priorities for the City of Ramsey. This case is to review the existing document and to provide feedback on 2021 legislative action and to discuss any desired additions/deletions to the City's 2022 legislative platform. The City's state representatives will be invited to a meeting in January to review our priorities.

Time Frame/Observations/Alternatives:

The City had mixed success in 2020 priorities:

- Full funding for the US Highway 10 project in Ramsey was achieved.
- The extension of the project deadline for Tax Increment Financing (TIF) District 14 (The COR) was approved
- Adjustments to Fire Relief Association pertaining to dissolution of Joint Powers Agreement (JPA) with City of Nowthen were approved.
- The sales tax exemption for the Public Works Campus was not approved.
- The sales tax exemption and funding for a water treatment plant in Ramsey was not approved.

Options for 2022 legislation include:

- Sales Tax Exemption for the Water Treatment Facility
- State Funding for Water Treatment Plant
- Local Government Aid formula revision
- Metro Mobility Service Area
- Other matters of interest

Funding Source:

N/A

Recommendation:

Based on discussion.

Outcome/Action:

No action requested at this time. The purpose of this case is to provide an update and receive feedback on other priorities for consideration in 2022. A work session case will be brought forward in January to consider a 2022 legislative platform and to review it with our state representatives.

Attachments

2021 Legislative Outcomes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	12/09/2021 01:45 PM
Kathy Schmitz (Originator)	Kathy Schmitz	12/09/2021 01:46 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 02:05 PM

Form Started By: Kathy Schmitz Started On: 12/09/2021 01:41 PM

Final Approval Date: 12/09/2021

2021 City of Ramsey Legislative Outcomes and 2022 Legislative Considerations

Top Priority: U.S. Highway 10 Ramsey Gateway Project

The City of Ramsey is coordinating with Anoka County for a state funding request that will bring this project to full finding. The Ramsey Gateway Highway 10 Project includes two grade-separated interchanges in the city of Ramsey at Ramsey Boulevard and Sunfish Lake Boulevard that will replace existing signalized intersections. Grade separation of the BNSF Railway and a new frontage road between Ramsey Boulevard and Sunfish Lake Boulevard are also part of this design project.

Project goals include:

- Safely accommodating all users including motor vehicles, freight, rail, transit, pedestrians, and bicyclists
- Providing efficient mobility and access for all modes of travel
- Developing a financially responsible design that minimizes right-of-way and environmental resource impacts
- Securing additional funding for full project construction
- We are currently in the second phase of the project, which is preliminary design.

Schedule

Key milestones of the project:

Public Open Houses – Winter 2020, Spring/Summer 2021, Winter 2022, Winter 2023

Preliminary Design – June 2020 to August 2021

Final Design – September 2021 to Jan 2023

Right of Way Acquisition Process – January 2021 to January 2023

Construction begins – 2023

Outcome

- Project is considered fully funded and will begin construction in 2023.
- City will continue efforts to lower local contribution (currently $4M) and preserve more of the City's Public Improvement Revolving (PIR) Fund for local city improvements.

High Priority: Legislation to Extend Project Deadline (5 Year Rule) for Tax Increment Financing (TIF) District 14 (The COR)

A bill was introduced in the 2020 Legislative Session and was not heard due to (COVID-related) time constraints. The proposed legislation extends the deadline to approve projects funded by the TIF District. Typically, regardless of the duration of the district itself, projects must be approved within the first 5 years of the District. This includes incentives for qualifying private development activity as well as public improvements. Of key importance to this district is improvements to Bunker Lake Boulevard. Under a Joint Powers Agreement, the City is responsible for some improvements to Bunker Lake Boulevard (Anoka County took on initial improvements to Ramsey Boulevard and Sunfish Lake Boulevard). The second priority is making the NW quadrant of The COR 'shovel ready'. A significant amount of fill is necessary to make this land developable. Other, smaller improvements could also be funded by this account/district.

Outcome

Relative bills passed in the 2021 session:

• Five-year rule for redevelopment districts. Section 3 amends Minn. Stat. § 469.1763, subd. 3 to extends the five-year rule by three years for a total of eight years for redevelopment districts that were certified after Dec. 31, 2017, and before June 30, 2020. The five-year rule basically requires development activity for a TIF district to be finished within a five-year period that begins with certification of the district's original tax capacity. Effective for districts for which the request for certification was made after Dec. 31, 2017.

• Six-year rule. Section 4 amends Minn. Stat. § 469.1763, subd 4 to make a corresponding change to the six-year rule for those districts whose five-year rule was extended under section 3. Under the six-year rule, tax increment may only be spent in the sixth and subsequent years of a district to pay bonds issued during the first five years of the district, to pay contracts that financed improvements, to reimburse the developer for costs it paid to make improvements in the district during the first five years to decertify the district. Effective July 2, 2021.

High Priority: Sales Tax Exemption for **Public Works Campus**

A bill was introduced in the 2020 Legislative Session and was not heard due to (COVID-related) time constraints. The purchase of materials for the nearly $17.3 million Public Works Campus are not exempt from the state sales tax without this legislation. The bill would exempt purchases made for the project, including those made in calendar year 2020 and 2021. This bill has been re-introduced in the 2021 session.

Outcome

- Bills were introduced in the House and the Senate and hearing held.

- Legislation provide sales tax exemption only for public safety projects (i.e., police and fire). The omnibus tax bill included a limited version of this bill that applies only to public safety facilities owned by local units of government.

High Priority: Sales Tax Exemption for **Water Treatment Plant**

Like the Public Works Campus, the purchase of materials for the proposed $32-36.5 million Water Treatment Plant are not exempt from the state sales tax without this legislation. The bill would exempt purchases made for this project.

Outcome

- A bill was introduced and no action was taken.
- It is recommended that the City work with legislators to reintroduce a bill in 2022.

High Priority: State Funding for Water Treatment Plant

The City is requesting state funding to construct a water treatment plant being constructed to address a public health need in the city of Ramsey. The discovery of manganese by the Minnesota Department of Health in 2019 led the City to conduct a feasibility study for a water treatment plant to address the public health issue. The recommended action is to construct a $32-36.5 million Water Treatment Plant to serve Ramsey Water customers. Construction is proposed to commence in the fall of 2021.

Outcome

- A bill was introduced and no action was taken.
- It is recommended that the City work with legislators to reintroduce a bill in 2022.

High Priority: Technical Correction of Fire Relief Pension Bill

The original legislation was approved in the 2020 legislative session and is in need of language revisions to facilitate the dissolution of the Nowthen/Ramsey joint fire services contract. After review by the MN Department of Revenue, Minnesota Legislative Commission on Pensions and Retirement, and the State Auditor's office, it was determined that corrections need to be made to the legislation to address some administrative concerns before dissolving the Joint Powers Agreement. The City of Ramsey, the City of Nowthen, and the current Fire Relief Association are in agreement and will be submitting revised language in the next 30 days.

Outcome

- A bill was passed that addressed the issue.
- The City of Ramsey JPA with Nowthen for fire protection services is now fully dissolved.

Policy Priority:

Funding for Non-State Aid City Streets

ISSUE: Minnesota has over 141,000 miles of roadway, and more than 22,500 miles—or 16 percent--are owned and maintained by Minnesota's 853 cities. The Minnesota Constitution limits eligibility for dedicated Highway User Tax Distribution Fund dollars to up to twenty percent of streets in cities with populations over 5,000 (147 of 853 cities). This means almost 85 percent of municipal streets are ineligible for Municipal State Aid (MSA) funds and must be paid with local funding. Funding challenges are compounded by city cost participation requirements in state and county highway projects, which divert resources from city-owned streets.

Maintenance costs increase as road systems age, and no city--large or small—is spending enough on roadway capital improvements to maintain a 50-year lifecycle. For every one dollar spent on maintenance, a road authority--and therefore taxpayers--save seven dollars in repairs. According to a report released in late 2012 by the governor's Transportation Finance Advisory Committee, cities collectively need an additional $400 million per year to bring city streets up to an economically competitive standard.

RECOMMENDATIONS: City streets are a separate but integral piece of the network of roads supporting movement of people and goods. Cities need greater resources and flexible policies in order to meet growing demands for street improvements and maintenance. The City of Ramsey supports:

A. dedicated and sustainable state funding source for non-MSA city streets in large and small cities statewide;
B. enabling legislation that would allow cities to create street improvement districts (similar to storm water districts or sidewalk improvement districts already allowed under Minn. Stat. § 435.44); and
C. the creation of a new fund within the Local Road Improvement Program that would provide grants to cities burdened by cost participation requirements related to trunk highway and county state-aid projects.

Outcome

- A couple of local funding street funding bills were introduced and were not passed into law:
- Street improvement district authority HF 1565/SF 1998 (Rep. Steve Elkins, DFL-Bloomington, and Sen. Ann Johnson-Stewart, DFL-Wayzata) was a League initiative that would have provided authority for cities to establish street improvement districts to fund street maintenance, construction, and reconstruction. This bill was passed out of the House Local Government Division and did not receive a hearing in the Senate.
- Tab fee surcharge for city street funding No HF/SF 1335 (Sen. Jim Carlson, DFL-Eagan), was a League initiative that would have imposed a $10 surcharge on license tab fees and on motor vehicle title transfers to be dedicated to city streets in large and small cities. It would raise $57 million per year for this purpose. The bill was not heard in the House or Senate.

Policy Priority:

Metropolitan Council Governance

The issue of Metropolitan Council governance is an issue that the City Council has had an interest since 2016. The current City Council will be having additional discussions on this issue. Since this is an issue that is likely to continue into the future, the existence of this item as 2021 *Legislative Priority* reaffirms the City's interest in addressing governance of the Metropolitan Council.

Over the last couple of years, Anoka County and three other metropolitan counties, formed a coalition that advocated for a change in the structure of the Metropolitan Council. As part of that meeting, the Council received documents explaining the County position, and documents outlining the position of the Metro Cities organization.

Below are the points/observations:

- Consider options for a Metropolitan Council governance structure that may increase accountability and address concerns of regional stakeholders and policy makers.
- Consider opportunities for local communities to provide input on ideas before any legislative change in Metropolitan Council governance is made.
- Consider that the Metropolitan Council has provided financial support of past projects in the City of Ramsey:
    - Parking Ramp
    - Sunwood Drive
    - Center Street
    - Sunwood Townhomes (TH 47)
    - Sunwood Village
    - The Draw Park and Amphitheater
    - Rail Station
- The City of Ramsey expects to continue an ongoing partnership with the Metropolitan Council.

Recommendations:

A. Any reform to the Metropolitan Council should ensure that the Metropolitan Council is a responsible, responsive, and accountable partner for regional development and progress; and
B. That in order to recognize the responsibility that the Metropolitan Council has to local units of government, local governments shall have a decision role in the appointment process for representatives to the Metropolitan Council; or current elected representatives of local government should be considered as members.
C. In order to promote the stability and continuity of governance, consider staggered terms of office for Metropolitan Council members.

Outcome

- No action was considered regarding this issue in the 2021 session.

Policy Priority:

Local Government Aid (LGA) and Fiscal Disparities

Local Government Aid for Ramsey has fluctuated (see chart below) from a high of $396,382 in 2001, to the current level of $0 in 2017. The basic formula was changed in 2014 and some level of LGA was restored for the next three years (approximately $100,000 per year), however the same formula has now resulted in the elimination of all LGA for Ramsey and similar developing suburbs.

FY 2000 - $359,771
FY 2001 - $396,382
FY 2002 - $303,894
FY 2003 through 2013 - $0
FY 2014 - $91,381
FY 2015 - $110,352
FY 2016 - $111,311
FY 2017 - $0
FY 2018 - $0
FY 2019 - $0
FY 2020 - $0

Fiscal Disparities: Former Anoka State Legislator Charles R. Weaver originally authored fiscal disparities legislation in 1971. It was created for the purposes of:

1. Providing a way for local governments to share in the resources generated by the growth of the metropolitan area without removing existing resources;
2. Promoting orderly development of the region by reducing the impact of fiscal considerations on the location of business and infrastructure;
3. Establishing incentives for all parts of the area to work for the growth of the area as a whole;
4. Helping communities at various stages of development; and
5. Encouraging protection of the environment by reducing the impact of fiscal considerations to ensure protection of parks, open space, and wetlands.

Fiscal Disparities affects cities, counties, special taxing districts, and school districts within the seven-county metro area. It has reduced tax base disparity throughout the seven-county metropolitan area to a level of 3-to-1 (instead of the previous 10-to-1). Historically, the City of Ramsey (and Anoka County) have been net recipients of fiscal disparities funding. Meaning, the amount of dollars Ramsey receives from the program is greater than the dollars Ramsey contributes to the program.

RECOMMENDATION:
Ramsey supports revision of the LGA formula that recognizes the needs of developing suburbs and restores LGA to developing suburbs for long-term capital needs. Any future legislation that would modify or impact the Fiscal Disparities program should only be considered within a framework of comprehensive reform efforts of the State's property tax, aids and credits system. Any proposed legislation that would modify or impact the Fiscal Disparities program must be evaluated utilizing the criteria of fairness, equity, stability, transparency and coherence in the treatment of cities and taxpayers across the metropolitan region, and must continue to serve the program's intended purposes.

The Ramsey City Council is in support of the Fiscal Disparities program. The Ramsey City Council opposes future diversion from the Fiscal Disparities Program to fund programs or projects that would contradict the purpose of the program. The City does not support efforts to exempt Ramsey (or Anoka County) from any future Fiscal Disparity program amendment discussions.

Outcome

- No changes were made to the LGA funding formula in 2021.
- The City should consider working with legislators to determine if there is an opportunity to revise the LGA formula in 2022 to provide greater resources to developing suburbs. The state is currently projecting a record budget surplus which could provide a point of discussion.
- A couple of LGA bills were introduced that may have impacted Ramsey, but failed to become law:
- LGA adjusted for unpaid local assistance costs HF 1052/SF 749 (Rep. Jim Nash, R-Waconia, and Sen. Bill Weber, R-Luverne) would have allowed cities that have not been reimbursed by another city for local assistance costs to submit an application for reimbursement through a reduction in the LGA of the recipient city.
- LGA minimum distribution HF 1096/SF 1238 (Rep. Jerry Hertaus, R-Greenfield, and Sen. David Osmek, R-Mound) would have provided for a minimum per capita LGA amount for all cities that otherwise would receive no LGA, and increased the LGA appropriation to cover the additional amount.

Policy Priority:

Governor's Executive powers and Local Control

Council members have expressed concern for the well-being of local business and the ability of local government (or local State Legislators) to have representation in decisions that affect the local economy and businesses. The City is supportive of legislation that strengthens the ability of locally-elected officials to determine issues of local control.

League of Minnesota Cities Statement on local control:

> *The increasingly complex and costly requirements necessary for cities to provide services to their citizens would benefit from a strong partnership between federal, state and local governments. This partnership should be based upon a shared vision for Minnesota and should allow individual communities to tailor that vision to the unique needs of their citizens without mandates and policy restrictions imposed by state and federal policy makers. The state should recognize that local governments, of all sizes, are often the first to identify problems and inventive solutions to solve them, and should encourage further innovation by increasing local control. The state should not enact initiatives that erode the fundamental principle of local control in cities across Minnesota.*

Outcome

- Comprehensive review of COVID-19 response First Special Session Chapter 12 (HF 12/SF 2*) is the omnibus state government finance and policy bill. Article 2, section 21 is a 2021 Session Law that requests the legislative auditor to conduct a special review of the state's response to

COVID-19. The requirements specify topics for analysis, including programs to provide testing, vaccination, and public outreach; contracting and other state purchasing necessary to facilitate the response or to provide public services; and the methodology used in modeling and forecasting the course of the outbreak. The legislative auditor is required to make recommendations for process improvements for the state's response to a future infectious disease outbreak if programs, services, or activities were not efficient or were not successfully implemented. No effective date, only a request.

- Termination of peacetime emergency First Special Session Chapter 12 (HF 12/SF 2*) is the omnibus state government finance and policy bill. Article 2, section 23 is a 2021 Session Law that terminates the governor's COVID-19 peacetime emergency effective July 1, 2021, at 11:59 p.m. Effective July 1, 2021.

<u>Possible 2022 Priority</u>: Consider Ramsey for Inclusion in Metro Mobility

- Over the years some residents have expressed an interest in getting door-to-door Metro Mobility Service in Ramsey.
- City residents annually pays $_____ pay to the Metro Transit Taxing District that the City was required to enter when the NorthStar Station was completed.
- Inclusion in the Metro Mobility service area requires a state statute and was last extended to the City of Lakeville in 2019. The cost of the service is covered by the state.

CC Regular Session **7. 4.**

Meeting Date: 12/14/2021

By: Kathy Schmitz, Administrative Services

Information

Title:

Adopt Resolution #21-358 to Prohibit State and Federal Actors from Mandating Medical Procedures Upon Citizens Through Coercion or Force; and Providing Other Matters Related to the Subject

Purpose/Background:

Council Members Musgrove and Specht have requested consideration of the attached Resolution #21-358.

Time Frame/Observations/Alternatives:

The Council may approve, modify, or postpone action on this proposed resolution.

Funding Source:

Not applicable

Recommendation:

Council Members Musgrove and Specht have requested consideration of the attached Resolution. Staff is aware of similar resolutions passed by Minnesota communities.

This resolution has been forwarded to the City Attorney for review.

Outcome/Action:

Motion to adopt Resolution #21-358 to Prohibit State and Federal Actors from Mandating Medical Procedures Upon Citizens Through Coercion or Force; and Providing Other Matters Related to the Subject, resolving that the Ramsey City Council does hereby oppose any governmental mandate requiring a person take a vaccine/shot for Covid-19 and further state that it is their belief that it is in the best interests of our public and our State that the COVID-19 vaccine/shot should be a voluntary personal decision to be made by each individual themselves.

Attachments

Resolution 21 358

Form Review

Form Started By: Kathy Schmitz Started On: 12/10/2021 10:43 AM

Final Approval Date: 12/10/2021

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #21-358

RESOLUTION TO PROHIBIT STATE AND FEDERAL ACTORS FROM MANDATING MEDICAL PRECEDURES UPON CITIZENS THROUGH COERCION OR FORCE; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT

WHEREAS, according to the Centers for Disease Control (CDC) "immunization with a safe and effective COVID-19 vaccine is a component of the United States strategy to reduce COVID-19 related illnesses, hospitalizations, and deaths and to help restore societal functioning" ; and

WHEREAS, the stated goal was to have enough COVID-19 vaccines/shots for all people in the United States who wish to be inoculated; and

WHEREAS, the Bill of Rights was necessary to prohibit state and federal actors, public and private, from infringing upon individual liberties; 1st Amendment religious freedoms; and 4th Amendment protections of privacy and bodily integrity; and the 14th Amendment to the US Constitution explicitly directs states not to "deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws" ; and

WHEREAS, the outcome of Cruzan vs Missouri states (b) a competent person has a liberty interest under the Due Process Clause in refusing unwanted medical treatment; and

WHEREAS, emergency use products are specifically prohibited by federal law 21 U. S. C. Section 360bbb-3e(1)(A)(ii)(III) from being mandated: "Authorization for medical products for use in emergencies … require …the option to accept or refuse administration of the product"; and

WHEREAS, administration of the COVID-19 Vaccine/shots according to guidelines established by the CDC's Advisory Committee on Immunization Practices do no provide adequate protections for average Americans concerned about potential health hazards associated with the inoculations instead provide immunity to the pharmacy companies; and

WHEREAS, the doctors, nurses administering the inoculation are required by law to give informed consent and they cannot do so if they themselves are not informed of long-term studies over several years; and

WHEREAS, the City of Ramsey Council believes that the vaccination of individuals should be a personal decision and supports the rights of individuals to choose whether or not they wish to be inoculated; and

WHEREAS, the City of Ramsey will provide an equal level of service to everyone working, contracting, living and visiting the City of Ramsey, no matter what their inoculation status; and

WHEREAS, our employees that choose not be become inoculated will not suffer any discrimination in career progression nor pressure from their fellow coworkers or superiors to become inoculated.

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

1) Motion to adopt resolution #21-358 that the Ramsey City Council does hereby oppose any governmental mandate requiring a person take a vaccine/shot for Covid-19 and further state that it is their belief that it is in the best interests of our public and our State that the COVID-19 vaccine/shot should be a voluntary personal decision to be made by each individual themselves.

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 December, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 5.**

Meeting Date: 12/14/2021

By: Colleen Lasher, Administrative Services

Information

Title

Authorization to Reclassify the Senior Planner

Purpose/Background:

The purpose of this case is for the City Council to authorize reclassifying the current Senior Planner to Planning Manager.

As background, Ms. Chloe McGuire Brigl, is currently titled Senior Planner. When compared to similar roles, it is uncommon for a Senior Planner position to be supervising this many staff (four employees) and activities such as daily planning including permits, zoning administration, code enforcement, Planning Commission and zoning code updates; project management including development review, the 60-day rule, and land use applications; long range planning including comprehensive planning.

The structure within the Community Development Department includes three divisions: 1) Economic Development, led by the Economic Development Manager, 2) Building, led by the Building Official, and Planning, led by (currently) the Senior Planner. In this context, Ms.McGuire Brigl's role is better suited for the title of Planning Manager.

This reclassification was included as part of the budgeting discussions and are accounted for in the 2022 budget. Reclassifications are processed in order to accurately classify and compensate employees for changes that have occurred over time in their role and are expected to continue. They reinforce the City’s desire to maintain a strong and effective organization and to retain high performing employees.

The Senior Planner position does not require back-filling.

Funding Source:

The 2022 funding required for this action has been accounted for in the 2022 budget at $5,653.00.

Recommendation:

Staff recommends reclassifying the Senior Planner to Planning Manager.

Action:

Motion to Approve reclassifying the Senior Planner, contingent upon approval of the 2022 general fund budget including this action, to be effective as of January 1, 2022, as follows:

1) Reclassify the current Senior Planner, Ms. Chloe McGuire Brigl, to Planning Manager, at $48.92 per hour which is step 5 of the 2022 Planning Manager wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	12/09/2021 09:54 AM
Form Started By: Colleen Lasher		Started On: 11/30/2021 03:07 PM
Final Approval Date: 12/09/2021		