City of Ramsey
Agenda
Regular City Council
Tuesday, February 14, 2023
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Presentation

1. Presentation of 2022 Photo Contest Winners

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive Cash and Investments for Period Ending January 31, 2023

2. Receive recommendation from the Charter Commission to amend the charter by Ordinance #23-04 under M.S 410.12, subdivision 7

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

- Economic Development Authority Dated December 8, 2022
- Parks and Recreation Commission November 10, 2022
- Planning Commission Meeting Minutes Dated December 1, 2022
- Public Works Committee Dated November 15, 2022
- Environmental Policy Board Dated October 17, 2022

4. Approve the Following Meeting Minutes:

1. City Council Work Session dated 1/10/2023
2. City Council Regular Session dated 1/10/2023
3. City Council Work Session dated 1/24/2023
4. City Council Regular Session dated 1/24/2023

5. Approve Rental Licenses

6. Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division

7. Authorization to Hire a Building Maintenance Worker Filling a Pending Vacancy

8. Authorization to Hire an Engineering Technician II Filling a Current Vacancy

9. Adopt Resolution #23-043 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 19, 2023 through February 8, 2023.

10. Adopt Resolution #23-035 Authorizing Final Payment to Novco, Inc. for Improvement Project #22-01, Sunwood Drive and Waco Street Reconstruction.

11. Adopt Resolution #23-039 Declaring Development Agreement Satisfied and Authorizing Release from Property - Lord of Life Church

12. Adopt Resolution #23-041 Accepting Proposals and Awarding Contract for Improvement Project #19-07, Wetland 114P Outlet Improvements.

13. Adopt Resolution #23-045 to Approve the Municipal Center Conference Room Rental Policy

14. Adopt Resolution #23-046 Approving the Recruitment, Application, and Interview Process for Appointing City Board and Commission Members and Chair Member Term Rotations

6. Public Hearing

1. PUBLIC HEARING: Consider Request for Vacation of Drainage and Utility Easement in Lynwood (Project No. 22-141); Case of U.S. Home LLC dba Lennar

2. PUBLIC HEARING - Easement Vacations in HY-10 RAMSEY

7. Council Business

1. Adopt Resolution #23-044 Approving Purchase Agreement for a Portion of Lot 1, Lot 2 and Lot 3, Block 1, COR TWO; Case of ALDI
(Portions may be closed to the public)

2. ARAA Dome Site Plan and Plat - 14600 Ferret St. NW

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 02/14/2023

Information

Title:

Presentation of 2022 Photo Contest Winners

Purpose/Background:

The purpose of this presentation is to present the winners of the 2022 Photo Contest. The sixth annual photo contest is intended to engage residents in showcasing Ramsey, and their talents as photographers, as well as to collect images for use in City publications.

Entries were to be submitted in four categories and judged and evaluated based on creativity, quality, composition, and expression of category theme. Category themes are outlined as:

- **Nature of Ramsey:** Viewing landscapes, plants, animals, weather.
- **Parks and Trails:** Enjoying parks and trails in Ramsey, highlighting favorite outdoor spaces
- **Industry and Commerce of Ramsey:** Displaying diversity of industrial, commercial and agricultural operations in Ramsey
- **Life in Ramsey:** Celebrating the community through events, recreation, arts, culture, sports, and gathering places.

Recreation Specialist Marla Martinez-Flynn will present a brief slideshow, featuring the winning photo(s) by category and the Overall Grand Prize winning photo.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/03/2023 09:56 AM
Form Started By: Mark Riverblood		Started On: 01/17/2023 10:47 AM
Final Approval Date: 02/03/2023		

CC Regular Session **5. 1.**

Meeting Date: 02/14/2023

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending January 31, 2023

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending January 31, 2023.

Cash and investment report shows the monthly cash flow - receipts and expenditures through January 31, 2023 with the current listing of the city's investment portfolio. The investments are reflected at book value.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending January 31, 2023

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2023 08:31 AM
Form Started By: Diana Lund		Started On: 02/06/2023 02:33 PM
Final Approval Date: 02/08/2023		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended January 31, 2023

	January-23 CURRENT MONTH	2023 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes PW Bond Proceeds)	$ 106,548,752.29	$ 106,548,752.29
CASH INFLOWS:		
Daily Deposit	364,258.67	364,258.67
Tax Settlements	289,751.95	289,751.95
U/B Receipts	14,975.84	14,975.84
Credit Cards (Includes Utility Billing)	121,951.48	121,951.48
Interest Earnings [Net of Interest Paid on Investments]	157,027.87	157,027.87
Bond Proceeds-int	-	-
TOTAL CASH INFLOW	$ 947,965.81	$ 947,965.81
TOTAL CASH AVAILABLE	$ 107,496,718.10	$ 107,496,718.10
CASH OUTFLOWS:		
Prepaid Checks	826,756.16	826,756.16
Bills Lists	288,561.85	288,561.85
Pay Estimates	-	-
Credit Cards	2,816.65	2,816.65
Payroll - Net	439,569.60	439,569.60
Flex Reimbursement	1,355.84	1,355.84
Void Checks/Dormant Checks Paid	(377.58)	(377.58)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	(679.85)	(679.85)
TOTAL CASH OUTFLOW	$ 1,558,002.67	$ 1,558,002.67
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 105,938,715.43**	**$ 105,938,715.43**
MEMO - NET 2023 CASH INFLOW (OUTFLOW)	**(610,036.86)**	**(610,036.86)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 89,614,560.81**	**89,614,560.81**
Purchases	6,007,697.17	6,007,697.17
Maturities/Sales	(4,922,281.84)	(4,922,281.84)
ENDING BALANCE	**$ 90,699,976.14**	**$ 90,699,976.14**

Prepared by the City of Ramsey Finance Department
2/6/2023

2023 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2023	PURCH 2023	SOLD/ MATURE 2023	BV PRIN BAL 12/31/2023
220809A	1/20/2023	4m	4M TERM SERIES			3,000,000.00		3,000,000.00	0.00
220809B	5/9/2023	4m	4M TERM SERIES			10,000,000.00		0.00	10,000,000.00
230113	7/28/2023	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
221117	5/19/2023	4m	4M TERM SERIES			1,000,000.00		0.00	1,000,000.00
220809C	8/9/2023	4m	4M TERM SERIES			7,000,000.00		0.00	7,000,000.00
									22,000,000.00
220322	2/15/2023	Northland	SPARTA TOWNSHIP NJ TAX		84677-KV-6	135,000.00		0.00	135,000.00
220808	2/15/2023	Northland	JOHNSON COUNTY TX TAX		478898-FH-7	190,000.00		0.00	190,000.00
200326A	4/1/2023	Northland	TULSA COUNTY OK TAX		899525-TR-0	100,000.00		0.00	100,000.00
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	120,000.00		0.00	120,000.00
190726B	6/1/2023	Northland	DESMOINES IA COMM COLLEGE TAX		250097L75	250,000.00		0.00	250,000.00
220714	7/1/2023	Northland	MANCHESTER NH TAX		562333-QS-6	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
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
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00	100,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00	300,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	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
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
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
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									7,570,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
220414A	1/15/2023	UBS	US TREASURY NOTE		912828Z29	1,245,000.00		1,245,000.00	0.00
200116	1/17/2023	UBS	CD-MORGAN STANI	32992	6169OURY8	245,000.00		245,000.00	0.00
220414B	2/15/2023	UBS	US TREASURY NOTE		912828UN8	1,240,000.00		0.00	1,240,000.00
220414C	3/15/2023	UBS	US TREASURY NOTE		912828ZD5	1,260,000.00		0.00	1,260,000.00
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00	250,000.00
220414D	4/15/2023	UBS	US TREASURY NOTE		912828ZH6	1,265,000.00		0.00	1,265,000.00
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00	300,000.00
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
211109	8/1/2023	UBS	UPPER SANTA CLARA VY		916544ES4	200,000.00		0.00	200,000.00
210824A	8/15/2023	UBS	US TREASURY NOTE		91282CAF8	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
210824B	10/15/2023	UBS	US TREASURY NOTE		91282CAP6	2,500,000.00		0.00	2,500,000.00
221102B	10/31/2023	UBS	US TREASURY NOTE		91282CDDO	213,000.00		0.00	213,000.00
211008	11/1/2023	UBS	SAN FRAN CA CITY & COUNTY UTIL		79771FAW7	140,000.00		0.00	140,000.00
201119C	12/1/2023	UBS	WARREN HEIGHTS OH BUILDING		936121JV5	165,000.00		0.00	165,000.00
221014	1/12/2024	UBS	CD-ISRAEL DISCOUI	19977	465076TW7	244,000.00		0.00	244,000.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		0.00	245,000.00
190325	3/25/2024	UBS	CD-BANK HAPOALII	33686	06251AW48	245,000.00		0.00	245,000.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		0.00	500,000.00
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
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00	500,000.00
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
221118	11/18/2024	UBS	CD-SALLLIE MAE	58177	795451CK7	243,000.00		0.00	243,000.00
191127	11/27/2024	UBS	CD-STATE BANK IN	33682	856285RS2	245,000.00		0.00	245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00	165,000.00
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
201218	12/18/2024	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		0.00	248,000.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		0.00	750,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00

2023 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2023	PURCH 2023	SOLD/ MATURE 2023	BV PRIN BAL 12/31/2023
211223	8/1/2025	UBS	HAWAII STATE		41972YQ3	500,000.00		0.00	500,000.00
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
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		0.00	105,000.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		0.00	245,000.00
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
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	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
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	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
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	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
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
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
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
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
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
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
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	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
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
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
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
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
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
230118	230106	UBS	CD-INB NATIONAL ASSOC SPRING. IL		44989FAA7		248,000.00	0.00	248,000.00
230118	230131	UBS	CD-PLANTERS BANK KY		72741PGZ4		244,000.00	0.00	244,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
230118		UBS	UBS PRIME FUND				1,515,697.17	0.00	1,515,697.17
221102A		UBS	UBS PRIME FUND			40,367.65		0.00	40,367.65
221231		UBS	UBS PRIME FUND			1,699,750.74		0.00	1,699,750.74
221004		UBS	UBS PRIME FUND			411,292.57		302,131.99	109,160.58
210107		UBS	UBS PRIME FUND			0.00		0.00	0.00
211130		UBS	UBS PRIME FUND			0.00		0.00	0.00
210826		UBS	UBS PRIME FUND			0.00		0.00	0.00

2023 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2023	PURCH 2023	SOLD/ MATURE 2023	BV PRIN BAL 12/31/2023
220131		UBS	UBS PRIME FUND			0.00		0.00	0.00
220331		UBS	UBS PRIME FUND			0.00		0.00	0.00
220802		UBS	UBS PRIME FUND			130,149.85		130,149.85	0.00
						-			
									61,129,976.14
	TOTAL INVESTMENTS					89,614,560.81	6,007,697.17	4,922,281.84	**90,699,976.14**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BOW			6,628,801.28	2,828,534.74	7,566,757.27	1,890,578.75
			Bond Proceeds			11,903,743.78			11,903,743.78
			Money Market Accounts			985,723.50	3,042,770.34		4,028,493.84
			Net Cash and Investments			106,548,752.29	11,879,002.25	12,489,039.11	105,938,715.43

CC Regular Session **5. 2.**

Meeting Date: 02/14/2023

By: Katie Schmidt, Administrative Services

Information

Title:

Receive recommendation from the Charter Commission to amend the charter by Ordinance #23-04 under M.S 410.12, subdivision 7

Purpose/Background:

The Charter Commission met on February 2, 2023 and is recommending the City Council amend the charter by Ordinance #23-04 under M.S. 410.12, subdivision 7. The recommended ordinance is to amend the City Charter prohibiting membership of City boards and commissions of non-city Ramsey residents. The language in Ordinance #23-04 is the same language as the recently passed Ordinance #22-26 (attached for reference). The Charter Commission tabled the decision to accept or reject the language of Ordinance #22-26.

Within one month of receiving a recommendation to amend the charter by ordinance, the city must publish notice of a public hearing of the proposal. The city must hold the public hearing on the proposed charter amendment at least two weeks, but not more than one month after the notice is published. Within one month of the public hearing, the city council must vote on the proposed charter amendment ordinance. To pass, the vote must be unanimous, including approval by the mayor. If Ordinance #23-04 is passed unanimously, it would supersede the first Ordinance #22-26 previously adopted by Council and the Charter Commission would not need to meet to review the tabled Ordinance.

The ordinance proposing the amendment is subject to the same publication requirements as other ordinances. The ordinance becomes effective 90 days after passage and publication unless a later date is provided in the ordinance.

Notification:

- A Notice of Public Hearing was published on Friday, February 10, 2023.
- The Public Hearing and Ordinance introduction will take place on Tuesday, February 28, 2023.
- Final consideration will take place on March 14, 2023.

Time Frame/Observations/Alternatives:

Next Steps:

- If the City Council unanimously approves adoption of Ordinance #23-04 on March 14, 2023, then the Charter amendment would take effect 90 days after publication. If an affirmative vote is not received by all Council members, the ordinance would fail.

Recommendation:

Staff does not hold a recommendation on this matter.

Outcome/Action:
No action required.

Attachments

Ordinance #22-26
Minnesota Statute 410.12
Ordinance #23-04

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2023 08:31 AM
Form Started By: Katie Schmidt		Started On: 02/06/2023 11:00 AM
Final Approval Date: 02/08/2023		

ORDINANCE 22-26

CITY OF RAMSEY

ANOKA COUNTY

STATE OF MINNESOTA

AN ORDINANCE AMENDING THE CITY CHARTER OF THE CITY OF RAMSEY, MINNESOTA PROHIBITING MEMBERSHIP ON THE CITY OF RAMSEY BOARDS AND COMMISSIONS OF NON-CITY OF RAMSEY RESIDENTS

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This Ordinance is adopted pursuant to the authority of the City Charter of the City of Ramsey and such authority as it is given under Minnesota Statutes Section 410.12, subdivision 5.

SECTION 2.

The Section 2.2 of the City of Ramsey Charter is amended to read as follows:

"Sec. 2.2 – Boards and commissions.

There shall be no separate administrative board of health, library board, or any other administrative board or commission except for the administration of a function jointly with another political subdivision. The council shall itself be and perform the duties and exercise the powers of such boards and commissions provided for by state statutes. The council may, however, establish or abolish by ordinance boards or commissions to advise the council with respect to any municipal function or activity, or to perform quasi-judicial functions. Notice of initial formation and all vacancies shall be published in the city newsletter and in the legal newspaper. Membership of various boards and commissions shall not exceed nine members, all members of which shall be residents of the City of Ramsey.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 90 days after its passage and publication as provided in City of Ramsey Charter 3.9 and Minnesota Statutes Section 410.12, Subdivision 5, as may be modified by any action undertaken pursuant to City of Ramsey Charter Section 5.

PASSED by the City Council of the City of Ramsey, Minnesota, the ____day of _____2022.

_____

Mayor

ATTEST:

_____

City Clerk

410.12 AMENDMENTS.

Subdivision 1. **Proposals.** The charter commission may propose amendments to such charter and shall do so upon the petition of voters equal in number to five percent of the total votes cast at the last previous state general election in the city. Proposed charter amendments must be submitted at least 17 weeks before the general election. Only registered voters are eligible to sign the petition. All petitions circulated with respect to a charter amendment shall be uniform in character and shall have attached thereto the text of the proposed amendment in full; except that in the case of a proposed amendment containing more than 1,000 words, a true and correct copy of the same may be filed with the city clerk, and the petition shall then contain a summary of not less than 50 nor more than 300 words setting forth in substance the nature of the proposed amendment. Such summary shall contain a statement of the objects and purposes of the amendment proposed and an outline of any proposed new scheme or frame work of government and shall be sufficient to inform the signers of the petition as to what change in government is sought to be accomplished by the amendment. The summary, together with a copy of the proposed amendment, shall first be submitted to the charter commission for its approval as to form and substance. The commission shall within ten days after such submission to it, return the same to the proposers of the amendment with such modifications in statement as it may deem necessary in order that the summary may fairly comply with the requirements above set forth.

Subd. 1a. **Alternative methods of charter amendment.** A home rule charter may be amended only by following one of the alternative methods of amendment provided in subdivisions 1 to 7.

Subd. 2. **Petitions.** The signatures to such petition need not all be appended to one paper, but to each separate petition there shall be attached an affidavit of the circulator thereof as provided by this section. A petition must contain each petitioner's signature in ink or indelible pencil and must indicate after the signature the place of residence by street and number, or other description sufficient to identify the place. There shall appear on each petition the names and addresses of five electors of the city, and on each paper the names and addresses of the same five electors, who, as a committee of the petitioners, shall be regarded as responsible for the circulation and filing of the petition. The affidavit attached to each petition shall be as follows:

State of .....)

) ss.

County of .....)

.... being duly sworn, deposes and says that the affiant, and the affiant only, personally circulated the foregoing paper, that all the signatures appended thereto were made in the affiant's presence, and that the affiant believes them to be the genuine signatures of the persons whose names they purport to be.

Signed .....

(Signature of Circulator)

Subscribed and sworn to before me

this ..... day of ....

Notary Public (or other officer)

authorized to administer oaths

The foregoing affidavit shall be strictly construed and any affiant convicted of swearing falsely as regards any particular thereof shall be punishable in accordance with existing law.

Subd. 3. **May be assembled as one petition.** All petition papers for a proposed amendment shall be assembled and filed with the charter commission as one instrument. Within ten days after such petition is transmitted to the city council, the city clerk shall determine whether each paper of the petition is properly attested and whether the petition is signed by a sufficient number of voters. The city clerk shall declare any petition paper entirely invalid which is not attested by the circulator thereof as required in this section. Upon completing an examination of the petition, the city clerk shall certify the result of the examination to the council. If the city clerk shall certify that the petition is insufficient the city clerk shall set forth in a certificate the particulars in which it is defective and shall at once notify the committee of the petitioners of the findings. A petition may be amended at any time within ten days after the making of a certificate of insufficiency by the city clerk, by filing a supplementary petition upon additional papers signed and filed as provided in case of an original petition. The city clerk shall within five days after such amendment is filed, make examination of the amended petition, and if the certificate shall show the petition still to be insufficient, the city clerk shall file it in the city clerk's office and notify the committee of the petitioners of the findings and no further action shall be had on such insufficient petition. The finding of the insufficiency of a petition shall not prejudice the filing of a new petition for the same purpose.

Subd. 4. **Election.** Amendments shall be submitted to the qualified voters at a general or special election and published as in the case of the original charter. The form of the ballot shall be fixed by the governing body. The statement of the question on the ballot shall be sufficient to identify the amendment clearly and to distinguish the question from every other question on the ballot at the same time. If 51 percent of the votes cast on any amendment are in favor of its adoption, copies of the amendment and certificates shall be filed, as in the case of the original charter and the amendment shall take effect in 30 days from the date of the election or at such other time as is fixed in the amendment.

Subd. 5. **Amendments proposed by council.** The council of any city having a home rule charter may propose charter amendments to the voters by ordinance. Any ordinance proposing such an amendment shall be submitted to the charter commission. Within 60 days thereafter, the charter commission shall review the proposed amendment but before the expiration of such period the commission may extend the time for review for an additional 90 days by filing with the city clerk its resolution determining that an additional time for review is needed. After reviewing the proposed amendment, the charter commission shall approve or reject the proposed amendment or suggest a substitute amendment. The commission shall promptly notify the council of the action taken. On notification of the charter commission's action, the council may submit to the people, in the same manner as provided in subdivision 4, the amendment originally proposed by it or the substitute amendment proposed by the charter commission. The amendment shall become effective only when approved by the voters as provided in subdivision 4. If so approved it shall be filed in the same manner as other amendments. Nothing in this subdivision precludes the charter commission from proposing charter amendments in the manner provided by subdivision 1.

Subd. 6. **Amendments, cities of the fourth class.** The council of a city of the fourth class having a home rule charter may propose charter amendments by ordinance without submission to the charter commission. Such ordinance, if enacted, shall be adopted by at least a four-fifths vote of all its members after a public hearing upon two weeks' published notice containing the text of the proposed amendment and shall be approved by the mayor and published as in the case of other ordinances. The council shall submit the proposed amendment to the people in the manner provided in subdivision 4, but not sooner than three months after the passage of the ordinance. The amendment becomes effective only when approved by the voters as provided in subdivision 4. If so approved, it shall be filed in the same manner as other amendments.

Subd. 7. **Amendment by ordinance.** Upon recommendation of the charter commission the city council may enact a charter amendment by ordinance. Within one month of receiving a recommendation to amend the charter by ordinance, the city must publish notice of a public hearing on the proposal and the notice must contain the text of the proposed amendment. The city council must hold the public hearing on the proposed charter amendment at least two weeks but not more than one month after the notice is published. Within one month of the public hearing, the city council must vote on the proposed charter amendment ordinance. The ordinance is enacted if it receives an affirmative vote of all members of the city council and is approved by the mayor and published as in the case of other ordinances. An ordinance amending a city charter shall not become effective until 90 days after passage and publication or at such later date as is fixed in the ordinance. Within 60 days after passage and publication of such an ordinance, a petition requesting a referendum on the ordinance may be filed with the city clerk. The petition must be signed by registered voters equal in number to at least five percent of the registered voters in the city or 2,000, whichever is less. If the requisite petition is filed within the prescribed period, the ordinance shall not become effective until it is approved by the voters as in the case of charter amendments submitted by the charter commission, the council, or by petition of the voters, except that the council may submit the ordinance at any general or special election held at least 60 days after submission of the petition, or it may reconsider its action in adopting the ordinance. As far as practicable the requirements of subdivisions 1 to 3 apply to petitions submitted under this section, to an ordinance amending a charter, and to the filing of such ordinance when approved by the voters.

History: *(1286) RL s 756; 1907 c 199 s 1; 1911 c 343 s 1; 1939 c 292 s 1; 1943 c 227 s 1; 1949 c 122 s 1; 1959 c 305 s 3,4; 1961 c 608 s 5,6; 1969 c 1027 s 3; 1973 c 503 s 1-4; 1986 c 444; 1998 c 254 art 1 s 107; 1999 c 132 s 42; 2005 c 93 s 1; 2008 c 331 s 7; 2010 c 184 s 43*

ORDINANCE #23-04

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE CITY CHARTER OF THE CITY OF RAMSEY, MINNESOTA PROHIBITING MEMBERSHIP ON THE CITY OF RAMSEY BOARDS AND COMMISSIONS OF NON-CITY OF RAMSEY RESIDENTS

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This Ordinance is adopted pursuant to the authority of the City Charter of the City of Ramsey and such authority as it is given under Minnesota Statutes Section 410.12, subdivision 7.

SECTION 2.

The Section 2.2 of the City of Ramsey Charter is amended to read as follows:

"Sec. 2.2 – Boards and commissions.

There shall be no separate administrative board of health, library board, or any other administrative board or commission except for the administration of a function jointly with another political subdivision. The council shall itself be and perform the duties and exercise the powers of such boards and commissions provided for by state statutes. The council may, however, establish or abolish by ordinance boards or commissions to advise the council with respect to any municipal function or activity, or to perform quasi-judicial functions. Notice of initial formation and all vacancies shall be published in the city newsletter and in the legal newspaper. Membership of the Economic Development Authority, Environmental Policy Board, Parks and Recreation Commission, Planning Commission and any future boards and commissions the City Council deems necessary shall not exceed nine members, all members of which shall be residents of the City of Ramsey.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 90 days after its passage and publication as provided by Minnesota Statutes Section 410.12, Subdivision 7, as may be modified by any action undertaken pursuant to City of Ramsey Charter Section 5.

PASSED by the City Council of the City of Ramsey, Minnesota, the ____ day of March, 2023.

Mayor

ATTEST:

City Clerk

CC Regular Session **5. 3.**

Meeting Date: 02/14/2023

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title

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

- Economic Development Authority Dated December 8, 2022
- Parks and Recreation Commission November 10, 2022
- Planning Commission Meeting Minutes Dated December 1, 2022
- Public Works Committee Dated November 15, 2022
- Environmental Policy Board Dated October 17, 2022

Purpose/Background:

Recommendation:

Action:

Attachments

November Park and Rec Minutes

November PW Minutes

December PC Minutes

October EPB Minutes

EDA Minutes

Form Review

Inbox	Reviewed By	Date
Mary Jo Warner	MaryJo Warner	01/27/2023 12:54 PM
Brian Hagen	Brian Hagen	02/03/2023 10:00 AM
Brian Hagen	Brian Hagen	02/03/2023 10:00 AM
Form Started By: Dana Verbeek		Started On: 01/27/2023 11:26 AM
Final Approval Date: 02/03/2023		

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

The Ramsey Park and Recreation Commission conducted a regular meeting on November 10, 2022, 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 Dean Olson
Commission Members Absent:	Commissioner Jennifer Leistico Commissioner Justin Loss Commissioner Brian Walker
Also Present:	City Council Liaison Debra Musgrove Parks & Assistant Public Works Director Mark Riverblood Assistant City Engineer Joe Feriancek Recreation Specialist Marla Martinez-Flynn

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission meeting date October 13, 2022

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

5. COMMISSION BUSINESS

5.01: Consider the 2023-2032 Parks Capital Improvement Plan

Parks & Assistant Public Works Director Riverblood stated that tonight they will focus on the parks projects within the CIP, narrowing the discussion to those proposed for 2023. He explained the purpose of the CIP, noting that many projects are opportunity driven. He reviewed the five-year parks CIP projects and noted that part of the CIP process to weighing projects to determine which projects deliver the best return on investment. He provided details on trail connections, noting that sometimes a development project will require the developer to provide a trail connection which triggers the City to complete adjacent connections. He noted that there are areas in the community which do not have trails or parks in their neighborhoods and therefore connections have been identified that would connect those communities to area parks and amenities. He noted that some projects and/or trail connections carry forward to future years in order to look for the best opportunity to move forward in conjunction with development.

Assistant City Engineer Feriancek provided details on the Central Park parking lot reconstruction project including the project goals, how the project will be timed around the demands of the facility, and the general parking lot design guidelines. He reviewed the preliminary layouts that are being considered noting that staff would like input from the Commission on the different options. He summarized the staff observations as well as input staff would like from the Commission on different elements.

Chair Bennett commented that he likes the concept of angled spots for safety but also acknowledged the increased demand for parking during high traffic events. He stated that perhaps there are alternatives working with PACT that can help to offset that. He stated that he also liked the addition of trees buffering the parking lot to prevent people from parking in the green space while also providing some shade options for patrons in the park. He stated that his biggest concern would be for the stall count, noting that he would not want that limited too far to the point it would create parking issues within the park.

Commissioner Sis commented that he has not been to the park when the lot is completely full but echoed the preference for the angled stalls. He also echoed that the green space would be a good element along with adding shade. He commented that working with PACT would also mitigate the loss of stalls that could occur from the angled concept. He stated that he would prefer to remove the island and keep using directional flow.

Commissioner Olson stated that he also prefers the angled parking and echoes the comments of the other members. He noted that angled stalls also provide easier backing for trucks and larger vehicles and increases visibility when backing out.

Chair Bennett noted that it also forces people to pull into the spot rather than backing in.

Commissioner Barten commented that he angled parking also increases pedestrian safety as they can anticipate the direction traffic will be moving.

Civil Engineer II Feriancek stated that staff will be bringing this forward to the Public Works Committee at its next meeting and then forward to City Council.

Commissioner Sis asked if there is directional signage for the different fields, noting that he has trouble finding their assigned field at the park.

Parks & Assistant Public Works Director Riverblood commented that the City has tried that at Elmcrest, and it did not work well. He noted that typically the association or tournament host provides that diagram on its website or a flyer for the event.

Chair Bennett commented that typically users learn to identify the fields after becoming familiar with the park.

Parks & Assistant Public Works Director Riverblood stated that the addition of the 65 stalls that were added a few years ago has helped significantly. He stated that the proximity of the PACT lot will also be helpful for users of the fields on that side once the City is able to finalize that shared parking agreement. He agreed that the angled stalls assist in avoiding conflicts between drivers and/or drivers and pedestrians. He stated that when the park is short on parking, that tends to be a result of poor programing management, rather than just being a few stalls too short.

Commissioner Sis asked if sewer and water would be extended with the 161st project.

Assistant City Engineer Feriancek replied that they would bring a stub to the east end of Central Park in case there is a future need. He stated that all of the park systems currently function well at this time, but that stub would provide a future option if something were to go wrong.

Parks & Assistant Public Works Director Riverblood commented that the wells and septic currently at the park are working well and therefore would not be replaced with a sewer and water connection at this time.

Chair Bennett noted that this was a good list of CIP projects and appreciated that they continue to look for opportunity driven projects to work congruently with development opportunities for the best value. He stated that he also likes the playground replacement program. He stated that this list includes improvements through multiple different methods and is a well-rounded list of different types of projects across the city.

Motion by Commissioner Sis, seconded by Commissioner Barten, to recommend a 2023-2032 Parks Capital Improvement Plan to the City Council as presented.

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

5.02: 2022-2023 Ice Skating Season – Periodic Warming House Closures Expected

Parks & Assistant Public Works Director Riverblood commented the labor market in public works continues to be lacking employees noting that they have not been able to fully staff the regular public works positions or seasonal positions. He stated that they currently have two applicants for the warming house attendants and therefore if they cannot get more workers, they would prioritize the Central Park rink. He stated that staff is working on the development of a schedule for warming house staffing, noting that they may prioritize the weekends rather than weekday evenings. He noted that the rink attendants do count the number of people using the warming houses and reviewed the decreasing trends of use. He noted that trend informs them in various ways and supports that perhaps it would not be much of an impact to have the warming houses closed during certain times. He noted that perhaps the rink at Ramsey Elementary is eventually removed if that rink is not utilized rather than continuing to invest in something that is not being well used.

Commissioner Sis asked if warming house operations could be automated to some degree alleviating the pressure on staffing.

Parks & Assistant Public Works Director Riverblood stated that they have used an honor system in the past with mixed results. He noted that not having an attendant lends itself to more mischief teen activity which then does not lend itself towards an inviting situation for younger children.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood stated the report highlights different upcoming recreational programs. He noted that often the Commission does not hold a December meeting if there are not actionable items and at this time, there are not any items scheduled.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 7:23 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Director

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, November 15, 2022, 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/Interim Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek
Civil Engineer IV Leonard Linton

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

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

4. APPROVE MINUTES

4.01: Approve October 18, 2022, Meeting Minutes

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

Regular Meeting Minutes dated October 18, 2022

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

5. COMMITTEE BUSINESS

5.01: Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

City Engineer/Interim Public Works Director Westby reviewed the staff report and stated that staff recommends alternative one if the Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development. He noted that staff would recommend alternative two if the Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Chairperson Riley stated that he believes the old fence should be removed as part of this project. He asked if there would be any cost savings in reusing that versus just using new fence.

City Engineer/Interim Public Works Director Westby replied that there would likely not be a cost savings. He stated that when contractors salvage and reinstall something, it will not be warrantied. He noted that the existing fence would be fairly difficult to salvage and reinstall because of the four-foot footings.

Councilmember Woestehoff referenced the existing fence, which is on private property and therefore owned by the homeowners. He stated that while he agrees that should be removed, it would require the approval and authorization of the homeowners. He noted that the first property most likely prefers having the fence in place while the second property would most likely prefer removal with replacement of a wall that does what was intended. He stated that he would want to hear the input from the homeowners that have the fence on their property. He stated that if the fence is left in place, it would seem silly to have two fences in place. He asked if there was feedback in putting the new fence west of the trail, between the trail and the road.

City Engineer/Interim Public Works Director Westby replied that snow removal on Highway 47 and the trail would impact the fence in that placement.

Councilmember Woestehoff stated that he supports removing the existing fence, or at least part of it, but would want the input of the residents as the fence technically now belongs to those homeowners.

City Engineer/Interim Public Works Director Westby identified the area where the fence would be proposed to start, noting there would be about 20 feet between the new fence and existing fence.

Councilmember Woestehoff stated that it would be important to advise the homeowners that the new fence would not be on their private property and therefore would not be their fence, whereas the existing fence is on private property and would be the property of the homeowners.

Councilmember Musgrove asked for details on the proposed location and length of the fence.

City Engineer/Interim Public Works Director Westby provided additional details as requested.

Councilmember Musgrove noted this proposed fence length of 265 feet and the length proposed in the preliminary plat of 245 feet. She stated that the meeting notes from that discussion mentioned the possibility of the City extending that to the exiting wall. She did not believe the short fence provides a sound wall for the property that would be open and exposed. She was unsure that this would be effective and noted that she would support a further extension but recognized the possibility of that is not high. She asked what would occur if one homeowner wants the existing fence removed and the other does not. She stated that while she agrees that two fences would not look the best, she believed the existing fence should be left in place. She asked if the first fence panel should be at an angle to better direct noise back towards the street.

Chairperson Riley commented that the intention of this first part of discussion was simply for clarification and not full discussion. He stated that he would now like to open the floor for resident input.

Ted Blakely, 5041 Xkimo Court NW, thanked staff and the City for making good progress on this issue. He referenced the two options and asked if Plan A could be approved to keep momentum moving. He stated that he did not want to see any delays in waiting for homeowner response on whether the existing fence should be removed.

Chairperson Riley agreed that was a good suggestion, noting that staff did provide an option to include an alternate bid which would remove a section or all or the existing fence.

Rick Bailey, 5021 Xkimo Court NW, asked the timeframe for bidding and when construction would be anticipated to begin.

City Engineer/Interim Public Works Director Westby replied that he does have the contact information for the two property owners and therefore staff can reach out to them quickly. He stated that once direction is provided on the plans, staff will update the plans within one month and bring those forward to the Council for authorization to bid the project. He stated that the bidding process is typically about five weeks and provided details on the contract process. He estimated up to three months for the process from tonight to when the Council could be presented with a construction contract.

Councilmember Woestehoff commented that it sounded like Councilmember Musgrove wanted a longer fence and asked if her desire was to extend it south towards Xkimo or north to the other fence.

Councilmember Musgrove replied that her desire was to extend north to the other fence.

Councilmember Woestehoff asked if the new sound wall could not be extended to the south because of conflicts with snow removal and utilities.

Chairperson Riley commented that there would be an additional cost of $15,000.

Assistant City Engineer Feriancek replied that there are a lot of utilities in that area. He stated that in the review there was not really a benefit sound barrier wise going south because they would simply be creating another wall that serves no function.

Councilmember Woestehoff stated that he would prefer to have the first panel at an angle rather than going further to the south. He noted that the plans as proposed would already exceed what the City originally agreed to in the preliminary plat.

Chairperson Riley agreed with angling the first panel for aesthetic purposes and to act as a barrier for sound. He noted that the intention of this project is to complete what the City thought was going to be done and what the City agreed to. He agreed that this would be more than what was agreed to in the preliminary plat, therefore he is comfortable with this proposal. He commented that he would support having a bid alternative for the removal of the existing fence, should that be desired, but noted that he would not support salvaging and reusing as that does not seem to provide cost savings.

Councilmember Woestehoff asked if it would be possible to connect the new fence and existing fence at the corner, if the first property owner agrees.

Chairperson Riley commented that he assumed that they would be connected.

Councilmember Musgrove asked if another panel would be necessary to connect the fences.

Civil Engineer IV Linton replied that he would recommend against connecting the two walls. He explained that the existing fence is on private property and if that is connected to the new fence in the right-of-way, a new property owner would likely believe that they own the property out to the new fence.

A resident commented that whatever option is chosen, he would not want a gap that would allow sound through it.

City Engineer/Interim Public Works Director Westby commented that he did not envision connecting the fences. He commented that there are numerous utilities along that corridor that they want to avoid. He stated that if the existing fence were left in place, they could angle the end panel of the new fence.

A resident asked if there would be cost savings in leaving the existing fence. He commented that the simplest solution would seem to be just putting in a new fence straight along Highway 47.

Assistant City Engineer Feriancek commented that the two fences are about 27 feet apart. He stated that if the new fence were brought to the start of the old one, they could get close, within about 15 feet. He stated that there are some buried utilities that they want to avoid.

Councilmember Woestehoff stated that he would like to take the fence as close to Xkimo as possible and inform the two residents of the project. He stated that the City could offer to remove

the existing fence from their properties if desired and assess that portion of the costs back to the residents.

Chairperson Riley agreed that the fence is run along the edge, as originally desired. He was unsure that the old fence needs to be considered as that is on private property.

Councilmember Woestehoff stated that he agrees, but still feels like those residents should be informed about the project and if those residents desired the existing fence to be removed, perhaps there would be a cost savings that could be offered by having the City contractor remove the fence.

Councilmember Musgrove agreed with going as close as they can with the fence and angle the end. She agreed that the existing fence should be left in place and if the homeowners want that removed, they could do that. She still had concern that this may not fully protect the area from noise and the City may need to extend it further in the future. She commented that she would not want to delay the project by asking the residents about the existing fence.

City Engineer/Interim Public Works Director Westby replied that there would be some benefit to extending south and to put the angle on the end. He stated that when the property to the north develops, the City would look to the developer to build that as part of their project.

Chairperson Riley confirmed the consensus of the Committee with that direction.

City Engineer/Interim Public Works Director Westby identified the length the fence would run for clarity. He stated that the existing fence is 170 feet, and the proposed fence would be about 328 feet in length.

Chairperson Riley confirmed the consensus of the Committee to leave the existing fence in place.

Councilmember Woestehoff commented that he would still like the property owners to be informed of the project once it is approved and awarded by the City Council.

Chairperson Riley stated that this item does not need to come back to the Committee and should go forward to the City Council. It was the consensus of the Committee to place the case on the Consent Agenda.

City Engineer/Interim Public Works Director Westby noted that this will most likely go to the first or second Council meeting in January which would bring the contract award consideration back to the Council in March which would allow for spring construction.

5.02: Update on Plans for Wetland 114P Outlet

Civil Engineer IV Linton reviewed the staff report and stated that staff recommends bringing the project to the December 13, 2022 City Council meeting for authorization to advertise the project to receive quotes for the work.

Chairperson Riley asked Civil Engineer IV Linton asked for a brief description of the differences between NGVD29 and NAVD88.

Civil Engineer IV Linton replied that the NGVD29 data was established in 1929, using the technology available at that time. He stated that the NAVD88 started using GIS and GPS technology. He stated that the NAVD88 was developed using better technology with more data points. He stated that the difference in vertical elevations between the two is about four or five inches. He stated that staff is moving forward with the 858.1 elevation, using the NAVD88 data which will increase the water level in Wetland 114P. He stated that they will tighten up the plans and await the review of the DNR.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend the City Council authorize advertising for quotes for this project.

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

5.03: Consider Recommending City Council Authorization to Prepare Plans and Specifications for 2023 Pavement Management Program Projects

Assistant City Engineer Feriancek reviewed the staff report and recommendation from staff to recommend City Council authorization to prepare plans and specifications for proposed 2023 Improvement Projects #23-02, #23-05, #23-06, #23-07, and #23-10. He stated that this will allow staff to proceed with design and preparation of plans and specifications so bids can be advertised as early in 2023 as possible to obtain the best bid prices possible.

Councilmember Woestehoff referenced the pseudo basketball court in the south parking lot at Central Park and asked if that would be removed as part of Improvement Project #23-02, noting that court gets a lot of use.

Assistant City Engineer Feriancek replied that the south lot is not planned to be reconstructed as they would be working on the main lot on the north side. He stated that it is not currently planned to resurface that lot as it was not in the original scope of the project. He recognized that it could be a convenient time to do that, but that funding is limited and that the south lot would be a convenient staging area for contractors working on the project.

Chairperson Riley commented that it would seem odd not to do it at the same time.

Councilmember Woestehoff commented that the south lot is not in great shape and people often play basketball on that court. He stated that he would want to look at that as part of the project.

Councilmember Musgrove asked if the southern lot stalls would remain at a 90-degree angle versus the diagonal stalls. She stated that she also likes keeping the tree median to provide additional shade.

Assistant City Engineer Feriancek stated that using directional stalls and with the median, that would lose stalls and they would have to tweak the plans a little.

Councilmember Woestehoff asked if the end caps would be raised or just painted.

Assistant City Engineer Feriancek stated they are painted in that option rather than raised to better accommodate snowplowing if that were done, noting that lot is currently not plowed.

Councilmember Woestehoff stated that in that scenario he would prefer to keep the buffer of trees between the road and parking, although he recognized that would result in less parking stalls.

Councilmember Musgrove stated that she prefers the use of striping rather than a raised edge.

Chairperson Riley stated that he would be concerned with losing parking stalls as there are already complaints about a lack of parking. He stated that there are a few scenarios that actually increase parking.

Councilmember Musgrove noted the potential for additional parking to be made available through a shared parking agreement with PACT. She stated that people desire shaded areas for sunny days.

Councilmember Woestehoff agreed, noting that he likes the 90-degree stalls and removing the island. He asked if the center section with the trees would be raised.

Assistant City Engineer Feriancek replied that the intent would be that those would be lowered medians to take in storm water. He commented that they could consider a usable green area if preferred.

Councilmember Woestehoff stated that he does like the idea of stormwater management. He stated that he has driven by the park and noticed people parking on the road or in the field while there are still many stalls available in the lot, noting that people will park where they want to park. He stated that if they can make it more attractive to park in the lot, he would love that.

Chairperson Riley stated that he likes the improvements and would still like to maximize the number of stalls. He stated that he prefers the 90-degree parking scenario.

Councilmember Woestehoff agreed and noted that he would also like the south lot to be resurfaced.

Assistant City Engineer Feriancek stated that as part of the 161st geotechnical report they did soil borings and found an average of 2.5 inches of bituminous over a sand base in the north lot, therefore he would expect similar findings for the southern lot. He noted that staff could do additional investigation but noted that a typical mill and overlay would not be realistic.

Councilmember Woestehoff stated that he would support a full reconstruct of the south parking lot and perhaps adding a second set of basketball hoops as it is used a surprising amount.

Chairperson Riley stated that he would also support improving the southern lot at the same time.

Councilmember Woestehoff asked if there would opportunities to remove any of the pedestrian ramps on Improvement Project #23-06, 2023 MSA Overlay Improvements.

Assistant City Engineer Feriancek replied that generally the ramps are found at street crossings.

Councilmember Musgrove stated that MSA streets are nine-ton roads and asked what 161st is being built to.

Assistant City Engineer Feriancek replied that 161st Avenue would be built to the same level.

Assistant City Engineer Feriancek asked for input on whether the Committee would prefer a reclamation light or full depth reclamation for Improvement Project #23-10, Whispering Pines Estates Plat 3 Street Reconstructions.

Chairperson Riley commented that he would support the recommendation of staff noting that if it would be a good place to save money, he would support that or if staff feels the full depth reclamation is needed, he could also support that.

Councilmember Woestehoff agreed.

Chairperson Riley commented that it is good to see this set of streets being reconstructed.

Councilmember Woestehoff agreed noting he receives the most calls for improving these streets.

Assistant City Engineer Feriancek reviewed the proposed project schedules.

Councilmember Woestehoff asked for details about the proposed Ramsey HY-10/Ferret Street reconstruction project near Lawn Monster.

City Engineer/Interim Public Works Director Westby provided details on that project and stated that Bolton & Menk is preparing plans per EDA direction.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council authorization to prepare plans and specifications for proposed 2023 Improvement Projects #23-02, #23-05, #23-06, #23-07, and #23-10.

Further discussion: Chairperson Riley recognized that the City is expanding its Pavement Management Program to improve more streets in the next several years and that is great to see.

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

City Engineer/Interim Public Works Director Westby asked and received confirmation that this case should go on the regular agenda when presented to the City Council for approval.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects, Studies, and Items of Interest

City Engineer/Interim Public Works Director Westby provided updates on current and proposed City, County and MnDOT improvement projects and studies, and on other items of interest to the Committee.

6.02: Review Future Topics Calendar

City Engineer/Interim Public Works Director Westby confirmed the consensus of the Committee to cancel the December meeting.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:23 p.m.

Respectfully submitted,

_____

Bruce Westby
City Engineer/Interim Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 1, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson (via Zoom) Commissioner Cheri Gengler Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary VanScoy
Members Absent:	Commissioner Brian Walker
Also Present:	Planning Manager Todd Larson City Planner Brian McCann Senior Planner Chris Anderson 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 Peters, to approve the agenda as presented.

A roll call vote was performed:

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

Commissioner Hunt aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the October 27, 2022 Planning Commission Meeting Minutes

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS

6.01: Public Hearing: Consider a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW

Public Hearing

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

Presentation

City Planner McCann presented the staff report stating that staff recommends adoption of the resolution approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW, with the contingency of removing the semi-trailer.

Commissioner VanScoy asked if the trailer referred to is the white shipping container.

City Planner McCann stated that he believes there is a trailer connected but confirmed that the shipping container is part of that.

Commissioner Peters asked if anyone knew there was a business being run out of the house when the accessory building was constructed.

City Planner McCann commented that staff was aware of that business but because the operation of the business would not be changing, a Home Occupation Permit was not required at that time.

Citizen Input

Julieanna Snow and Russell Peterson, 17725 Nowthen Boulevard, stated that they are requesting the ability for the trailer to be on the property because it helps with the business and helps to screen the area from the public. She stated that each year the State of Minnesota attempts to improve groundwater by instituting new regulations which requires them to have more materials and equipment for the business. She stated that they are able to store the equipment and material in the trailer so that is available onsite for servicing customers. She stated that allowing them to have the trailer onsite would allow the business to continue to function and service septic customers in Ramsey.

Commissioner Hunt noted the truck parked out front and asked if that is the second truck as the narrative mentioned that the first truck is parked inside.

Mr. Peterson replied that the second truck is in Isanti at this time. He noted that storing the second truck in that location causes a delay in time and additional fuel costs that must be passed onto the customer.

Commissioner Hunt asked if the second truck would be parked in the location shown on the picture.

Mr. Peterson confirmed that is where they had the second truck in attempt to keep it screened. He confirmed that the trailer has been on the property since 1975.

Commissioner VanScoy commented that it is his understanding that there would be two trucks onsite, one parked inside and one parked outside.

Mr. Peterson confirmed that is how he had been doing it until he completed the building in Isanti and now keeps one truck at each location.

Ms. Snow commented that they did have both vehicles parked onsite but now have one on the property in the garage and the other in Isanti. She stated that if the truck at the house were to breakdown, the truck stored in Isanti would not fit into the garage because it is seven inches too tall and therefore would be stored on the side as it had been in the photo.

Mr. Peterson stated that they would plan to have the one truck at the home, parked inside, and the other would be parked in Isanti with the exception of if a job were to run late and they needed to park it at the home overnight.

Commissioner VanScoy asked what is stored in the trailer.

Mr. Peterson noted the different equipment that is stored in the trailer.

Chairperson Bauer asked what is kept in the accessory building.

Mr. Peterson commented that his pickup and the pumper truck are inside as well as other equipment for the septic business that must be stored indoors. He confirmed that there is not space in the accessory building for the items stored in the trailer.

Commissioner Peters asked if there has been an issue with vehicles coming onto the property, as it was mentioned that one the reasons for the trailer is to protect the property.

Mr. Peterson confirmed that they have had issues with vehicles spinning out on that corner and coming onto the property. He noted that have had issues with theft and therefore keeping the equipment in the trailer helps to keep it more secure.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Commissioner VanScoy asked the concern with the semi-trailer.

City Planner McCann replied that the trailer did come to their attention through the code enforcement process. He noted that it is technically a commercial vehicle and does not meet the requirements for a commercial vehicle.

Commissioner VanScoy commented that it appeared to be a shipping container, which have been allowed in certain circumstances in the past.

City Planner McCann confirmed that has been allowed for commercial or industrial properties and could not recall an instance of it being allowed for a residential property.

Commissioner VanScoy commented that the trailer has been on the property since 1975 and therefore perhaps screening would be helpful to screen it from the road. He noted that the trailer has been at the property for so long as a part of the normal operation and therefore it would seem extreme to request it to be removed.

Chairperson Bauer asked if the trailer would be prohibited within the R-1 district.

City Planner McCann noted that the Code has specifications for off street parking which include commercial vehicles. He noted that there are requirements for screening, allowed lengths of time, and it must be functional.

Chairperson Bauer noted that the trailer was in existence prior to the passing of the City Code requirements and asked if that would then be grandfathered in.

City Planner McCann replied that perhaps there could be a grandfathered allowance.

Commissioner Gengler asked to see the aerial map to show how the trailer aligns with adjacent properties.

City Planner McCann displayed the aerial photograph.

Commissioner Peters asked if there would be any pathway to make the trailer compliant if it were not grandfathered in, such as a variance.

City Planner McCann commented that he was unsure of alternatives.

Planning Manager Larson stated that perhaps an Interim Use Permit would be a good fit as that would expire with the sale of the property.

Chairperson Bauer suggested that the IUP could be linked to the sale of the land rather than issued for a five-year period.

Senior Planner Anderson commented that the IUP could be issued for a length of time, or it could be tied to the expiration of the Home Occupation Permit or sale of the property.

Commissioner VanScoy asked if conditions could be placed on an IUP, such as screening.

Senior Planner Anderson confirmed that reasonable conditions could be applied similar to a Conditional Use Permit.

Chairperson Bauer asked the applicant for input on whether they would be interested in pursuing an IUP for the trailer to remain on the property which would allow that trailer to remain on the property until the home occupation ceases or the property is sold.

Mr. Peterson agreed. He noted that they could run fencing along the trailer or could plant trees.

Chairperson Bauer asked if the IUP would require a second hearing.

City Planner McCann confirmed that would require a separation application and cost.

Chairperson Bauer noted that this motion could be made contingent upon later approval of an IUP.

Senior Planner Anderson noted that this could move forward to the City Council and the City Council could conduct the public hearing for the IUP at its meeting to avoid this having to come back before the Commission again.

Commissioner VanScoy asked if this would impact the ability for the resident to run their business, as it sounds like the business provides a critical service.

Planning Manager Larson asked the Commission to make a recommendation on this Home Occupation Permit tonight noting that the Commission could also make a recommendation on an IUP. He stated that the Council meeting could then be notified as the public hearing required for the IUP.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #22-271 Approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW with an IUP for the trailer to remain onsite, only for this business, with additional screening and that shall terminate upon termination of the Home Occupation Permit or sale of the property.

Further discussion

Ms. Snow asked if staff discovered that the trailer was grandfathered in, would the IUP then not be necessary. Chairperson Bauer noted that the safer route would be to use the IUP to ensure there are no conflicts going forward. He noted that staff could verify that information with the City Attorney prior to the City Council meeting.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Gile Addition Sketch Plan and Preliminary Plat – 15710 St. Francis Boulevard NW

Public Hearing

Chairperson Bauer called the public hearing to order at 7:34 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the sketch plan and preliminary plat.

Commissioner VanScoy asked if Krypton could be a through street once completed.

Planning Manager Larson confirmed that to be true.

Citizen Input

Jason Rude, representing the applicant, stated that the applicant is agreeable to moving the shed and snowmobiles that are near and/or over the lot line. He stated that the outlots are unique, noting that there are two outlots proposed to square off the neighboring lots to the northwest. He stated that the applicant has spoken with one of those neighbors, who is in agreement and is trying to reach the other. He explained that the neighbors would be deeded the outlots to make their lots rectangular.

Commissioner Anderson asked why Krypton Street could not go through now.

Planning Manager Larson replied that the City does not yet have enough right-of-way (ROW) to complete a full street. He noted that in order to construct the street now, they would need to condemn the hashed area on the map. He stated that the street is not needed at this time and therefore could wait for development to occur on the other side of the street that would provide the remaining ROW needed.

Commissioner Anderson asked how lot one would have access, as that appears to be blocked by lot two.

Planning Manager Larson provided details on the driveway that would come through the Krypton Street ROW to 157th Lane.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:45 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #22-275 for the Sketch Plan and Preliminary Plat of "Gile Addition".

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Consider Sketch Plan for Parkside Townhomes (Project No. 22-143); Case of COR at Ramsey LLC

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends that the Commission provide applicable feedback to the applicant and direct them to proceed with preparation of a Preliminary Plat submittal.

Commission Business

Councilmember Woestehoff mentioned the comment from staff about the site potentially being overparked for guest parking and asked for more information.

Senior Planner Anderson commented that there is nothing wrong with having additional guest parking, but the number of stalls could be reduced.

Councilmember Woestehoff commented that he is excited for this development and is a proponent of less parking as there is a lot of asphalt in the area. He believed that greenspace or bike racks could be more beneficial. He also agreed with the architectural upgrades recommended by staff.

Commissioner VanScoy stated that when this was last discussed he was very vocal about porches but noted that he did review the COR Framework and there is language that would allow a balcony and therefore he withdraws his previous objection to the porch element.

Commissioner Anderson commented that he would also withdraw his objection related to porches. He stated that if this design is going to be allowed, it should blend into the neighboring units. He also agreed that there should be upgraded architecture on the public street facing side.

Jason Palmby, applicant, commented that they are excited to create this development of townhomes with open space areas for the private residents to gather.

Commissioner VanScoy asked the applicant for input on the recommendation of staff for upgraded architecture.

John Rasc, builder, stated that this is a unique opportunity as there is a variety of architecture and different designs within the COR. He stated that they believe that their design blends well with the different types of architecture in the area. He stated that they also have to design a product that meets the demands of the market at a price point that people can afford. He noted that these would have a higher price than the other townhomes that have been built in the COR, estimating a price beginning at $375,000. He stated that they would not be opposed to stone or brick, but there has to be a give and take with the fencing, patios, and landscaping. He stated that they tend to place value in the things people want and find value in and brick is not it in this case. He stated that they could keep that in mind as they move forward but would like flexibility in return for the other items they propose.

Commissioner VanScoy stated that when he first saw the renderings, he was not in favor of them as they were very flat but noted that he is much more comfortable with these renderings as there is a fair amount of modulation. He stated that he does feel that masonry or something of that nature is missing in the design. He stated that he does like the project.

Chairperson Bauer commented that they are excited to see this project continuing to move forward.

Senior Planner Anderson confirmed the consensus that the applicant should continue to the next step in this process.

7.02: Presbyterian Homes (Senior Housing Partners)/Lord of Life Church Site – 14501 Nowthen Boulevard NW

Presentation

Planning Manager Larson noted that the applicant had an accident about 15 minutes before the meeting and could not make it, but would like this to continue to move forward, so he offered to provide an update in order to keep this moving forward. He updated the Commission on recent activity including neighborhood meetings and worksessions with the City Council and Planning Commission.

Commission Business

Chairperson Bauer stated that it seems the primary concern of the neighbors was related to three or four stories and a preference not to have the greenspace in their backyard. He welcomed any input the Commission may have.

Commissioner VanScoy stated that his only concern would be that there is adequate parking for both the housing and the church. He stated that any of the options would seem acceptable. He asked if a rezoning would be necessary.

Planning Manager Larson commented that this would be likely to become a Planned Unit Development.

Commissioner Gengler stated that if this were to move forward, she would want to see traffic studies as this area is already very treacherous.

Commissioner Anderson stated that he likes the project and favors alternate two the best.

7.03: Adopt the 2023 Meeting and Application Calendar

Presentation

Planning Manager Larson presented the Staff Report stating that staff recommends adopting the 2023 calendar. He noted a potential conflict and noted that the group could meet one week earlier or one week later. It was the consensus of the Commission to postpone that meeting by one week.

7.04: Zoning Code Update Discussion - Lighting

Presentation

Senior Planner Larson presented the Staff Report and welcomed input from the Commission on the topic.

Commission Business

Commissioner VanScoy commented that this topic seems to be covered.

Planning Manager Larson used the example of PACT Charter School and the stadium lights, noting that the Code language did not address that element. He stated that a recent daycare application proposed tall light poles because of a cost savings, but that is adjacent to residential and therefore may not be appropriate in that setting. He stated that there should also be a standard for adequate lighting for businesses.

Commissioner VanScoy commented that the existing language mentions lumens, but the new language uses a different measurement.

Planning Manager Larson explained it is the difference between the light that is given versus what projects. He noted that bulb strength is measured in lumens while the light at the surface where it is measured is foot candles.

Commissioner VanScoy referenced compliance and asked for details on Section 140 that is mentioned.

Planning Manager Larson noted that the nonconforming use section.

Commissioner VanScoy commented that there are many places where lights are on a building and the light is bright from the street.

Planning Manager Larson commented that is correct, there should not be light spillage but if the lighting were installed before the regulation those lights would be legal nonconforming. He stated that if the building came in for a new request, the lighting could be required to be upgraded at that time.

Commissioner VanScoy commented on a bright light of a neighbor that causes disturbance in his home and asked if there are residential regulations.

Planning Manager Larson provided details on glare and its definition.

Commissioner Gengler asked if the brightness of illuminated signs would be covered in this updated code or the sign code.

Planning Manager Larson replied that would be part of the sign regulations and that will be discussed at a future meeting.

Commissioner Gengler commented that she likes the LED street lights. She noted that perhaps there would be a limitation on the number of LED lights that could be placed on a building.

Commissioner VanScoy stated that it seems that this ordinance focuses on safety, involving both a maximum and minimum but also recognized that there is an issue of aesthetics that would be limited in terms of regulation.

Commissioner Hunt stated that he also liked LED lighting and also suggested perhaps including a maximum allowed to prevent something from going over the line.

Planning Manager Larson noted that he could explore that idea.

Councilmember Woestehoff asked if the parking areas mentioned would include parking garages/ramps.

Planning Manager Larson replied that he would look into that.

8. COMMISSION / STAFF INPUT

Councilmember Woestehoff provided an update on staffing.

Planning Manager Larson noted that the regular December meeting has been canceled and the next meeting will be January.

Senior Planner Anderson noted that Anoka County will be hosting a Fix-It Clinic and paper shredding event at the Ramsey Public Works Facility on Saturday, December 3rd from 10 a.m. to 1:30 p.m.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:44 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, October 17, 2022, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Laura Moore
Board Member Todd Arts
Board Member Reid Bernard
Board Member Melissa Fetterley
Board Member Michael Hiatt
Board Member Jared Little

Members Absent: None

Also Present: Senior Planner Chris Anderson
City Council Liaison Chelsee Howell

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Moore, Board Member Little, Bernard, Arts, Fetterley, and Hiatt. Voting No: None. Absent: None.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated September 19, 2022

Motion by Board Member Hiatt and seconded by Board Member Fetterley to approve the regular meeting minutes dated September 19, 2022.

Motion carried. Voting Yes: Chairperson Moore, Board Member Hiatt, Fetterley, Arts, Bernard, and Little. Voting No: None. Absent: None.

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Aspects Related to a Proposed Major Plat Known as Cedar Acres (Project No. 22-136): Case of Tom Dehn

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Tom Dehn for a proposed three lot subdivision known as Cedar Acres. The proposal is to split the property located at 15060 Armstrong Boulevard into three parcels. The existing home would retain its access from Armstrong Boulevard while the two new lots would gain access from the extension of the existing 151st Lane cul-de-sac. Due to the extension of a public road, this application is being processed as a Major Plat (it otherwise would have been processed as a Minor Plat, which would have only been received by City staff and City Council).

Board Member Hiatt asked if this development is within the MUSA or would use well/septic.

Senior Planner Anderson replied that this property would be served by private well and septic systems as it is not within the MUSA service area. He identified the primary and secondary locations for septic for the lots as proposed within the plat.

Board Member Hiatt asked if the lot sizes require a variance.

Senior Planner Anderson confirmed that part of the application is a variance request from the minimum lot size. He noted that all of the lots to the west are similar in size and therefore these lots would fit within the existing character of the neighborhood. He stated that the Planning Commission would review these requests at its October meeting.

Board Member Little asked for details on the elm trees mentioned.

Senior Planner Anderson replied that generally speaking any of the elms would be Siberian elm.

Motion by Board Member Little and seconded by Board Member Hiatt to recommend approval of the Tree Inventory and Preservation Plan.

Motion carried. Voting Yes: Chairperson Moore, Board Member Little, Hiatt, Arts, Bernard, and Fetterley. Voting No: None. Absent: None.

5.02: Discussion Item: Density Transitioning Standards

Senior Planner Anderson presented the staff report. He stated that over the coming months, Planning staff will be bringing forth various discussion topics to the Planning Commission to consider potential updates to the Zoning Code (needed to ensure that the Zoning Code successfully achieves the intended outcomes of the Comprehensive Plan). One such topic is density transitioning, which is required when a higher density development is proposed adjacent to an existing lower density neighborhood. While there are multiple options to satisfy density transitioning, landscaping (or preservation of existing trees) is almost always the tool utilized. However, there are challenges with the current density transitioning standards and ideally, the standards could be modified to alleviate some of the more common issues.

Chairperson Moore commented that the photos within the case help to provide a comparison between what happens in person versus what it looks like on paper. She commented that there

would be merit in reviewing on a case-by-case basis. She recognized that when properties are mass graded, most of the trees are removed in order to grade the property and add the minimal number of trees. She stated that she would prioritize keeping existing vegetation. She referenced a case where an HOA dissolves after a set period of time and asked what would occur to the HOA owned/maintained property.

Senior Planner Anderson commented that in the scenario in the case, there was not an abundance of tree removal that occurred prior to development. He commented that while there was some tree removal, most were not high-quality trees and there was not an abundance of vegetation on the site. He explained that if an HOA were to go defunct and does not pay the property taxes on the HOA owned properties it would go the route of tax forfeit and then could end up in anyone's hands. He stated that situation has occurred in the past and the adjacent homeowner purchased the HOA owned lot, which created an odd shaped lot. He commented that while the City and/or County would have the option to acquire a tax forfeit lot, most HOA lots are unusable and therefore it would not be an asset to the City.

Board Member Hiatt commented that it seems when natural transitions are proposed, such as trees and berms, that occurs more over time. He stated that perhaps that transition should be required to provide that screen within a set period of time. He noted that a fence or wall provides instant transition, whereas vegetation takes years to accomplish that goal. He was unsure that they would want to go on a case-by-case basis but agreed that there should be flexibility to work with what exists on the site. He asked if there are other examples from cities in terms of regulation to use as an example.

Senior Planner Anderson commented that he had not yet done that research but has been contacted by staff working for another community that is in the process of doing that research and will be sharing that information. He stated that while case by case review might sound like a good idea, there still needs to be minimum standards within City Code.

Board Member Hiatt asked if it would make sense to have a target date for the screening to be provided, recognizing that will not occur in six months to one year.

Senior Planner Anderson replied that could be part of the discussion. He stated that it would be hard to expect immediate screening, but if it takes ten years it would seem that protection of the existing neighborhood has not happened.

Board Member Hiatt commented that as the discussion continues, he believes that target date should be kept in mind. He noted that most of the problems included in the presentation occurred over time or were a result of the length of time needed for the vegetation to grow.

Senior Planner Anderson agreed that could be addressed in the purpose and intent. He stated that the transition area is meant to exist in perpetuity and perhaps there should potentially be a sunset clause in the situation a tree dies years later or is damaged by a tornado so that the eventual homeowner is not liable for replacement.

Chairperson Moore referenced the scenario where the transition plan looked good on paper but 15 years later, the pines are still not established. She used the example of a developer that did a great

job filling in the gaps between the trees with long grasses. She noted that the grass grows quickly, while the trees are still growing.

Senior Planner Anderson referenced the previous case which proposes a native seed mix. He noted that if that is planted near trees, that might not be the best environment as some of those mixes require full sun. He noted that there would also be caution that the planted area can be overrun with invasives but agreed that other plantings can provide transitioning.

Board Member Little agreed that he would be in favor of a sunset for the transitioning requirement so that a homeowner is not liable 30 years later. He stated that there is a development behind his home and there is no way he could plant things that would provide immediate screening and therefore he would be interested in seeing a fence as part of the transitioning. He noted that many people would prefer a fence compared to waiting decades for a barrier to grow in.

Board Member Arts asked if there is a minimum height requirement for plantings.

Senior Planner Anderson confirmed that there are requirements and provided those details.

Board Member Arts asked if there would be significant cost difference in requiring taller trees, such as eight feet rather than six feet.

Senior Planner Anderson replied that taller trees can be purchased to somewhat provide more immediate screening, but more damage can be done to the roots in the transition process and therefore there is often more dieback in the canopy of the tree while its attempting to regrow its roots. He stated that the general rule is for every inch of caliper there is one year of shock before its root system has been replenished to the point there is noticeable above ground growth.

Chairperson Moore asked if the full-sized trees are shown on landscaping plans.

Senior Planner Anderson confirmed that generally speaking the plan would show the full-sized canopy of the tree. He recognized that it is difficult to imagine what landscaping would look like once completed compared to what is shown on the plan, which is why he provided the photos for assistance.

Board Member Arts asked if the photos with the large pine trees were from the development on the south side of Alpine and asked the height of that berm. He noted that the Board could use that for context when driving by the site.

Senior Planner Anderson confirmed that is one of the developments on the south side of Alpine. He noted that berm fluctuates in height from three to four feet in some areas to other areas where there is not an increase in height because of the existing conditions of the site (drainage patterns, existing vegetation, etc.).

Board Member Fetterley commented that berms can be done very nicely and provide immediate transition because plantings take time. She stated that while she does not love the idea of fencing, she would wonder if there was a reason that was not included as an option for transitioning.

Senior Planner Anderson was unsure why fencing was not included in the density transitioning options, as it can be used for commercial properties.

Board Member Fetterley stated that she would agree with fencing as an option but noted that if an existing homeowner does not like the view being created, they would most likely install their own fence.

Board Member Hiatt stated that he would be concerned with the upkeep of a fence over time. He noted that there are some composite fences that he has noticed more recently that would provide immediate screening.

Chairperson Moore recognized that while no one on the Board would choose fencing as the first option, perhaps that could be used in combination with another element or could be the best choice in some scenarios.

Senior Planner Anderson agreed that a fence alone should not be allowed for density transitioning but could be part of an overall plan with trees and vegetation. He noted that as this moves forward, he would work with this Board on the vegetation portions while also working with other groups, such as the Planning Commission, on other potential ideas.

Board Member Hiatt stated that perhaps it would be helpful to have input from developers as they would have experience on what worked well in other developments and communities they have worked in.

6. BOARD / STAFF INPUT

No comments.

7. ADJOURNMENT

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

The meeting adjourned at 7:41 p.m.

Respectfully submitted,

_____

Chris Anderson
Senior Planner

ATTEST:

_____

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, December 8, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
Member Chelsee Howell
Member Rachal Johnson
Member Chris Riley
Member Shanna Stewart
Member Scott Wiyninger

Members Absent: Member William MacLennan

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated November 10, 2022

Motion by Member Stewart, seconded by Member Johnson, to approve the November 10, 2022, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Business Assistance Application for Ramsey Properties, LLC

Economic Development Manager Sullivan presented the staff report.

Chairperson Olson asked why the name was changed.

Emily Allegra, applicant, stated that from a legal standpoint they wanted to separate some of their entities and the name is much more simple.

Member Stewart commented that she does not understand all the details and asked if this project would be changing and moving to another location.

Economic Development Manager Sullivan explained that as of Tuesday everything was as presented, but they then received some information which may change the project. He noted that that a potential change would be to move the project to a larger City lot, add additional rooms but the economics and proposed deal structure would remain the same. He noted that if the project does change, it would come back to the EDA for consideration.

Ms. Allegra commented that it would be the same product and amenities, they would simply add more rooms. She stated that the concern was related to the tight space, and they will work through that in the next couple weeks.

Member Johnson asked if there is another site that might be more suited for this project.

Economic Development Manager Sullivan confirmed that there are other sites nearby in the COR that would work. He stated that the Hilton representative looked at the community and wanted the site to be located in The COR, noting that if a different location is needed it would likely be in the area across the street from this site. He noted that the project could also remain on the current site. He stated that at this time the EDA is considering the land cost write down and site improvements on Outlot A Gigi Addition, noting that without that assistance the project would not move forward.

Member Stewart asked for details on the pay-go note.

Jason Aarsvold, Ehlers, provided details on the process that Ehlers completes to determine the amount of assistance that could be appropriate. He noted that without any assistance, the returns on investments would be below the thresholds for a developer to move forward with this type of project and therefore the proposed assistance would be warranted and necessary for the project to move forward and be built. He explained how the pay-go note is reimbursed.

Member Stewart asked if there would still be funds available of this nature for a future project as well.

Economic Development Manager Sullivan provided details on how TIF is generated, can be used, and how it is paid back and acknowledged that there would be more TIF generated on this site than obligations incurred by the project assistance request.

Member Riley explained that Mr. Aarsvold works for Ehlers and the City contracts with Ehlers to complete these types of analysis for the City. He noted that it is also common for a developer to

create a new entity for a project. He appreciated that the applicant was present today and noted that he fully supports the project and looks forward to it moving forward.

Member Wiyninger asked if the project is still on track to be open in 2024.

Economic Development Manager Sullivan replied that if the project moves forward as is, he would anticipate that applications would come through for review around April and if the project is shifted to another site that could be a one-month delay. He stated that either way, construction would plan to begin this year with an opening in 2024.

Member Howell stated that she is a little concerned adding the pay-go TIF and asked if this would be enough value to the community to justify the assistance requested. She commented that she is very excited about the project but is not as excited about adding another layer of assistance.

Economic Development Manager Sullivan replied that this TIF district runs through 2040 and therefore the obligations will be done before the districts ends and the project will generate additional TIF during that time. He stated that the City has expended funds on roads and infrastructure In the COR and TIF District No. 14 and this will help to increase cash flow within the district to pay off those obligations. He noted that staff also believes that this project will be a catalyst in bringing forward other desired retail and restaurant development.

Motion by Member Johnson, seconded by Member Wiyninger, to recommend to City Council to approve Business Assistance and a TIF Agreement in the form of $311,454 in TIF Land Cost Write Down and $306,000 in Pay-Go TIF for Site Development/Improvements; subject to City Attorney Review.

Motion carried. Voting Yes: Chairperson Olson, Members Johnson, Wiyninger, Riley, and Stewart. Voting No: Member Howell. Absent: Member MacLennan.

Chairperson Olson commented that he continues to be excited about this project and looks forward to it moving forward.

4.02: Consider Lease Agreement for 6701 Highway 10 NW: Case of God's Kingdom Ministry (Portions of the meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Chairperson Olson asked what RALF stands for.

Economic Development Manager Sullivan replied that RALF is Right-of-way Acquisition Loan Fund and explained that in 2005 the City began acquiring parcels through this fund on the north side of Highway 10 to prepare for the future Hwy 10 project. He stated that the project has changed and most of the properties between the tracks and Highway 10 will not be needed for the project. He stated that the City has seven to ten properties that have been acquired with RALF Funding and some can be leased. He noted that when the properties are sold, some buildings could remain

while others will be torn down for redevelopment. He believed that building at 6701 Hwy 10 could remain.

Chairperson Olson commented that it appears the proposed tenant has been good at paying its rent and asked if there is any information on the impact to neighboring properties.

Economic Development Manager Sullivan replied that the last tenant in this space had issues with paying rent and therefore due diligence was completed on this potential tenant.

Member Riley asked how the common maintenance and plowing would be handled.

Economic Development Manager Sullivan replied that the maintenance and snow removal is outlined in the lease and the tenant responsibilities have been made clear.

Member Riley commented that this would be temporary in nature and asked if the tenant understands that this use is temporary.

Economic Development Manager Sullivan confirmed that there is a clause in the lease that provides the City the option to terminate the lease with 120 days of notice and the temporary nature has been communicated to the tenant.

Member Wiyninger asked the purpose of the space, whether it is office or meeting space.

Economic Development Manager Sullivan replied that this would be a meeting space and noted that churches have occupied the space in the past and there has not been an issue with parking as Youth First is not open on weekends.

Member Johnson asked if this property would be taken out or would be listed for sale in the future.

Economic Development Manager Sullivan replied that this property would be listed for sale in the future. He anticipated that in the future the City Council would develop a policy related to the sale of these properties and the process that would be followed.

Member Stewart asked if the lease is renewed annually or whether there would be an option to extend past 2025.

Economic Development Manager Sullivan replied that this is a two-year lease with the end date in 2025. He noted that if there was a desire to extend the lease, that could be explored at that time. He stated that he set the expectations that the lease would end at that time so they could plan to move if needed at that time.

Motion by Member Stewart, seconded by Member Johnson, to recommend to City Council to approve the Lease as presented, subject to City Attorney review.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on upcoming meetings, progress on development projects and other topics of interest to the EDA.

Chairperson Olson noted that this will be his last EDA meeting and commented that he has been honored to serve as the Chair.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:06 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. 4.**

Meeting Date: 02/14/2023

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:
1. City Council Work Session dated 1/10/2023
2. City Council Regular Session dated 1/10/2023
3. City Council Work Session dated 1/24/2023
4. City Council Regular Session dated 1/24/2023

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 1/10/2023
2. City Council Regular Session dated 1/10/2023
3. City Council Work Session dated 1/24/2023
4. City Council Regular Session dated 1/24/2023

Attachments

1-10-23 CCWS
1-10-23 Mtg
1-24-23 CCWS
1-24-23 Mtg

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2023 08:31 AM

Form Started By: Katie Schmidt Started On: 02/07/2023 12:47 PM
Final Approval Date: 02/08/2023

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, January 10, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
City Engineer/Interim Public Works Director Bruce Westby
City Clerk Katie Schmidt
Community Development Director Stephanie Hanson
Street Supervisor Shane Turner
Police Chief Jeff Katers

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:33 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Proposal to Order Two Single-Axle Plow Trucks in 2023 in Lieu of Replacing Motor Grader in 2026

City Engineer/Interim Public Works Director Westby reviewed the proposal and began the discussion around ordering two new plows to replace the 1999 John Deere plow. The two plows would help maintain the 8-hour snow removal schedule as well as keep up with all new roads and development. He reviewed the cost in 2023 dollars for both new trucks.

Mayor Kuzma asked if both trucks would fall under the 2023 budget or would the costs be staggered.

City Engineer/Interim Public Works Director Westby shared that payments do not have to be made until 30 days after delivery and when it would fall in the budget would depend on when the trucks were delivered.

Street Supervisor Turner explained that the rolling chassis would come first and the delivery times keep extending. He stated that there has been one ordered since January 13, 2022 that the City is

still waiting on delivery. He added that these trucks would likely be in service by the time the service roads for Highway 10 are ready.

Councilmember Riley asked what will happen in 2026 when the grader is scheduled for replacement.

City Engineer/Interim Public Works Director Westby stated that the plan is to maintain the grader by reducing its use from plowing to just gravel road maintenance.

Councilmember Musgrove asked about budgeting in 2023 or pulling it to 2024 when likely delivery would happen.

City Engineer/Interim Public Works Director Westby stated that if Council would feel more comfortable they can push this to the 2024 budget and work with the vendor on delivery. He added that this would cause the grader to still be used for a plow route and the City would likely continue to exceed the 8-hour snow removal goal.

Councilmember Musgrove asked if they are getting a deal because they are ordering two trucks.

City Engineer/Interim Public Works Director Westby explained that there is no discount for multiple trucks.

Councilmember Musgrove asked what percentage of the general levy budget for one or both of the trucks or asked if there is any baseline for that budget at this point.

City Engineer/Interim Public Works Director Westby said there is no baseline for the budget.

Councilmember Specht asked if this would be from the budget or if this could be bonded for.

City Administrator Hagen explained that there is an option for bonding these capital improvements. He stated that at the end of 2023 the cash in the bank will be gone as there was not any extra money levied to rebuild the fund balance. He stated that the 2024 budget will need to be discussed.

Councilmember Specht added his thoughts to order the trucks and get them as soon as possible and address the budget when they arrive.

Street Supervisor Turner shared that since receiving prices in September of 2023, the price of each truck has gone up $47,000.

Councilmember Musgrove asked what the explanation has been for the sharp increase in cost.

Street Supervisor Turner stated it is due to inflation, cost of labor, and cost of steel.

Councilmember Olson asked if adding two trucks would add one snow removal to the rotation. He asked if this would significantly reduce the time it takes to clear the snow.

Street Supervisor Turner explained that this would mainly just keep up with all the new roads. He added that by taking the grader off of the plow routes would save time and money.

The consensus of the Council was to move forward with ordering the two trucks.

2.02: Discuss Council Organization

City Clerk Schmidt reviewed the report and explained that this discussion will decide which committees, boards, authorities or other groups to which Councilmembers will be appointed, as well as other contracts.

Mayor Kuzma stated that he would like to see Councilmember Riley continue as Acting Mayor.

Councilmember Howell shared her thoughts on switching things up a little and shared she is also an at-large councilmember. She said she would like the opportunity of the Acting Mayor role.

Councilmember Olson added that he was interested in the role as it would give him an opportunity to demonstrate to the residents his leadership.

Mayor Kuzma stated that policy in the past has been to keep the most senior councilmember in the role and he would prefer to stay with this process.

Councilmember Specht stated he would be in support of allowing Councilmember Howell to give the role a try.

Councilmember Musgrove asked if it typically goes to the most senior councilmember out of respect.

Mayor Kuzma stated that it has been handled that way in the last ten years since he has been with the City. He shared his support for Councilmember Riley to keep the role.

Councilmember Musgrove asked if there is an alternate for this position.

City Clerk Schmidt stated there has not been an alternate for this position. She stated there is nothing in policy concerning who serves as acting mayor but since 2009, the senior most at-large member has served as acting mayor.

Councilmember Howell asked how long Councilmember Riley has served as acting mayor.

Councilmember Riley shared that he has been acting mayor for three years.

Councilmember Howell added that it would be nice to have the opportunity since Councilmember Riley has served in the role for so long.

Councilmember Riley stated that he does want to keep this role.

Councilmember Musgrove added that she is the second most senior on the Council and would be willing to give Councilmember Howell a try at the role.

Councilmember Olson stated he will back out of his desire to be the acting mayor and thinks that Councilmembers Howell and Riley are both good candidates.

Councilmember Woestehoff expressed his appreciation for Councilmember Riley's attendance at events that are not Council meetings, when Mayor Kuzma cannot attend. He stated he has no reservations with Councilmember Howell being acting mayor, but he fully supports Councilmember Riley to retain the role.

Councilmember Olson shared his support for Councilmember Riley to retain the role.

Mayor Kuzma stated that Councilmember Riley will retain his role as acting mayor.

Mayor Kuzma moved on to the position on the Environmental Policy Board, stating that it would go to Councilmember Howell with Councilmember Woestehoff as the alternate. He asked if the Council had any concerns.

There were no concerns.

Mayor Kuzma discussed the position on the Happy Days Committee for either Councilmembers Riley and Specht with the other as the alternate.

Councilmember Riley volunteered to be the alternate and give the role to Councilmember Specht.

Councilmember Musgrove asked if the scope of work and the purpose of the Happy Days Committee would come up on future topics discussion.

Mayor Kuzma stated this will be put down as a future discussion topic. He stated that Councilmember Specht will serve as the chair and Councilmember Riley will be the alternate. He moved on to discuss the Highway 10 Committee. He stated that City Administrator Hagen and himself will serve on the committee, and two of either Councilmembers Olson, Riley, or Specht.

City Administrator Hagen added that the Highway 10 Committee has not met in quite some time.

Mayor Kuzma stated that part of this topic could revolve around the Armstrong bridge.

Councilmember Olson shared he has not had any personal involvement with this and would be coming in with a learning curve and would defer to someone who has more experience.

Councilmember Specht stated he would enjoy being in this role as he has met with Elk River concerning Highway 10.

Councilmember Riley would also like to be in this role.

Mayor Kuzma stated that himself, Councilmembers Riley and Specht, and City Administrator Hagen will serve on the committee. He moved on to the Park and Recreation Commission and shared that Councilmember Musgrove had volunteered for the role. He asked if there was a volunteer for the alternate position.

Councilmember Olson volunteered as an alternate.

Mayor Kuzma stated that the role will be held by Councilmember Musgrove with Councilmember Olson as the alternate. He moved onto the discussion on the Planning Commission. He stated that the role will be held by Councilmember Woestehoff with Councilmember Olson as the alternate.

Councilmember Olson stated serving as the alternate will be a good learning opportunity for him in his first term.

Mayor Kuzma discussed the Public Works Committee with Councilmembers Musgrove, Riley, and Woestehoff and Councilmember Howell as the alternate.

Councilmember Woestehoff stated if there is a limit on positions held, he is no longer on the QCTV Board and would much rather stay on that board rather than the Public Works Commission.

Councilmember Howell suggested that two councilmembers serve on the QCTV Board which had happened in the past.

Councilmember Woestehoff agreed.

Mayor Kuzma stated that Councilmembers Musgrove, Riley, and Woestehoff will serve on the Public Works Commission with Councilmember Howell as an alternate. He moved on to discuss the Anoka County Fire Protection Council stating Councilmember Musgrove will serve on that council. He asked Councilmember Specht if he would be the alternate again.

Councilmember Specht said yes.

Mayor Kuzma stated that for the Anoka County Joint Law Enforcement Council (JLEC), Police Chief Katers and Councilmember Howell with Councilmember Olson as an alternate.

Councilmember Howell stated that she can be the alternate for the JLEC and allow Councilmember Olson the main spot and she would become the alternate.

Mayor Kuzma stated that for the Anoka County Solid Waste Abatement Advisory Team, Anoka County Housing and Redevelopment Authority, Fire Relief Association, Health Authority, and LOGIS Board of Directors, all of the appointments will stay the same as the previous term. He stated that for the Lower Rum River Watershed Management Organization (LRRWMO), Councilmember Musgrove will serve. He asked Councilmember Riley if he would like to still be the alternate.

Councilmember Riley stated he would like to.

Mayor Kuzma stated that Councilmember Riley will serve as the alternate. He stated that the appointments for North Metro Mayors Association: Operating Committee and Management Committee, will stay the same. He discussed the Quad Cities Cable Communications Commission, stating that Councilmember Specht and Woestehoff will serve.

Councilmember Musgrove asked how the roles on the Quad Cities Cable Communications Commission works and if they vote.

Councilmember Woestehoff said yes and that he is on the executive board as the secretary.

Mayor Kuzma discussed Youth First and asked Councilmembers Specht if he wished to stay on the committee and asked Councilmember Olson if he would be open to being on the committee.

Councilmember Specht said yes.

Councilmember Olson said that the meeting would conflict with him being the alternate on the Economic Development Authority.

Mayor Kuzma asked Councilmember Woestehoff if he would continue being the alternate.

Councilmember Woestehoff said yes. He asked why Cory Gardner swapped with Kyle Brotkowski as alternate from Staff.

Police Chief Katers stated that Mr. Gardner is going on the rotation as Community Resource Officer.

Mayor Kuzma stated that Councilmembers Howell and Riley will serve on the Economic Development Authority with Councilmember Olson as the alternate.

City Administrator Hagen stated that this will move to be adopted later in the evening at the City Council meeting. He asked if Council wanted to adjust ordinances to follow the Council term for the Economic Development Authority positions.

Councilmember Musgrove stated she would love to have a discussion around this for more boards than just the EDA.

Councilmember Riley agreed.

Councilmember Woestehoff stated he is not in favor of changing anything on the ordinance.

Councilmember Riley asked Councilmember Olson if he is comfortable with the appointments given to him.

Councilmember Olson said yes and asked for feedback from others if his appointments will over or under-extend him in his first term.

Mayor Kuzma said that with most of the positions being alternates he does not think he will be over-extended. He recommended that Councilmember Olson take time and visit each commission to get familiarized with them.

2.03: 2023 Legislative Priorities

City Administrator Hagen reviewed the draft 2023 legislative priorities and noted the items that were added. He stated that Representative Niska was invited to this evening's meeting but could not attend. He added that Senator Bahr was present.

Senator Bahr shared that he started the drafting for bonding requests for the water treatment plant and shared he will be asking for 100% of the amount.

City Administrator Hagen stated that the project is estimated at $49,000,000 and the City is asking for $20,000,000 and the City will make up the rest.

Senator Bahr said they can ask for $25,000,000 in hopes to get $20,000,000. He added that there are rumors that they will have an early bonding bill that will be cash only.

City Administrator Hagen asked if they should contact Representative Niska to make sure that he submits the same request for the bonding.

Senator Bahr stated that the draft will be for the House and the Senate and they will be the same.

City Administrator Hagen explained the second part of the water treatment plan would be the sales tax exemption. He asked when this would occur in the session.

Senator Bahr stated he would put it in with the other request.

City Administrator Hagen discussed the local TIF District 14 and request for a three year extension. He also discussed the funding for the Ramsey/Dayton Mississippi River bridge project.

Senator Bahr asked where this bridge would be going across the river.

Mayor Kuzma stated that it would go across Armstrong on the Ramsey side over into Dayton. He said they would have to work closely with Dayton on this project. He suggested a two lane bridge in this area with a bike path, while limiting big trucks. He added that this area is also a National Park that could produce some funding.

Councilmember Specht agreed that this bridge would be nice; however, there was a meeting in the past with Dayton in which they said they would likely never support this bridge.

Senator Bahr asked if this would have any benefits for the first responders or if this was just for practical reasons.

Councilmember Specht stated that the study went over the need for the bridge.

Senator Bahr asked for a copy of the study.

City Administrator Hagen stated this has been a discussion since the 1980s. He discussed adding Ramsey to the Metro Mobility Service Area and stated that Ramsey residents are currently paying into the taxing district. He also discussed possible legislation to put the closed landfill back on the tax role for private development opportunities.

Senator Bahr asked if they would be looking for residential development or industrial development.

City Administrator Hagen said just industrial. He moved to the discussion of the State-wide priorities, including the exemption of residential gardens from water emergency restrictions. He also discussed having the State take over licensure of massage therapy.

Senator Bahr asked if this is a requirement.

Councilmember Riley stated that it is required by the City.

Senator Bahr asked what the City ordinance says concerning massage therapists.

City Administrator Hagen stated that the City requires them to obtain a license complete with background checks. He next addressed the open meeting law statute.

Councilmember Musgrove stated this was on last year's legislative priorities and there may already be language surrounding the statute.

City Administrator Hagen introduced the item to lift the hospital moratorium.

Councilmember Musgrove explained the State moratorium on hospitals which deters private industry from building hospitals. She would like to see more freedom in this area.

City Administrator Hagen stated that Ramsey does not benefit from local government aid. He stated that he would like the formula updated so that Ramsey can benefit from this. He also mentioned the MET Council board make-up.

Senator Bahr asked for input for the MET Council board make-up.

Councilmember Musgrove explained that in the past there have been local politicians that have expressed interest in representation on the MET Council. She would like to pursue local, elected representation on the MET Council to be more cognizant of resident feedback and input.

Senator Bahr explained that, by federal law, every Metropolitan Planning Organization (MPO) in the country should be made up of a majority of elected officials. He stated that this MET Council is the only one, nationwide, that does not conform to these laws. He asked for feedback on how many people should be on the board.

Councilmember Musgrove asked how many districts there are.

Senator Bahr said there are 16 currently.

Councilmember Riley stated that the Council wants to see reform and to figure out the best way to get elected representation.

Councilmember Woestehoff shared that currently, none of the councilmembers can even apply for the MET Council. He would like to see this restriction removed.

City Administrator Hagen stated the last item was concerning the homestead market value exclusion with the current maximum value of $418,000.

Senator Bahr asked if they were looking to index the homestead exclusion for inflation.

City Administrator Hagen said yes.

The Council thanked Senator Bahr for coming.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

City Administrator Hagen reviewed the updated topics calendar over the next few months, including updates for the strategic plan. He asked if the Council would like to hold a special meeting in February to review the strategic plan and if they would like to bring in a third party moderator or keep it in house.

Mayor Kuzma stated he would like to keep it in house.

Councilmember Specht liked the idea of the special meeting.

Councilmember Musgrove asked if this would put them a quarter behind if they review the plan in late February.

City Administrator Hagen stated this is a similar timeline to last year.

Councilmember Woestehoff recommended a special work session to address City Code reviews.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Musgrove thanked Staff for addressing the email from a resident concerning Highway 10.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:26 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, January 10, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Interim Public Works Director Bruce Westby
Police Chief Jeff Katers
Planning Manager Todd Larson
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Swearing-In Ceremony for Councilmember At-Large Chris Riley, Ward 1 Councilmember Michael Olson and Ward 3 Councilmember Dan Specht.

City Clerk Schmidt swore in the new and returning councilmembers.

3. CITIZEN INPUT

Jim Gutzwiller, 16651 Quicksilver Street, came forward and thanked the Council and shared that things are looking good at the entrance to Elmcrest Park.

Nicholas Phelps, 8250 157th Lane Northwest, came forward and asked if the tobacco permit being approved in the Northstar Marketplace was being addressed.

City Administrator Hagen stated it has not yet been voted on.

Mr. Phelps stated that he is a 30 year resident of Ramsey as well as a six and a half year business owner in the Northstar Marketplace. He expressed his concerns with the tobacco shop wanting to open up in the Northstar Marketplace. He stated that the Northstar Marketplace has a modern and clean aesthetic that Ramsey aims to accomplish. He shared his story of underage use of tobacco products that he would obtain at tobacco shops and how he uses his current business to help people switch to a safer alternative. He presented the Council with the compliance check from his store showing that they are doing everything that they can to keep their products out of the hands of youth. He hoped that Ramsey would bring more beneficial businesses to the area, and by denying tobacco permits from opening up in the Northstar Marketplace, this will help lower the amount of youth who are shown these tobacco products. He stated he and his store have faced harassment from other tobacco shop owners.

Mayor Kuzma stated this item is on the agenda and will be voted on later in the meeting.

Councilmember Howell asked Police Chief Katers if there are any concerns about this particular license that the Council should be aware of.

Police Chief Katers explained that all licensees go through a process including background checks and he has nothing to disqualify the candidate. He added that compliance checks are also done throughout the year and they have passed.

Jeremiah White, 14450 Rhinestone Street Northwest, came forward and expressed his concerns with the tobacco shop opening in the Northstar Marketplace. He stated there are three tobacco stores in close proximity and he does not understand the need for a fourth. He shared concerns with PACT Charter School and daycares being right down the road from the proposed store. He suggested putting in a business that would benefit the community as a whole in place of the tobacco shop. He read a quote from Maya Angelou and encouraged the Council to do better.

Patrick Surma, a Ramsey resident, came forward and stated that personal responsibility must reign.

4. APPROVE AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Riley, to approve the agenda as amended by pulling item 5.03 from Consent Agenda and considering it prior to Public Hearings.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Riley, Howell, Musgrove, Olson, 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 with the modification previously discussed:

5.01: Approve the Following Meeting Minutes:
1) City Council Work Session dated 12/13/2022

2) City Council Regular Session dated 12/13/2022

5.02: Approve Amending City Council Meeting Schedule for 2023

5.03: ~~Approve Business Licenses~~ - This item was removed from the Consent Agenda and considered as Council Business, Case 7.00.

5.04: Approve Rental Licenses

5.05: Adopt Resolution #23-021 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 8, 2022 through December 27, 2022.

5.06: Adopt Resolution #23-022 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 28, 2022 through January 4, 2023.

5.07: Adopt Resolution #23-013 Designating Financial Institutions as Official Depositories; Adopt Resolution #23-014 Authorizing Signatures for Financial Transactions and Adopt Resolution #23-015 Designating Bank of the West as the Official Financial Institution for the City of Ramsey Banking Services for the Year of 2023.

5.08: Adopt Resolution #23-016 Approving the City of Ramsey's 2024 Budget Calendar

5.09: Adopt Resolution #23-001 Approving the 2023 Council Organization

5:10: Adopt Resolutions #23-004 and #23-005 Approving the Final Plat and Development Agreement for Rivenwick Village 4th Addition (Project No. 22-109); Case of LGI Homes

5:11: Adopt Resolution #23-006 Approving the Final Plat and Development Agreement for Lywnood Second Addition (Project No. 22-141); Case of U.S. Home, LLC dba Lennar

5:12: Adopt Resolution #23-007 Approving MnDOT Delegated Contracting Process Agreement #1052058

5:13: Adopt Resolution #23-008 Authorizing Partial Payment No. 1 to A & B Construction Ltd for Improvement Project #22-10, Public Works Salt Shed.

5:14: Adopt Resolution #23-009 Authorizing Final Payment to North Valley, Inc. for Improvement Project 22-06, Woodpond Hills 2nd, - 5th Street Reconstructions.

5:15: Adopt Resolution #23-010 Authorizing Final Payment to North Valley, Inc., for Improvement Project #22-04, 2022 Neighborhood Pavement Overlay Improvement.

5:16: Adopt Resolution #23-017 Approving Proposal from Bolton and Menk, Inc. to Prepare Plans and Specifications for Improvement Project #23-11, Trott Brook Crossing Sanitary Sewer Lift Station

5:17: Adopt Resolution #23-018 Approving Purchase Agreement and Sale of Multiple RALF Parcels for Ramsey Gateway Project

5:18: Adopt Resolution #23-019 Approving Restrictive Covenants for Multiple RALF Parcels for Ramsey Gateway Project

5:19: Adopt Resolution #23-020 Approving a Right-of-way Permit for an Ice Rink North of 157th Avenue NW on Krypton Street NW

5:20: Summary of Conclusions Regarding the City Administrator's Six-month Performance Evaluation

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

7. COUNCIL BUSINESS

7.00: Approve Business Licenses

AJ Phelps, 8250 157th Lane Northwest, came forward and shared that he has been a Ramsey resident for over 30 years and his family, including his son Nicholas Phelps, have done much volunteer work in the City. He shared he believes the Northstar Marketplace is throwing their business under the bus by bringing in this tobacco store. He shared his concerns with the location being so close to schools. He shared he is proud of his son, Nicholas, that their store helps break people of their tobacco and nicotine addiction. He stated that having another tobacco store open in the City is a concern, considering there are already other stores in the area not passing compliance checks.

Councilmember Specht asked what the Council is allowed to do concerning this permit.

City Attorney Knaak explained that the Council has full discretion on a matter concerning a tobacco license and they can base their decision on any information that they have been presented with.

Councilmember Woestehoff stated that based on City Code under the tobacco section there is a specific section labeled as basis for the denial of a license.

City Attorney Knaak explained that the Council does not need to prove anything, they just need information available to them and the testimonies this evening would serve as a basis for denial.

Councilmember Musgrove asked if it was possible to postpone this so there is time to gather more information concerning this matter.

Mayor Kuzma stated that Police Chief Katers has already done the investigation.

Police Chief Katers shared that they have done the background investigation and the applicant did pass. He said new information had been presented this evening, but prior to that there was no reason to deny the applicant.

Councilmember Olson asked Police Chief Katers if the information that he has heard tonight changes the outcome of the prior investigation.

Police Chief Katers stated that the information presented tonight is concerning if there is an attempt to provide false information. In regard to Mr. Phelps' comment concerning the proximity to the schools, Police Chief Katers shared that he is aware that the schools struggle with vaping inside the schools.

Motion by Councilmember Specht, seconded by Councilmember Riley, to table this discussion until the next meeting.

Further discussion:

Councilmember Woestehoff offered a friendly amendment to pull and table consideration of only the Norman Tobacco license as there are other licenses on this list for approval in this item.

Councilmembers Specht and Riley agreed to the friendly amendment.

City Attorney Knaak suggested the City take the additional 60 days to provide information to the applicant. He recommended Council to direct Staff to send a letter to the applicant indicating that an additional 60 days is required based on the 15.99 provision.

Councilmember Specht amended the motion to include that staff send a letter to Norman Tobacco indicating an additional 60 days is required.

Councilmember Woestehoff thanked the Phelps for showing up this evening and for their efforts to curb tobacco use in the City. He shared that he lost his father in 2017, who was a lifelong smoker. He explained that this matter is personal to him; however, it is hard for him to deny a license to someone who meets every requirement that has been put in front of them.

Mayor Kuzma asked Police Chief Katers to follow-up on the license.

Councilmember Musgrove thanked the residents for coming forward and speaking on this.

Councilmember Howell commented that this business has the right to operate regardless of individual's opinions. She shared that in order to be supportive of denying a license, it would depend on information coming in verifying that this company was selling products to minors.

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

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, approving the other businesses licenses in the case.

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

6. PUBLIC HEARING

6.01: Public Hearing - Consider an Interim Use Permit and Home Occupation Permit for Sewer Works at 17725 Nowthen Blvd. NW

Presentation

Planning Manager Larson reviewed the staff report and recommendation of the Planning Commission and Staff to approve the application.

Councilmember Woestehoff added that at the Planning Commission meeting, the applicants explained that they were originally suggested to dig the trailer down making it immovable and more of a solid structure than a trailer.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:38 p.m.

Citizen Input

There was none.

Councilmember Howell asked about excavating that they could not operate from the property and if the business has equipment or if it is just a mailing address.

Planning Manager Larson stated that it is a family member who is in the process of moving and none of the business operations take place at the location.

Councilmember Howell stated that if it is just being used as a mailing address she would not support denying the permit as it is not impeding the property.

Councilmember Musgrove asked if the Planning Commission is recommending approval with the interim use permit or if that was a Staff recommendation.

Planning Manager Larson explained that the Planning Commission made both recommendations.

Councilmember Musgrove asked Planning Manager Larson to explain the difference between the different approval options.

Planning Manager Larson explained the difference between the two options, denying the interim use permit and having the trailer removed from the property and approving the home occupation permit, or denying both the interim use and home occupation permit.

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

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

The public hearing was closed at 7:41 p.m.

Council Business

Councilmember Musgrove asked for further explanation of the benefit of having an interim use permit versus not having one.

Planning Manager Larson explained that the Planning Commission discussed whether or not the trailer has legal, non-conforming rights to be where it is.

Councilmember Musgrove asked if it would be beneficial for future code enforcement to have the interim use permit.

Planning Manager Larson said yes.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adopt Resolution #23-003 approving an Interim Use Permit for a semi-trailer at 17725 Nowthen Boulevard NW and adopt Resolution #23-002 approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW

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

6.02: Public Hearing - Review recommendation from the Charter Commission to amend the charter by Ordinance #22-29 under M.S 410.12, subdivision 7

Presentation

City Administrator Hagen reviewed the staff report and recommendation to introduce the ordinance.

Councilmember Specht asked if this needed to be unanimous.

City Administrator Hagen said no for this evening.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:46 p.m.

Citizen Input

There was none.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to close the public hearing.

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

The public hearing was closed at 7:46 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to introduce Ordinance #22-29.

Further discussion:

Councilmember Riley shared that the Council has already said through an already passed ordinance that they want to do this.

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

7. COUNCIL BUSINESS - continued

7.00: Business Licenses

This item was considered prior to 6.0 Public Hearings.

7.01: Receive Plan Review Updates for Improvement Project #21-09, Centralized Water Treatment Plant

City Engineer/Interim Public Works Director Westby reviewed the staff report and shared that the new project manager, Aaron Vollmer was present this evening to present his findings pertaining to cost savings adjustments, design revisions, and tentative project schedule. He shared the recommendation to bring this back to the Council at the next meeting for approval and authorization for bids. He introduced Mr. Vollmer

Mr. Vollmer came forward and reviewed his presentation on his findings and the questions previously asked by Council, including potential cost savings, design revisions, and the updated project timeline.

Councilmember Howell thanked Mr. Vollmer for taking the time to work on these updates.

Mayor Kuzma asked about possible expansion down the road as the City grows.

Mr. Vollmer explained that the building exceeds Ramsey's current water demand so there is already excess capacity built in. He added that there is always the ability to add additional filters in the future. He reviewed other design revisions.

Councilmember Musgrove asked if the grid work replacing valves would help with repainting.

Mr. Vollmer said yes as it serves dual value. He explained the plans moving forward once this is approved. He stated that bids would open on March 9, 2023. He shared that the current estimate for the project is roughly $37,000,000. He added that the target completion date would be in August of 2025.

Councilmember Woestehoff asked about the water mains that need updating and if the timeline for those align with the timeline of this project.

City Engineer/Interim Public Works Director Westby stated that this would be a four month project and will be brought to Council at a later date.

The Council thanked Mr. Vollmer.

City Attorney Knaak added that at the next meeting he will address the question regarding opportunities to expand the plant.

7.02: Adopt Ordinance #23-01 Amending City Code Section 26 Article XIX - Mobile Food Units

City Administrator Hagen reviewed the staff report and updates made since the last meeting. He shared the recommendation to waive the City Charter requirement to read the ordinance aloud and adopt the ordinance implementing the changes.

Councilmember Woestehoff stated that he was opposed to not requiring mobile food units operating on private property for a private event to obtain a license as it is hard to enforce a private event versus a public event.

City Attorney Knaak explained that it is difficult to determine unless they could come up with a definition of a private event.

Councilmember Woestehoff continued by saying that he does not want to make it so easy for these mobile food units to serve in the City without requiring a license at private events out of respect for the restaurant owners who are required to have one.

Councilmember Olson shared that he had a hard time imagining a mobile food unit in the City that would only operate at private events. He stated that if they are going to be operating they will likely have a license anyway.

Councilmember Howell shared her thought process on allowing a mobile food unit from another city that is not licensed by Ramsey to be brought out to someone's home.

Councilmember Musgrove stated that she thinks of these private events as being on residential property.

Councilmember Howell stated that she does not see this as a necessary clarification as a business could host a private event for their employees.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to waive the City Charter requirement that the ordinance be read aloud and adopt Ordinance #23-01 amending City Code Section 26 Article XIX - Mobile Food Units.

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

7.03: Approval of Verizon Cell Tower Term Sheet

City Administrator Hagen reviewed the staff report and recommendation to support the term sheet and amended lease language proposed by Staff.

Councilmember Specht asked if this was not approved and the City chose not to continue the lease if Verizon would remove the tower.

City Administrator Hagen stated that they would be expected to remove their infrastructure from the City's water tower.

Councilmember Musgrove asked about the different site numbers in the packet.

City Administrator Hagen stated he believes that they were sent the wrong active review letter. He does believe that what is presented is correct other than the review letter.

Councilmember Musgrove asked if there was a review process at any point for the contract at a certain amount of years.

City Administrator Hagen stated that the contract is in five year terms.

Councilmember Musgrove asked about Verizon being able to add on equipment at any time.

City Administrator Hagen stated that he is not sure what they would be allowed to do from an equipment standpoint.

Councilmember Musgrove asked if the designation of the funds would be to the general budget.

City Administrator Hagen said yes.

Motion by Councilmember Riley, seconded by Councilmember Howell, to support the terms sheet dated December 21, 2022 and amended lease language proposed by Staff.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Mayor Kuzma acknowledged that Susan Anderson, a Ramsey resident and former City Council member passed away.

Councilmember Specht reminded residents about the Adrenaline Sports Center Family and Tot Time and the Story Time Skating with a Cop coming up.

9. ADJOURNMENT

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

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

Motion carried.

The regular meeting of the City Council adjourned at 8:27 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org <http://www.qctv.org>. Recordings are available for 36 months after the date of the meeting.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, January 24, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley – attended remotely
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher – attended remotely
City Attorney Fritz Knaak
Police Chief Jeff Katers

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: Consider Crime Free Multi Housing Program and Rental Licensing Requirements

Police Chief Katers reviewed the Staff report concerning the Crime Free Multi-Housing (CFMH) program which is meant to reduce crime occurring in multi-family rental units. He discussed a similar program that Ramsey had in the early 2000s. He stated that Officer Gardner was in attendance tonight to review this further.

Officer Gardner gave a rundown of the program and its benefits. He shared what he learned from speaking to other agencies and cities about what has worked for them in the past.

Councilmember Woestehoff asked if this was proposing a set of ordinances that allows the Police Department to build a better relationship with multi-family housing to provide more tools for dealing with problematic situations.

Officer Gardner said yes.

Councilmember Woestehoff asked if this would force the lease addendum that everyone in this type of housing would not participate in illegal activities.

Officer Gardner said yes. He explained that Anoka and Coon Rapids have a great rapport with all of their apartments and they have three full time officers dedicated to this. He stated that the crime rate in Anoka has dropped drastically since starting a CFMH program.

Mayor Kuzma asked how this will be staffed.

Police Chief Katers explained that they are looking at assigning an existing officer as a full time officer to this program. He stated there are nine apartments in the City which is manageable for one officer. He noted that this is not a replacement for property management. He shared the statistics of police visits to these apartment complexes in 2022.

Councilmember Howell asked how AirBNBs factor into this.

Office Gardner explained he is unfamiliar with AirBNBs but Zoning Code Enforcement Officer Swalchick has the answer.

Mayor Kuzma asked if any current ordinances will work with this.

Police Chief Katers stated that there are some revisions that will need to be made and Zoning Code Enforcement Officer Swalchick has more information on this. He stated that most cities require that multi-family units are a part of the CFMH program.

Councilmember Riley stated that this is a step that the City needs to take to make sure that the apartments in the City stay good. He said he would like to hear about the cost savings and Code Enforcement aspects of this.

Officer Gardner shared that in all the cities they have spoken to have seen a reduction in the calls for service for the patrol division. He stated this would help with resource delegation.

Councilmember Musgrove asked about the trespass notice and who enforces this.

Officer Gardner stated that would be enforced by the Police Department.

Councilmember Musgrove stated that Anoka seems to be an equal city in relation to this program and stated she would like to see their ordinance. She asked how condo apartments, which are owned, compare in regard to calls and management.

Police Chief Katers stated that this would not fall under this program as the units are owner occupied.

The consensus of the Council was to move forward with the CFMH program.

2.02: Discussion Regarding the Public Works Department's Interim Titles

City Administrator Hagen reviewed the Staff report and recommendation to remove Mr. Westby's and Mr. Riverblood's Interim status in their positions.

City Engineer/Interim Public Works Director Westby stated that the current Public Works Staff is phenomenal and it has made his transition so much easier. He explained the process when he took over as Interim Public Works Director and what will change when the interim piece of his role is removed to make things more efficient. He added there will be some level of administrative assistance needed.

City Administrator Hagen explained the cost comparison of this.

Parks and Interim Assistant Public Works Director Riverblood shared that things are going well and feels good about where Public Works is.

Councilmember Musgrove thanked Public Works for always fielding questions that residents have regarding snow. She asked if there is need for a Public Works Assistant from Parks only to help with management. She said it seems like there will be a lot happening in Parks and Public Works and wants to ensure there is enough coverage for both departments.

City Engineer/Interim Public Works Director Westby agreed that some assistance will be needed. He explained that the website needs a lot of updating and he thinks that an administrative assistant would be able to help with this.

Mayor Kuzma shared his concerns that after the former directors retirement he was worried the City would be putting too much on Mr. Westby and Mr. Riverblood and he shared that he is very pleased with how they have handled the work given to them. He stated that he has no problem with removing the interim titles.

Councilmember Riley agreed with Mayor Kuzma's concern that Mr. Westby and Mr. Riverblood would be overloaded but he has not seen anything like that from them and all feedback he has received has been positive. He shared his support for removing the interim titles.

Councilmember Specht shared his support for removing the interim titles and thinks that they have both shown their value. He stated that he loves the phone number that residents can call for snow concerns.

The consensus of the Council was to remove the interim titles from both Mr. Westby and Mr. Riverblood.

2.03: Continued Discussions Regarding Municipal Center Rental Fees

City Administrator Hagen reviewed the Staff report and gave an update on the rental fees in regard to the municipal centers.

Councilmember Woestehoff asked about the new space in Public Works and if it is designed as a rentable space.

City Administrator Hagen stated that it would probably not be a part of this policy and that it could be brought on board for rentals based on access to the building.

Councilmember Howell shared her concerns with using the Public Works space or the Water Treatment Plant space for public rentals. She asked if this could be a security issue to bring the public into these areas. She was not supportive of this. She suggested the policy saying that for The League of Women's Voter Forum meetings they would not have to pay a fee at the requirement that the meeting be open to the public.

City Administrator Hagen asked if this would apply to anyone who wants to put on a candidate forum.

Councilmember Howell said yes.

Mayor Kuzma asked if this needs to say anything about QCTV considering they show the League of Women's Voters.

Councilmember Woestehoff said that should be between the entity and QCTV. He asked if part of this was that the City require anyone who rents the space to have their event be open to the public, independent of the room or location.

City Attorney Knaak said they can do that.

Councilmember Woestehoff asked if this can be added to part of the policy to give the flexibility to open meetings to the public.

Councilmember Musgrove asked who would make the determination on whether a meeting is open to the public or not and sees that this could be a hurdle.

City Attorney Knaak recommended adopting guidelines and the criteria could be laid out to Staff to manage.

City Administrator Hagen does not see any meetings other than public forums that would be pertinent to be open to the public.

Councilmember Woestehoff asked if the assumption is that the City wants the public forum meetings to be open and it is dictated by a rental policy if the chamber should be set as a facility to be rented.

City Attorney Knaak suggested having a general policy and have something that specifically applies to certain circumstances where the Council chambers will be rented.

Councilmember Musgrove shared concerns with the Public Works and the Water Treatment Plant being open to the public as part of rental policy.

City Administrator Hagen stated that those two locations are not in this policy.

Councilmember Woestehoff shared that he thinks City Hall has a higher vulnerability than the other locations being discussed. He asked if there is an acceptable use policy for the wireless network at City Hall.

City Administrator Hagen shared there is a Staff wifi and a public wifi network.

Administrative Services Director Lasher discussed a few updates and clarifications, including the rates charged. She asked if the Council would consider setting the homeowners association (HOA) and business networking rate at $40 rather than $50.

Councilmember Woestehoff asked if this category was even needed and it just be kept at the resident or non-resident rate depending on who did the booking.

Administrative Services Director Lasher explained that in the last policy when HOAs were put in with residents, they did not like that and those HOA members felt they should get a cheaper rate than residents.

Councilmember Howell agreed with Councilmember Woestehoff.

Councilmember Musgrove agreed with both Councilmember Woestehoff and Howell on removing the HOA section and including them in the general public section to clean up the policy.

Mayor Kuzma asked about removing the HOA portion and if they would still decrease the amount from $50 to $40.

Administrative Services Director Lasher explained that they would keep the business networking rate at $40 and roll the HOA in with the general public.

Councilmember Musgrove shared her thought of removing the title for the HOA section and not putting it under business networking section.

Councilmember Woestehoff shared his idea of removing the HOA and business networking section and just roll these under the general public rates. He asked if Council would be willing to add students under the non-profit and youth organizations category.

Councilmember Specht shared he would support adding that.

Administrative Services Director Lasher agreed that adding the student section is a great idea with more language added to the policy. She added that removing the category for HOAs and business networking would fall in line with what other neighboring cities have in place.

Councilmember Specht asked about the firearms sections and who does the approval of allowing these.

City Administrator Hagen assumed that they would need to contact Police Chief Katers and that it would just be a warning to the City that the individual holds a permit and intends to bring a firearm onto the premises.

The consensus of the Council was to eliminate the category regarding HOAs and business networking, add students to the non-profit and youth organization category and set the fees at $45 for residents and $65 for non-residents.

2.04: Review Draft Policy for the Recruitment, Application, and Interview Process of Appointing City Board and Commission Members

City Administrator Hagen reviewed the Staff report and stated that the application process is open for the upcoming appointments and reviewed a few revisions and changes.

Administrative Services Director Lasher stated that there is a current commission member that does not wish to be reappointed and stated that it is in the policy that members who do not wish to be reappointed can reach out to their Councilmember. She looked for clarification on how new Councilmembers would meet with commissions and if she would need to be involved or if the Councilmember would reach out to the commissions on their own.

Councilmember Olson shared his intent to reach out to the commissions on his own.

The consensus of the Council was to move forward with this policy.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:41 p.m.

Respectfully submitted,

_____

Brian S. Hagen

City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, January 24, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Police Chief Jeff Katers
Economic Development Manager Sean Sullivan
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson

1. CALL TO ORDER

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

2. PRESENTATION

Mayor Kuzma welcomed State Representative Harry Niska of 31A.

State Representative Niska came forward, introduced himself, and thanked Mayor Kuzma, City Administrator Hagen, and Councilmembers Specht and Woestehoff for meeting with him and spending time on the Legislative Agenda. He stated that he is going to be working very hard to represent all of the people of Ramsey.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

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

A roll call vote was performed:

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

Motion carried.

5. CONSENT AGENDA

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to approve the following items on the Consent Agenda removing Item 5.03 and placing it as Item 7.01A:

5.01: Receive November 2022 Financial Reports - General Fund and Enterprise Funds
5.02: Receive Cash & Investments for Period Ending December 31, 2022
5.03: ~~Approve Business License for Norman Tobacco~~ **Please Note: this case was pulled from the Consent Agenda 5.03 to be considered as Case 7.01A on the Regular Agenda**
5.04: Approve Business Licenses
5.05: Approve Rental Licenses
5.06: Authorization to Remove the Interim Status from the Titles of the City Engineer/Interim Public Works Director and the Parks and Interim Assistant Public Works Director
5.07: Authorization to Hire a Full-time Police Records Technician
5.08: Authorization to Hire a Part-time Community Service Officer
5.09: Authorization to Promote Two Public Works Maintenance Workers to Lead Maintenance Workers
5:10: Authorization to Hire Paid-on-call Firefighters
5:11: Adopt Resolution #23-038 Approving Plans and Authorizing Solicitation of Quotes for Improvement Project #19-07, Wetland 114P Outlet Improvements
5:12: Adopt Resolution #23-011 Approving Final Plat for Gile Addition and an Assessment Agreement
5:13: Adopt Resolution #23-023 Declaring the Flintwood Terrace Boardwalk Surplus Property and Authorizing Disposal
5:14: Adopt Resolution #23-029 Prohibiting Parking on 161st Avenue between Armstrong Boulevard and Variolite Street for Improvement Project #23-01, State Aid Project No. 199-123-001.
5:15: Adopt Resolution #23-031 Authorizing Purchase of Two Single Axle Plow Trucks

5:16: Adopt Resolution #23-033 Approving Extension of CBRE Real Estate Listing Agreement for City Owned Land in COR
5:17: Adopt Resolution #23-036 Adopting 2023 Enterprise Fund Budgets
5:18: Adopt Resolution #23-037 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 5, 2023 through January 18, 2023.
5:19: Adopt 2023 Legislative Priorities

A roll call vote was performed:

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

Motion carried.

6. PUBLIC HEARING

6.01: Public Hearing - Easement vacation in Apple Ridge in conjunction with the proposed plat of Gile Addition.

Presentation

Community Development Director Hanson reviewed the staff report and recommendation to vacate the existing drainage and utility easements contingent upon subsequently recording the plat of Gile Addition.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:08 p.m.

Citizen Input

There was none.

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

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Woestehoff	aye

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

Motion carried.

The public hearing was closed at 7:09 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to adopt Resolution #23-012 vacating easement in Apple Ridge.

A roll call vote was performed:

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

Motion carried.

7. COUNCIL BUSINESS

7.01A: Approve Business License for Norman Tobacco

City Administrator Hagen reviewed the Staff report and turned it over to Police Chief Katers to discuss his findings since the last meeting.

Police Chief Katers shared he contacted the applicant and went through his application and he did not find any information as a reason to deny the applicant.

Councilmember Specht asked City Attorney Knaak if the application could still be denied even with meeting the legal requirements.

City Attorney Knaak shared that the question was if there was misinformation provided and based on Police Chief Katers follow-up there is no factual basis to deny the applicant and there would need to be a factual basis.

Councilmember Specht asked if the Council could choose not to approve the license.

City Attorney Knaak said that the Council always has this decision to decide. He explained that, under the ordinance, there would have to be some actual falsehood that had been presented.

Councilmember Specht said that he will be in support of this since it follows how the ordinance is written. He shared that many business owners and residents have approached him with the desire to not have this business where the applicant has applied for but he wishes to follow the City ordinance and that is why he will be approving this.

Councilmember Musgrove asked if there is follow up if there is anything that is concerning.

Police Chief Katers shared that the Police Department does two compliance checks a year to each business that has a tobacco license.

Councilmember Musgrove thanked the residents for coming out and raising their questions on this matter. She thanked Police Chief Katers for doing his due diligence with this. She agreed with Councilmember Specht that she will be supporting this although she does understand the concerns.

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to approve the attached business license for Norman Tobacco.

A roll call vote was performed:

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

Motion carried.

7.01: Adopt Resolution #23-034 Approving First Amendment to Purchase Agreement for Ramsey Properties, LLC (A portion of this meeting may be closed to public)

Economic Development Manager Sullivan reviewed the proposed resolution to approve the First Amendment to Purchase Agreement, Business Assistance and a TIF Agreement in the form of $434,511 in TIF Land Cost Write Down and $550,000 in Pay-Go TIF for Site Development/Improvements. He reviewed the next steps on this if approved. He stated that the developer was present to answer any questions.

Mayor Kuzma shared that he thinks this is a fantastic project and will be great for Ramsey.

Councilmember Woestehoff shared that, under the construction deadline, the exception of unavailability of labor or materials seems overly broad. He asked if this is common in purchase agreements.

Economic Development Manager Sullivan explained the difficulties of construction crews to have workers right now. He said that he is leery to remove this section as the developer would need to prove cause that they cannot find workers.

Councilmember Woestehoff shared that the broad exceptions make him nervous in a legal document.

City Attorney Knaak explained that this is the result of experience in which contracts provided for tight and rigid timelines and due to COVID and the supply issue there was an introduction of these Act of God provisions in contracts. He added that the language of the contract requires proof of these matters.

Economic Development Manager Sullivan gave a real life example of this that happened in Ramsey where materials that were supposed to arrive in February did not arrive until October.

Councilmember Riley pointed out that this is a local family who is wanting to better Ramsey and increase the family's investment in the City. He added that this is also a national brand that is willing to invest in Ramsey. He thinks this will be a great addition to Ramsey and shared his support for the purchase agreement.

Councilmember Specht agreed with Councilmember Riley and thinks this is great for the future.

Councilmember Musgrove agreed with Councilmembers Riley and Specht. She asked why Council did not hear about this prior.

Economic Development Director Sullivan explained that the EDA looked at this in December of 2022 and felt comfortable making a recommendation moving forward. He shared that it was mentioned at the EDA meeting that there was a strong likelihood that the site would have to change, so rather than bringing it to Council prior to this change, it would be brought after revisions to the site.

Councilmember Musgrove asked if there was any consideration to downsize the units to keep it at the first site.

Economic Development Director Sullivan explained that this is due to operating efficiency.

Councilmember Musgrove asked for an example of these efficiencies.

The applicant, Emily Alegra, 12806 Nokasippi Road, Brainerd, came forward and explained that there are building requirements within extended-stay hotels that would not have allowed for them to apply for a 72 unit building and that Hilton's typical number of units is 100. She stated that Hilton was willing to work with them to make a smaller number of units work because of Hilton's interest in Ramsey. She explained how this plays into the efficiency of the hotel as a whole. She added that this comes at a higher risk and cost for her; however, it is a much better opportunity for Ramsey.

Councilmember Musgrove asked Economic Development Director Sullivan to explain the 60/40 ratio and how this will benefit Ramsey as far as resident tax dollars that will go into the TIF versus the general fund.

Economic Development Director Sullivan gave an example of another business that received a TIF pay-as-you-go note and stated that the developer gets all over their costs paid for and once the number is paid for, the additional revenue that is generated will then go into the TIF district to be used for items that the City has already paid for. He stated that with the 60/40 ratio, 40% will be coming back to the City and will help with the City's costs sooner.

Councilmember Musgrove asked Economic Development Director Sullivan to elaborate on the dollars that will go back to the developer and asked if this was paying the developer to build their own building out of TIF dollars.

Economic Development Director Sullivan reviewed the costs of this project and explained that TIF financing finances a portion of the costs. He added that without doing this project there would be a piece of land that is not on tax rolls. He explained that the City will be getting paid for this land when it is sold. He stated they will not get paid for the land and it will be paid over a 12 year period. He added that the tax dollars the applicant will pay will be financing their improvements. He stated that the City is not losing anything and it is only a delayed return to the City.

Councilmember Musgrove asked about the right of reentry and for further explanation on the delays and changes to the schedule.

Economic Development Director Sullivan said that the applicant could request this and proof would need to be shown. He explained that the project will be finished and that is the goal.

Councilmember Musgrove shared her appreciation for the 60/40 ratio. She stated she would like to see the right of reentry tightened up. She added she would like to have seen this earlier.

Councilmember Howell thanked Economic Development Director Sullivan for all the answers and explanations he has provided concerning TIF. She shared that she has had the opportunity to hear about this from the EDA meetings. She shared her excitement for the hotel; however, she is not excited about the amount of assistance that is required. She shared she will not be supporting this at this time due to the assistance requested.

Councilmember Riley explained that the pay-as-you-go is an important factor for the City. He stated that Ehler's has already looked at this and made sure that this does not unjustly enrich the developer. He shared that these are the reasons he will be supporting this.

Mayor Kuzma asked if there was an appetite to move this to closed session. There was none.

Councilmember Olson shared that after sitting on the EDA and watching this project develop, he is enthusiastic about this. He added that all safety nets have been used to make sure that this does not unjustly enrich the developer. He shared his support.

Motion by Councilmember Specht, seconded by Councilmember Musgrove, to Adopt Resolution #23-034 approving First Amendment to Purchase Agreement for Ramsey Properties, LLC as presented by Staff.

A roll call vote was performed:

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

Motion carried.

7.02: Adopt Resolution #23-032 Approving Plans and Specifications and Authorizing Bids for Improvement Project #21-09, Centralized Water Treatment Plant

City Engineer/Public Works Director Westby reviewed the staff report and recommendation to approve plans and specifications and authorizing advertisements for bids for the Centralized Water Treatment Plant.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to adopt Resolution #23-032 approving the plans and specifications and authorizing advertisements for bids for Improvement Project #21-09, Centralized Water Treatment Plant.

Further discussion:

Councilmember Olson asked about the capacity of this and if it is excess capacity beyond what is currently being used.

City Engineer/Public Works Director Westby explained that there is excess capacity of over 4,000,000 gallons a day to allow for growth.

Councilmember Musgrove thanked Mr. Nelson and the Public Works Staff for the short-term plan as they move towards the long-term plan.

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Woestehoff	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye

Councilmember Riley aye
Mayor Kuzma aye

Motion carried.

7.03: Review recommendation from the Charter Commission to amend the charter by Ordinance #22-29 under M.S 410.12, subdivision 7

City Administrator Hagen reviewed the Staff report and recommendation to amend the City Charter to say that no member of the Council may serve on the Charter Commission or other Board or Commission.

Councilmember Howell stated that she is glad to see this item finally wrap up.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to waive the City Charter requirement that the Ordinance be read aloud and vote on the adoption of Ordinance #22-29 amending the charter by Ordinance under M.S 410.12, subdivision 7.

A roll call vote was performed:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events. He shared that the Public Works Staff has been hard at work pushing back snow to create space for more snow that is expected to come the rest of the winter.

Councilmember Specht encouraged residents to attend the Storytime and Skating with a Cop on Thursday.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion carried.

The regular meeting of the City Council adjourned at 8:12 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org <http://www.qctv.org>. Recordings are available for 36 months after the date of the meeting.

CC Regular Session **5. 5.**

Meeting Date: 02/14/2023

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title

Approve Rental Licenses

Purpose/Background:

The purpose of this case is to approve rental license requests for 2023.

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplex, etc.) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of the 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
Brian Hagen	Brian Hagen	02/08/2023 08:28 AM
Form Started By: Dana Verbeek		Started On: 02/06/2023 08:20 AM
Final Approval Date: 02/08/2023		

Report Name: License Report - License Types
Council Dates: 2/14/2023 to 2/14/2023
Status: Active, Inactive
License Type(s): Rental, Multi-Family Rental

City of Ramsey
License Report - License Types

Printed: 2/2/2023

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Morlock	Bob Morlock	6886 139th La NW #2		2/10/2026	2/14/2023	I
Brian Gurr		7264 147th Ter NW		1/27/2026	2/14/2023	I
Daniel and Maria Toay		14748 Fluorine St NW		2/10/2026	2/14/2023	I
JA Rentals LLC	Joe Peters	6324 Riverdale Dr NW		2/10/2026	2/14/2023	I
JA Rentals LLC	Joe Peters	6326 Riverdale Dr NW		2/10/2026	2/14/2023	I

Rental License Count: 5

Total Licenses: 5

CC Regular Session **5. 6.**

Meeting Date: 02/14/2023

By: Colleen Lasher, Administrative Services

Information

Title

Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division

Purpose/Background:

The purpose of this case is to request the City Council's authorization to hire a Police Officer, backfilling a current Police Officer vacancy that was created when a veteran Police Officer retired.

An internal and external recruitment was conducted. Mr. Andrew DeVine met the requirements of the position and was invited to take part in the City's interview process, the physical agility fitness testing, and the "shoot/don't shoot" video scenario activity. Staff selected Mr. DeVine as a finalist to be advanced through background testing. At this time, Chief Katers recommends Mr. DeVine for the position of Police Officer with the City of Ramsey.

With the City Council's authorization, Mr. DeVine will start as the City's new Police Officer on or near March 6, 2023. Mr. DeVine, as with all new Police Officers recognized by the Law Enforcement Labor Services (LELS) Patrol bargaining unit, will serve a 1-year probationary period and will be subject to the City's Personnel Policy and the LELS Patrol Labor Agreement.

Funding Source:

The funding required for this position is included in the 2023 budget.

Recommendation:

Authorize hiring Mr. Andrew DeVine as a full-time Police Officer, effective on or near March 6, 2023, at $32.460 per hour, which is step 1 of the 2023 wage scale.

Action:

Motion to authorize hiring Mr. Andrew DeVine as a full-time Police Officer, effective on or near March 6, 2023, at $32.460 per hour, which is step 1 of the 2023 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/09/2023 11:22 AM
Form Started By: Colleen Lasher		Started On: 01/25/2023 08:38 AM
Final Approval Date: 02/09/2023		

CC Regular Session **5. 7.**

Meeting Date: 02/14/2023

By: Colleen Lasher, Administrative Services

Information

Title

Authorization to Hire a Building Maintenance Worker Filling a Pending Vacancy

Purpose/Background:

The purpose of this case is to request the City Council's authorization to hire a full-time Building Maintenance Worker to backfill a soon-to-be vacant position in building maintenance due to the pending retirement of Mr. Don Meyenburg.

An internal and external recruitment was conducted. Mr. Daniel Allen met the requirements of the position and was included in the recruitment process. Staff completed the necessary background checks and is recommending that Mr. Daniel Allen be hired as a full-time Building Maintenance Worker.

With the City Council's authorization, Mr. Allen will start as the City's new Building Maintenance worker on or near March 1, 2023. Mr. Allen, as with all City employees recognized by the American Federation of State, County and Municipal Employees (AFSCME) bargaining unit, will serve a six-month probationary period and will be subject to the City's Personnel Policy and the AFSCME Labor Agreement.

Funding Source:

The funding required for this position is included in the 2023 budget.

Recommendation:

Authorize hiring Mr. Daniel Allen as a full-time Building Maintenance Worker, effective on or near March 1, 2023, at $21.505 per hour, which is step 1 of the 2023 wage scale.

Action:

Motion to hire Mr. Daniel Allen as a full-time Building Maintenance Worker, effective on or near March 1, 2023, at $21.505 per hour, which is step 1 of the 2023 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/09/2023 11:22 AM
Form Started By: Colleen Lasher		Started On: 01/26/2023 11:14 AM
Final Approval Date: 02/09/2023		

CC Regular Session **5. 8.**

Meeting Date: 02/14/2023

By: Colleen Lasher, Administrative Services

Information

Title

Authorization to Hire an Engineering Technician II Filling a Current Vacancy

Purpose/Background:

The purpose of this case is to request the City Council's authorization to hire an Engineering Technician II to backfill the current position left vacant when Mr. Logan Czech was reclassified to Engineering Technician III, in January.

As part of the 2023 budgeting discussions and budget approval, the City Council authorized the addition of a new Engineering Technician II position, subsequent to Mr. Czech's reclassification from Engineering Tech II to Engineering Tech III. This action was necessary due to the volume of work associated with the City's road improvement projects and other engineering work within the City.

An internal and external recruitment was conducted. Mr. Joshua Osen met the requirements of the position and was included in the recruitment process. Staff completed the necessary background checks and is recommending that Mr. Joshua Osen be hired as a full-time Engineering Technician II.

With the City Council's authorization, Mr. Joshua Osen will start as the City's new Engineering Technician II on or near March 6, 2023. Mr. Osen, as with all City employees recognized by the American Federation of State, County and Municipal Employees (AFSCME) bargaining unit, will serve a six-month probationary period and will be subject to the City's Personnel Policy and the AFSCME Labor Agreement.

Funding Source:

The funding required to fill this position is included in the approved 2023 budget.

Recommendation:

Authorize hiring Mr. Joshua Osen as a full-time Engineering Technician II, effective on or near March 6, 2023, at $30.458 per hour, which is step 2 of the 2023 wage scale.

Action:

Motion to hire Mr. Joshua Osen as a full-time Engineering Technician II, effective on or near March 6, 2023, at $30.458 per hour, which is step 2 of the 2023 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/09/2023 11:22 AM
Form Started By: Colleen Lasher		Started On: 02/06/2023 03:47 PM
Final Approval Date: 02/09/2023		

CC Regular Session **5. 9.**

Meeting Date: 02/14/2023

By: Jennifer Morrison, Finance

Information

Title

Adopt Resolution #23-043 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 19, 2023 through February 8, 2023.

Purpose/Background:

Adopt Resolution #23-043 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 19, 2023 through February 8, 2023.

Recommendation:

Staff Recommends to Adopt Resolution #23-043 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 19, 2023 through February 8, 2023.

Action:

Motion to Adopt Resolution #23-043 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 19, 2023 through February 8, 2023.

Attachments

Bills List 2/14/2023

Resolution 23-043

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	02/09/2023 06:55 AM
Brian Hagen	Brian Hagen	02/09/2023 11:22 AM
Form Started By: Jennifer Morrison		Started On: 02/08/2023 03:23 PM
Final Approval Date: 02/09/2023		

RAMSEY CITY COUNCIL MEETING

2.14.23

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 1.19.23 - 2.8.23		$ 821,219.49
Accounts Payable 1.19.23 - 2.8.23		362,448.30
Payroll	1.20.23	235,147.36
	2.3.23	215,854.21
Debt Service		
Pay Estimates- Projects		9,197.09
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 1,643,866.45**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2023 Y.T.D.
PREPAIDS	$ 287,385.24	$ 488,609.70
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	233,215.69	288,561.85
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	204,422.24	204,422.24
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 725,023.17**	**$ 981,593.79**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116181	**1/19/2023**		**101209 A TOUCH OF MAGIC INC**						
		605.50	DOWN PMT FOR EXPO ENTERTAINMEN		117158	42923	9230.6249	00923001	MISCELLANEOUS OPER/
		605.50							
116182	**1/19/2023**		**114374 ACAPULCO MEXICAN RESTAURANT**						
		2,359.84	EE APPREC EVENT 1.20.23		117153	01192023	0111.6249		MISCELLANEOUS OPER/
		2,359.84							
116183	**1/19/2023**		**119638 O'REILLY AUTO PARTS**						
		4.05-	EARLY PAY DISCOUNT		117156	6193-111930	0311.6257		OTHER VEHICLE PARTS
		202.25	FIRE #562		117156	6193-111930	0311.6257		OTHER VEHICLE PARTS
		198.20							
116184	**1/19/2023**		**100391 POSTMASTER**						
		244.20	BRC MAILER POSTAGE		117157	01092023A POSTAGE	0211.6322		POSTAGE
		244.20							
116228	**1/26/2023**		**117732 AFFINITY AT RAMSEY LLC**						
		82,681.14	TIF PAYMENT #6/ PRINCIPAL		117264	01202023	9214.6433		REFUNDS
		9,545.39	TIF PAYMENT #6/ INTEREST		117264	01202023	9214.6433		REFUNDS
		92,226.53							
116229	**1/26/2023**		**119065 ANOKA COUNTY (PAPER CHECK)**						
		46.00	30-32-25-11-0036		117251	01262023	9437.6315		MISCELLANEOUS PROFE
		46.00	30-32-25-11-0034		117251	01262023	9437.6315		MISCELLANEOUS PROFE
		46.00	29-32-25-22-0024		117251	01262023	9437.6315		MISCELLANEOUS PROFE
		138.00							
116230	**1/26/2023**		**119065 ANOKA COUNTY (PAPER CHECK)**						
		52.65	RECORDING FEES COND USE DEED		117269	1202024	9400.6315		MISCELLANEOUS PROFE
		52.65							
116231	**1/26/2023**		**119065 ANOKA COUNTY (PAPER CHECK)**						
		230.00	RALF REC RESTRICTIVE COVENANT		117285	01252023	9410.6315	00041005	MISCELLANEOUS PROFE
		230.00							
116232	**1/26/2023**		**111377 ANOKA MUNICIPAL UTILITY**						
		48.01	STREET LIGHTING		117272	22-610280-00 DEC 2022	9603.6371		ELECTRIC UTILITIES
		41.68	TRAFFIC SIGNALS		117273	22-612000-01 DEC 2022	0260.6371		ELECTRIC UTILITIES
		78.80	STREET LIGHTING		117274	22-990005-01 DEC 2022	9603.6371		ELECTRIC UTILITIES
		80.05	TRAFFIC SIGNALS		117275	22-613120-01 DEC 2022	0260.6371		ELECTRIC UTILITIES
		248.54							
116233	**1/26/2023**		**117080 BLIP II LLC**						
		21,529.43	TIP PAYMENT #8/PRINCIPAL		117266	01202023	9216.6433		REFUNDS
		2,933.76	TIP PAYMENT #8/INTEREST		117266	01202023	9216.6433		REFUNDS
		24,463.19							
116234	**1/26/2023**		**100297 CENTERPOINT ENERGY**						
		456.33	12/06-1/06 GAS USAGE		117255	6011580-5 DEC 2022	9410.6373	00041012	GAS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116234	1/26/2023		100297 CENTERPOINT ENERGY						Continued.
		124.98	CENTER POINT PH#3 GAS		117256	8782239-1 DEC 2022	9601.6373		GAS
		1,447.56	GAS UTILITIES ST 2		117258	5961540-1 DEC 2022	0220.6373		GAS
		970.33	GAS UTILITIES ST 1		117259	5914352-9 DEC 2022	0220.6373		GAS
		8,003.51	C/H GAS BILL		117261	6702493-5 DEC 2022	0194.6373		GAS
		11,002.71							
116235	1/26/2023		110734 CITY OF RAMSEY						
		400.00	ACCT #727920		117252	01262023	9601.4651		WATER REVENUE
		165.71	ACCT #610929376		117252	01262023	9601.4651		WATER REVENUE
		565.71							
116236	1/26/2023		100167 CORNERSTONE FORD						
		35.81-	EARLY PAY DISCOUNT		117271	15403502	0311.6257		OTHER VEHICLE PARTS
		358.07	FIRE #562		117271	15403502	0311.6257		OTHER VEHICLE PARTS
		322.26							
116237	1/26/2023		118611 DELTA MOD TECH						
		64,019.14	TIF PAYMENT #4/PRINCIPAL		117265	01202023	9217.6433		REFUNDS
		64,019.14							
116238	1/26/2023		115887 DVS RENEWAL						
		57.00	4 UNMARKED SQUAD TAB RENEWALS		117263	C169001	0211.6249		MISCELLANEOUS OPER/
		57.00							
116239	1/26/2023		115760 HENRY SCHEIN INC						
		31.29	EMS SUPPLIES		117260	27957020	0220.6239		FIRST AID SUPPLIES
		31.29							
116240	1/26/2023		107344 MN DEPARTMENT OF REVENUE (C)						
		250.00	FILING OF CONDITIONAL USE DEED		117268	1202024	9400.6315		MISCELLANEOUS PROFE
		250.00							
116241	1/26/2023		100351 NCPERS GROUP LIFE INS						
		384.00	FEB 2023 PERALIFE		117284	704800022023 FEB 2023	9101.2170		DENTAL/DISABILITY/LIFE
		384.00							
116242	1/26/2023		119638 O'REILLY AUTO PARTS						
		.51-	EARLY PAY DISCOUNT		117282	6193-112344	0220.6257		OTHER VEHICLE PARTS
		25.58	WIPER BLADES FOR UNIT 569		117282	6193-112344	0220.6257		OTHER VEHICLE PARTS
		.96-	EARLY PAY DISCOUNT		117283	6193-112587	9601.6249		MISCELLANEOUS OPER/
		47.97	ANTI-FREEZE		117283	6193-112587	9601.6249		MISCELLANEOUS OPER/
		72.08							
116243	1/26/2023		117544 QUADIENT FINANCE USA INC						
		2,000.00	ACCT #7900044034448047		117253	01262023	9101.1551		POSTAGE METER DEPO:
		2,000.00							
116244	1/26/2023		114811 RESIDENCE AT THE COR APARTMENTS LLC						
		100,168.56	TIF PAYMENT #16/PRINCIPAL		117267	01202023	9214.6433		REFUNDS
		60,702.00	TIF PAYMENT #16/INTEREST		117267	01202023	9214.6433		REFUNDS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116244	1/26/2023		114811 RESIDENCE AT THE COR APARTMENTS LLC						Continued.
		160,870.56							
116245	1/26/2023		119087 TITLE NEXUS, LLC						
		34.90	REISSUE UB REF 6221 153RD LN		117254	01262023	9601.4651		WATER REVENUE
		34.90							
116246	2/2/2023		108513 BLAINE LOCK AND SAFE INC						
		103.50	KEYS FOR NEW EMPLOYEES		117178	34598	0311.6249		MISCELLANEOUS OPER/
		103.50	KEYS FOR NEW EMPLOYEES		117178	34598	0452.6249		MISCELLANEOUS OPER/
		103.50	KEYS FOR NEW EMPLOYEES		117178	34598	9601.6249		MISCELLANEOUS OPER/
		310.50							
116247	2/2/2023		100297 CENTERPOINT ENERGY						
		2,926.60	MONTHLY GAS CHARGES		117370	8000014064-2 DEC 2022	0452.6373		GAS
		1,664.95	MONTHLY GAS CHARGES		117370	8000014064-2 DEC 2022	0311.6373		GAS
		1,664.95	MONTHLY GAS CHARGES		117370	8000014064-2 DEC 2022	9601.6373		GAS
		1,664.95	MONTHLY GAS CHARGES		117370	8000014064-2 DEC 2022	9602.6373		GAS
		1,664.95	MONTHLY GAS CHARGES		117370	8000014064-2 DEC 2022	9605.6373		GAS
		9,586.40							
116248	2/2/2023		114451 COMPASS MINERALS						
		32,868.86	ROAD SALT		117180	1102738	0312.6263		SALT
		2,039.45	ROAD SALT		117181	1104051	0312.6263		SALT
		34,908.31							
116249	2/2/2023		100116 CONNEXUS ENERGY						
		7,086.68	CONNEXUS ELECTRICITY WATER		117354	759126-303102 JAN 2023	9601.6371		ELECTRIC UTILITIES
		880.35	CONNEXUS ELECTRICITY SEWER		117354	759126-303102 JAN 2023	9602.6371		ELECTRIC UTILITIES
		95.53	CONNEXUS ELECTRICITY STORM		117354	759126-303102 JAN 2023	9605.6371		ELECTRIC UTILITIES
		10,808.31	12/19-1/18/23		117355	759126-303101 JAN 2023	9603.6371		ELECTRIC UTILITIES
		5,465.22	12/19-1/18/23		117356	759126-303107 JAN 2023	0194.6371		ELECTRIC UTILITIES
		1,769.24	12/19-1/18/23 ELECTRIC		117356	759126-303107 JAN 2023	0220.6371		ELECTRIC UTILITIES
		78.08	12/19-1/18/23 ELECTRIC		117356	759126-303107 JAN 2023	9230.6249		MISCELLANEOUS OPER/
		6,107.94	12/19-1/18/23 ELECTRIC		117356	759126-303107 JAN 2023	9240.6371		ELECTRIC UTILITIES
		29.96	12/19-1/18/23 ELECTRIC		117356	759126-303107 JAN 2023	9410.6371	00041018	ELECTRIC UTILITIES
		342.59	12/19-1/18/23 ELECTRIC		117356	759126-303107 JAN 2023	9410.6371	00041012	ELECTRIC UTILITIES
		89.25	12/19-1/18/23 ELECTRIC		117367	759126-303095 JAN 2023	0250.6371		ELECTRIC UTILITIES
		1,919.65	CONNEXUS		117368	759126-303106 JAN 2023	0452.6371		ELECTRIC UTILITIES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
116249	2/2/2023		100116 CONNEXUS ENERGY						Continued
		778.74	CONNEXUS		117368	759126-303106 JAN 2023	0311.6371		ELECTRIC UTILITIES
		764.24	CONNEXUS		117368	759126-303106 JAN 2023	9601.6371		ELECTRIC UTILITIES
		764.24	CONNEXUS		117368	759126-303106 JAN 2023	9602.6371		ELECTRIC UTILITIES
		764.24	CONNEXUS		117368	759126-303106 JAN 2023	9605.6371		ELECTRIC UTILITIES
		1,084.53	TRAFFIC SIGNALS		117369	759126-303100 JAN 2023	0260.6371		ELECTRIC UTILITIES
		38,828.79							
116250	2/2/2023		106583 DELTA DENTAL PLAN OF MINNESOTA						
		5,196.48	FEB DENTAL PREM		117373	RIS0004700277	9101.2170		DENTAL/DISABILITY/LIFE
		5,196.48							
116251	2/2/2023		119902 HAGEN, BRIAN						
		463.95	RECORD FEES DEEDS ELMCREST		117352	02022023	9805.6315		MISCELLANEOUS PROFE
		1,464.48	TAXES OUTLOTS A & B ELMCREST		117352	02022023	9805.6315		MISCELLANEOUS PROFE
		1,928.43							
116252	2/2/2023		119899 HEMANN, BRIANA						
		100.00	CENTRAL PK 1/21/23 DEP REF		117357	012623	9101.2201		DEPOSITS PAYABLE
		100.00							
116253	2/2/2023		100256 LANO EQUIPMENT INC						
		57.59	TOOL CAT LATCH #687		117183	02-968254	0194.6257		OTHER VEHICLE PARTS
		57.59							
116254	2/2/2023		108208 METRO PRODUCTS INC						
		196.23	CARRIAGE BOLT		117185	171316	0312.6249		MISCELLANEOUS OPER/
		196.23							
116255	2/2/2023		108246 MN DEPARTMENT OF NATURAL RESOURCES						
		16,092.76	2022 DNR WATER APPROP PERMIT		117353	02022023	9601.6439		OTHER MISCELLANEOUS
		16,092.76							
116256	2/2/2023		119638 O'REILLY AUTO PARTS						
		13.99	BUNGEE'S		117182	6193-111805	0311.6229		SHOP MATERIALS
		.24-	EARLY PAY DISCOUNT		117364	6193-113086	0311.6229		SHOP MATERIALS
		11.90	POLICE #372		117364	6193-113086	0311.6229		SHOP MATERIALS
		.34-	EARLY PAY DISCOUNT		117365	6193-113129	0311.6257		OTHER VEHICLE PARTS
		16.82	POLICE #377		117365	6193-113129	0311.6257		OTHER VEHICLE PARTS
		2.79-	EARLY PAY DISCOUNT		117366	6193-113118	0311.6257		OTHER VEHICLE PARTS
		139.51	TRK. #678		117366	6193-113118	0311.6257		OTHER VEHICLE PARTS
		178.85							
116257	2/2/2023		105628 WELLS CATERING SERVICE						
		2,876.80			117371	3692	9230.6249	00923003	MISCELLANEOUS OPER/
		2,876.80							
1004621	1/24/2023		100257 LAW ENFORCEMENT LABOR SRV INC						
		877.50			116789	0105231557172	9101.2177		UNION DUES
		877.50			117164	0119231349532	9101.2177		UNION DUES
		1,755.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1004621	1/24/2023		100257 LAW ENFORCEMENT LABOR SRV INC						Continued.
1004622	1/24/2023		100298 MN AFSCME COUNCIL 5						
		447.20			116790	0105231557173	9101.2177		UNION DUES
		447.20			117165	0119231349533	9101.2177		UNION DUES
		894.40							
1004665	1/27/2023		110402 ADVANCE AUTO PARTS						
		595.17	DECEMBER 2022 STATEMENT		117250	012312022	0311.6257		OTHER VEHICLE PARTS
		37.25	DECEMBER 2022 STATEMENT		117250	012312022	0311.6229		SHOP MATERIALS
		249.95	DECEMBER 2022 STATEMENT		117250	012312022	0311.6227		LUBRICANTS & ADDITIVE
		882.37							
1004666	1/27/2023		118116 DTN LLC						
		435.00	CLEARPATH WEATHER		117276	6225241	0311.6315		MISCELLANEOUS PROFE
		435.00	CLEARPATH WEATHER		117277	6239836	0311.6315		MISCELLANEOUS PROFE
		870.00							
1004667	1/27/2023		116846 MC TOOL AND SAFETY SALES						
		.72-	EARLY PAY DISCOUNT		117270	015388	9601.6292		WATER METERS FOR RE
		72.00	MC TOOL EAR PROTECTION		117270	015388	9601.6292		WATER METERS FOR RE
		.35-	EARLY PAY DISCOUNT		117280	015389	0452.6231		UNIFORMS & TURN-OUT
		35.00	RAIN JACKET- MARK RIVERBLOOD		117280	015389	0452.6231		UNIFORMS & TURN-OUT
		2.89-	EARLY PAY DISCOUNT		117281	015390	0452.6249		MISCELLANEOUS OPER/
		85.42	GLOVES, AND EYEWEAR		117281	015390	0311.6249		MISCELLANEOUS OPER/
		85.42	GLOVES, AND EYEWEAR		117281	015390	0452.6249		MISCELLANEOUS OPER/
		33.00	SCOOP SHOVEL		117281	015390	9601.6281		SMALL TOOLS & MINOR I
		85.42	GLOVES, AND EYEWEAR		117281	015390	9601.6249		MISCELLANEOUS OPER/
		392.30							
1004668	1/27/2023		100284 MENARDS ELK RIVER						
		314.85	MISC SUPPLIES ST 1		117257	66725	0220.6249		MISCELLANEOUS OPER/
		314.85							
1004669	1/27/2023		100459 STANDARD INSURANCE COMPANY						
		2,202.75	JAN 2023 LIFE INS		117278	7725960001 JAN 2023	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,202.75							
1004670	1/27/2023		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		409.63	JAN 2023 LTD NON VOL		117279	237724 JAN 2023	9101.2170		DENTAL/DISABILITY/LIFE
		463.48	JAN 2023 LTD VOL		117279	237724 JAN 2023	9101.2170		DENTAL/DISABILITY/LIFE
		873.11							
1004671	1/27/2023		100510 VERIZON WIRELESS						
		2,351.69	CITY HALL CELL PHONES		117262	9924906078 DEC 2022	0192.6323		CELLULAR PHONES
		2,351.69							
1004672	2/3/2023		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		342.49	FEB VISION PREM		117372	2948912A	9101.2170		DENTAL/DISABILITY/LIFE
		342.49							
1004673	2/3/2023		116363 BROTKOWSKI, KYLE						
		15.00	ST CLOUD DRIVING SCHOOL LUNCH		117351	02022023	0211.6331		TRAVEL & LODGING
		15.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1004673	2/3/2023		116363 BROTKOWSKI, KYLE						Continued
1004674	2/3/2023		100134 CUTTER SALES INC						
		367.09	TRACKLESS #655		117184	162005	0312.6257		OTHER VEHICLE PARTS
		367.09							
1004675	2/3/2023		100144 DEHN OIL COMPANY						
		119.95	75/90 OIL		117186	25204291	0311.6227		LUBRICANTS & ADDITIVE
		119.95							
1004676	2/3/2023		116846 MC TOOL AND SAFETY SALES						
		4.13-	EARLY PAY DISCOUNT		117358	015427	9601.6249		MISCELLANEOUS OPER/
		413.00	MC TOOLS LATEX GLOVES		117358	015427	9601.6249		MISCELLANEOUS OPER/
		.58-	EARLY PAY DISCOUNT		117359	015421	0452.6249		MISCELLANEOUS OPER/
		58.25	LATEX GLOVES		117359	015421	0452.6249		MISCELLANEOUS OPER/
		2.52-	EARLY PAY DISCOUNT		117362	015424	0452.6249		MISCELLANEOUS OPER/
		252.14	TOW STRAP		117362	015424	0452.6249		MISCELLANEOUS OPER/
		716.16							
1004677	2/3/2023		100289 METRO SALES INC						
		1,978.27	COPIER USAGE - OCT-DEC		117187	INV2203706	0192.6405		OFFICE & DATA PROCES
		1,978.27							
1004678	2/3/2023		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	FIRE ALARM MONITORING		117360	150-1681-6340 FEB 2023	0194.6489		OTHER CONTRACTED SI
		52.95	PW FIRE PANEL MONT/TEST		117361	150-1681-4280 FEB 2023	0311.6489		OTHER CONTRACTED SI
		27.95	FS#2 FIRE PANEL MONIT		117361	150-1681-4280 FEB 2023	0220.6489		OTHER CONTRACTED SI
		36.90	7550 SUNWOOD MONITORING		117361	150-1681-4280 FEB 2023	0194.6489		OTHER CONTRACTED SI
		35.90	PW MONITORING		117361	150-1681-4280 FEB 2023	0311.6489		OTHER CONTRACTED SI
		48.95	RAMP FIRE PANEL TEST/MONIT		117361	150-1681-4280 FEB 2023	9240.6315		MISCELLANEOUS PROFE
		27.95	YOUTH FIRST FIRE PANEL MONIT		117361	150-1681-4280 FEB 2023	9410.6315	00041012	MISCELLANEOUS PROFE
		28.95	PD SECURITY		117363	150-1682-6501 FEB 2023	0211.6489		OTHER CONTRACTED SI
		287.50							
9910216	2/3/2023		100601 MN DEPT OF REV WH						
		13,381.28			117383	0202231255216	9101.2172		STATE WITHHOLDING
		13,381.28							
97012023	1/20/2023		100629 MN DEPT OF REV SALES TX						
		21.20	DEC 2022 SALES/USE TAX		117306	012022023	9101.4305		RENTAL FEES
		4.28	DEC 2022 SALES/USE TAX		117306	012022023	9101.4328		ACCIDENT REPORTS
		2.85	DEC 2022 SALES/USE TAX		117306	012022023	9101.4308		SALES OF MAPS & PUBL
		.73	DEC 2022 SALES/USE TAX		117306	012022023	9101.4609		OTHER MISCELLANEOUS
		128.53	DEC 2022 SALES/USE TAX		117306	012022023	9601.2082		SALES/USE TAX PAYABLE
		3.29	DEC 2022 SALES/USE TAX		117306	012022023	9601.2082		SALES/USE TAX PAYABLE
		.12	DEC 2022 SALES/USE TAX		117306	012022023	9601.2085		ANOKA COUNTY TRANSI
		161.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
98012023	1/20/2023		115568 ALERUS FINANCIAL NA						Continued.
		6,574.27			117163	01192313495313	9101.2176		LIFE/HEALTH-EMPLOYEE
		6,574.27							
98020323	2/3/2023		115568 ALERUS FINANCIAL NA						
		6,494.27			117378	02022312552113	9101.2176		LIFE/HEALTH-EMPLOYEE
		6,494.27							
99012023	1/20/2023		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)						
		1,067.00			117160	01192313495310	9101.2176		LIFE/HEALTH-EMPLOYEE
		96.00	Bonine		117160	01192313495310	0211.6131		GROUP INSURANCE
		1,163.00							
99013023	1/30/2023		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		166.20	3 BALLASTS & BULBS		117309	01302023	0194.6281		SMALL TOOLS & MINOR I
		3.32-	EP DISCOUNT		117309	01302023	0194.6281		SMALL TOOLS & MINOR I
		97.93	WATER PIPE HEAT CABLE, MISC		117309	01302023	0194.6281		SMALL TOOLS & MINOR I
		1.96-	EP DISCOUNT		117309	01302023	0194.6281		SMALL TOOLS & MINOR I
		258.85							
99020323	2/3/2023		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)						
		1,067.00			117375	02022312552110	9101.2176		LIFE/HEALTH-EMPLOYEE
		96.00	bonine		117375	02022312552110	0211.6131		GROUP INSURANCE
		1,163.00							
99088566	2/3/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		14,728.74			117376	02022312552111	9101.2175		DEFERRED COMPENSAT
		14,728.74							
99092522	2/3/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		4,043.92			117377	02022312552112	9101.2176		LIFE/HEALTH-EMPLOYEE
		4,043.92							
99106004	1/20/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		12,898.74			117161	01192313495311	9101.2175		DEFERRED COMPENSAT
		12,898.74							
99115376	1/20/2023		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		3,977.84			117162	01192313495312	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,977.84							
99134880	2/3/2023		101306 IRS						
		27,764.23			117384	0202231255217	9101.2171		FEDERAL WITHHOLDING
		17,280.47			117385	0202231255218	9101.2173		FICA & MEDICARE-EMPL
		17,280.47			117386	0202231255219	9101.2182		FICA & MEDICARE-EMPL
		62,325.17							
99230141	1/20/2023		100301 MN CHILD SUPPORT PAYMENT CNTR						
		123.70			117106	011823937021	9101.2185		GARNISHMENTS/SUPPO
		123.70							
99416072	1/20/2023		101306 IRS						
		466.15			117108	011823937023	9101.2171		FEDERAL WITHHOLDING
		1,504.58			117109	011823937024	9101.2173		FICA & MEDICARE-EMPL
		1,504.58			117110	011823937025	9101.2182		FICA & MEDICARE-EMPL
		375.00			117150	0118231235524	9101.2171		FEDERAL WITHHOLDING

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

1/19/2023 – 2/8/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99416072	1/20/2023		101306 IRS						Continued.
		410.93			117151	0118231235525	9101.2173		FICA & MEDICARE-EMPL
		410.93			117152	0118231235526	9101.2182		FICA & MEDICARE-EMPL
		26,973.54			117169	0119231349537	9101.2171		FEDERAL WITHHOLDING
		16,964.01			117170	0119231349538	9101.2173		FICA & MEDICARE-EMPL
		16,964.01			117171	0119231349539	9101.2182		FICA & MEDICARE-EMPL
		65,573.73							
99539554	1/20/2023		100223 ICMA RETIREMENT TRUST 457						
		780.00			117159	0119231349531	9101.2175		DEFERRED COMPENSAT
		780.00							
99685854	1/20/2023		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		108.33			117147	0118231235521	9101.2174		PERA-EMPLOYEE
		108.33			117148	0118231235522	9101.2183		PERA-EMPLOYER
		27,082.20			117166	0119231349534	9101.2174		PERA-EMPLOYEE
		36,165.70			117167	0119231349535	9101.2183		PERA-EMPLOYER
		63,464.56							
99687711	2/3/2023		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		27,793.99			117381	0202231255214	9101.2174		PERA-EMPLOYEE
		37,100.60			117382	0202231255215	9101.2183		PERA-EMPLOYER
		64,894.59							
99764576	1/20/2023		100601 MN DEPT OF REV WH						
		302.41			117107	011823937022	9101.2172		STATE WITHHOLDING
		50.00			117149	0118231235523	9101.2172		STATE WITHHOLDING
		13,080.05			117168	0119231349536	9101.2172		STATE WITHHOLDING
		13,432.46							
99768128	2/3/2023		100223 ICMA RETIREMENT TRUST 457						
		780.00			117374	0202231255211	9101.2175		DEFERRED COMPENSAT
		780.00							
		821,219.49	Grand Total						

Payment Instrument Totals

Checks	470,637.44
EFT Payments	336,219.12
A/P ACH Payment	14,362.93
Total Payments	821,219.49

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CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3568		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
119614	ALL CITY CONTAINER/DAN KNUDSON	Abatement of 5431 164th Ln Nw.	PV	117227	001	00999	1/12/2023	67723	737.50
	ALL CITY CONTAINER			Summary Total					737.50
	25376 XKIMO STREET NW	Abatement Dumpster 5431 164th	PV	117350	001	00999	1/16/2023	67869	413.93
	ISANTI MN 55040			Summary Total					413.93
				Payment Amount					1,151.43
114881	ANDERSON RACE MANAGEMENT	HAPPY DAYS 5K DEPOSIT	PV	117233	001	00999	1/23/2023	012323	700.00
	ANDERSON RACE MANAGEMENT			Summary Total					700.00
	4047 CAMBERWELL DRIVE N								
	EAGAN MN 55123								
				Payment Amount					700.00
100041	ANOKA COUNTY HIGHWAY DEPARTMENT		PV	117419	001	00999	1/23/2023	JPA #C0008639 A	23,780.41
	ANOKA COUNTY HIGHWAY DEPARTMENT			Summary Total					23,780.41
	1440 BUNKER LAKE BLVD NW								
	ANDOVER MN 55304								
				Payment Amount					23,780.41
100063	ASPEN MILLS		PV	117210	001	00999	1/16/2023	307169	479.33
	ASPEN MILLS			Summary Total					479.33
	8201 C CENTRAL AVE NE		PV	117214	001	00999	1/18/2023	307302	1,416.95
	SPRING LAKE PARK MN 55432			Summary Total					1,416.95
			PD	117222	001	00999	12/31/2022	CM4758	337.98-
				Summary Total					337.98-
			PV	117291	001	00999	1/24/2023	307681	79.95
				Summary Total					79.95
			PV	117292	001	00999	1/24/2023	307683	53.95
				Summary Total					53.95
			PV	117312	001	00999	1/24/2023	307737	52.00
				Summary Total					52.00
			PV	117313	001	00999	1/24/2023	307726	73.00
				Summary Total					73.00
			PV	117314	001	00999	1/25/2023	307844	10.85
				Summary Total					10.85

Payment Group Control Number	3568		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
			PV	117445	001	00999	1/31/2023	308170	130.20
				Summary Total					130.20
			PV	117458	001	00999	2/1/2023	308217	261.99
				Summary Total					261.99
			PV	117459	001	00999	2/3/2023	308385	241.98
				Summary Total					241.98
				Payment Amount					2,462.22
106953	ATOM		PV	117213	001	00999	1/1/2023	389	250.00
	ATOM 7042 EAST FISH LAKE ROAD MAPLE GROVE MN 55311			Summary Total					250.00
				Payment Amount					250.00
119649	BASEL, JESSICA	WATER EFFICIENCY REBATE 2024	PV	117455	001	00999	2/2/2023	02022023	200.00
	JESSICA BASEL 14402 WACO STREET NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
111922	BLUE LINE CUSTOM FABRICATION, LLC		PV	117212	001	00999	1/5/2023	230002	240.00
	BLUE LINE CUSTOM FABRICATION, LLC 13854 191ST COURT NW ELK RIVER MN 55330			Summary Total					240.00
				Payment Amount					240.00
100086	BLUE VELVET INC		PV	117460	001	00999	1/27/2023	158	149.75
	BLUE VELVET INC 14101 ST FRANCIS BLVD NW RAMSEY MN 55303			Summary Total					149.75
				Payment Amount					149.75
119529	CALL2RECYCLE, INC		PV	117228	001	00999	12/31/2022	PS-INV0402144	33.20
	CALL2RECYCLE, INC 1000 PARKWOOD CIRCLE, SUITE 200			Summary Total					33.20
			PV	117229	001	00999	12/31/2022	PS-INV0390421	23.00
	ATLANTA GA 30339			Summary Total					23.00

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3568		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					56.20
119917	CHRISTENSON, SCOT	WATER EFFICIENCY REBATE 2024	PV	117474	001	00999	2/6/2023	02062023	200.00
	SCOT CHRISTENSON 15292 TUNGSTEN STREET NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
119134	CINTAS (FIRST AID VENDOR)		PV	117399	001	00999	1/27/2023	5142725736	41.02
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					41.02
				Payment Amount					41.02
110734	CITY OF RAMSEY	719019	PV	117327	001	00999	1/25/2023	719019 4TH QTR 2022	121.52
	CITY OF RAMSEY P O BOX 251100			Summary Total					121.52
			PV	117332	001	00999	1/25/2023	444931294 4TH QTR 2022	266.50
	ST PAUL MN 55125-6100			Summary Total					266.50
			PV	117333	001	00999	1/25/2023	444931372 4TH QTR 2022	121.52
				Summary Total					121.52
			PV	117341	001	00999	1/25/2023	723960 4TH QTR 2022	121.52
				Summary Total					121.52
			PV	117342	001	00999	1/25/2023	722164 4TH QTR 2022	2.43
				Summary Total					2.43
			PV	117343	001	00999	1/25/2023	724470 4TH QTR 2022	2.43
				Summary Total					2.43
			PV	117344	001	00999	1/25/2023	724874 4TH QTR 2022	121.52
				Summary Total					121.52
			PV	117345	001	00999	1/25/2023	724931 4TH QTR 2022	2.43
				Summary Total					2.43
			PV	117346	001	00999	1/25/2023	726294 4TH QTR	45.63

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3568		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
								2022	
				Summary Total					45.63
			PV	117347	001	00999	1/25/2023	724628 4TH QTR 2022	121.52
				Summary Total					121.52
			PV	117348	001	00999	1/25/2023	727919 4TH QTR 2022	2.43
				Summary Total					2.43
			PV	117349	001	00999	1/25/2023	727918 4TH QTR 2022	2.43
				Summary Total					2.43
			PV	117400	001	00999	1/25/2023	733061 4TH QTR 2022	1,493.51
				Summary Total					1,493.51
			PV	117462	001	00999	1/25/2023	726528 4TH QTR 2022	121.52
				Summary Total					121.52
				Payment Amount					2,546.91
100117	CONNEXUS ENERGY		PV	117484	001	00999	1/17/2023	DMG0001216	2,654.52
	CONNEXUS ENERGY 14601 RAMSEY BLVD NW RAMSEY MN 55303			Summary Total					2,654.52
				Payment Amount					2,654.52
100167	CORNERSTONE FORD		PV	117237	001	00999	1/11/2023	15403318	445.80
	CORNERSTONE FORD 17219 HIGHWAY 10 NW			Summary Total					445.80
			PD	117238	001	00999	2/15/2023	15403593	398.73-
	PO BOX 304 ELK RIVER MN 55330			Summary Total					398.73-
		EP DISCOUNT TAKEN	PV	117392	001	00999	1/23/2023	15404743	11.32
				Summary Total					11.32
				Payment Amount					58.39
119240	CORY JOLICOEUR/ CHEWYS TOOL&SUPPLY LLC		PV	117490	001	00999	2/1/2023	:57908	20.67
	CHEWYS TOOL&SUPPLY LLC (CORNWELL DEALER) 14885 191ST AVENUE NW ELK RIVER MN 55330			Summary Total					20.67
				Payment Amount					20.67

Payment Group Control Number	3568		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112411	COUNTRY SIDE SERVICES OF MN INC		PV	117236	001	00999	1/12/2023	1-107389-01	1,901.98
	COUNTRY SIDE SERVICES OF MN INC			Summary Total					1,901.98
	6228 HIGHWAY 10 NW		PV	117239	001	00999	1/19/2023	1-110326	219.74
	RAMSEY MN 55303			Summary Total					219.74
			PV	117393	001	00999	1/24/2023	1-107509-01	44.01
				Summary Total					44.01
				Payment Amount					2,165.73
119814	EAGLE GARAGE DOOR CO		PV	117241	001	00999	1/9/2023	8521	790.00
	EAGLE GARAGE DOOR CO			Summary Total					790.00
	4460 - 241ST AVE NW		PV	117497	001	00999	1/25/2023	8576	370.00
	ST FRANCIS MN 55070			Summary Total					370.00
				Payment Amount					1,160.00
104267	ELITE SANITATION		PV	117224	001	00999	1/17/2023	29419	181.76
	ELITE SANITATION			Summary Total					181.76
	PO BOX 526								
	ELK RIVER MN 55330								
				Payment Amount					181.76
119904	ENVIRO SAFETY PRODUCTS		PV	117446	001	00999	2/1/2023	6124264	3,856.00
	ENVIRO SAFETY PRODUCTS			Summary Total					3,856.00
	8248 WEST DOE AVE								
	VISALIA CA 93291								
				Payment Amount					3,856.00
100143	FERGUSON WATERWORKS # 2518		PV	117473	001	00999	2/2/2023	0507493	43,200.00
	FERGUSON WATERWORKS 2516			Summary Total					43,200.00
	P O BOX 802817								
	CHICAGO IL 60680-2817								
				Payment Amount					43,200.00
119872	GENERAL PATTERN CO. INC		PV	117298	001	00999	1/19/2023	689248	102.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3568		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	GENERAL PATTERN CO. INC 3075 84TH LANE NE BLAINE MN 55449			Summary Total					102.00
				Payment Amount					102.00
114103	GILLUND ENTERPRISES		PV	117412	001	00999	1/18/2023	891108	275.00
	GILLUND ENTERPRISES 14760 MARTIN DRIVE EDEN PRAIRIE MN 55344			Summary Total					275.00
				Payment Amount					275.00
109910	GREAT NORTHERN LANDSCAPE INC		PV	117209	001	00999	11/2/2022	15118	2,900.00
	GREAT NORTHERN LANDSCAPE INC 19720 IGUANA STREET NW ELK RIVER MN 55330			Summary Total					2,900.00
				Payment Amount					2,900.00
117332	HEARTLAND TIRE INC		PV	117489	001	00999	2/2/2023	9032081	463.98
	HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303			Summary Total					463.98
				Payment Amount					463.98
112160	HOLIDAY COMPANIES		PV	117443	001	00999	2/1/2023	046801022300	208.25
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437			Summary Total					208.25
				Payment Amount					208.25
100256	LANO EQUIPMENT INC		PV	117301	001	00999	1/24/2023	02-971422	60.33
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW			Summary Total					60.33
			PV	117413	001	00999	1/19/2023	02-970288	63.89
	ANOKA MN 55303			Summary Total					63.89
			PV	117414	001	00999	1/19/2023	02-970500	12.55
				Summary Total					12.55
			PV	117481	001	00999	1/23/2023	02-970964	79.74
				Summary Total					79.74
				Payment Amount					216.51

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	3568		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	2/15/2023		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100258	LEAGUE OF MINNESOTA CITIES	01/18/23 LMC Training Woesteho	PV	117217	001	00999	1/18/2023	375343	350.00
	LEAGUE OF MN CITIES			Summary Total					350.00
	FINANCE DEPT		PV	117340	001	00999	1/11/2023	375015	3,060.00
	145 UNIVERSITY AVE WEST			Summary Total					3,060.00
	ST PAUL MN 55103-2044								
				Payment Amount					3,410.00
117918	MACQUEEN EMERGENCY		PV	117299	001	00999	1/21/2023	P10924	360.00
	MACQUEEN EMERGENCY			Summary Total					360.00
	1125 7TH STREET E								
	ST PAUL MN 55106								
				Payment Amount					360.00
100270	MACQUEEN EQUIPMENT INC		PV	117235	001	00999	1/18/2023	P46987	116.03
	MACQUEEN EQUIPMENT INC			Summary Total					116.03
	1125 7TH STREET EAST		PV	117405	001	00999	1/25/2023	P47136	327.05
	ST PAUL MN 55106			Summary Total					327.05
			PV	117485	001	00999	2/1/2023	P27646	619.59
				Summary Total					619.59
			PV	117488	001	00999	2/2/2023	P47313	1,478.12
				Summary Total					1,478.12
				Payment Amount					2,540.79
117425	MAUER MAIN CHEVROLET		PV	117491	001	00999	1/27/2023	5013019	7.55
	MAUER MAIN CHEVROLET			Summary Total					7.55
	435 WEST MAIN STREET								
	ANOKA MN 55303								
				Payment Amount					7.55
106570	MBPTA	MEMBERSHIP	PV	117466	001	00999	2/1/2023	212023	100.00
	MBPTA			Summary Total					100.00
	C/O JULIE HULTMAN, TREASURER								
	CITY OF OAK PARK HEIGHTS								
	14168 OAK PARK BLVD NORTH								
	OAK PARK HEIGHTS MN 55082								
				Payment Amount					100.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
119825	METRO CREATIVE GRAPHICS INC		PV	117426	001	00999	1/31/2023	144527	99.00
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00
				Payment Amount					99.00
108208	METRO PRODUCTS INC		PV	117396	001	00999	1/25/2023	171735	136.68
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE			Summary Total					136.68
			PV	117479	001	00999	1/19/2023	171604	200.73
	FRIDLEY MN 55432			Summary Total					200.73
			PV	117480	001	00999	1/18/2023	171601	57.55
				Summary Total					57.55
				Payment Amount					394.96
104920	MN HWY SAFETY RESEARCH CNTR/MHSRC RANGE		PV	117444	001	00999	2/1/2023	337900-9798	980.00
	MN HWY SAFETY RESEARCH CNTR/MHSRC RANGE 720 FOURTH AVENUE SOUTH ST CLOUD MN 56301-4498			Summary Total					980.00
				Payment Amount					980.00
100887	MSSA		PV	117496	001	00999	2/1/2023	02012023	100.00
	MSSA 1700 W 98TH STREET ATTN KALEA FISCHER BLOOMINGTON MN 55431			Summary Total					100.00
				Payment Amount					100.00
100345	NAPA AUTO PARTS ELK RIVER		PV	117339	001	00999	1/25/2023	192699	10.94
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW			Summary Total					10.94
			PV	117478	001	00999	1/24/2023	192430	20.55
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					20.55
			PV	117492	001	00999	2/3/2023	193676	7.70
				Summary Total					7.70
			PD	117493	001	00999	2/15/2023	193751	21.00-
				Summary Total					21.00-

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			PV	117498	001	00999	1/31/2023	193177	263.53
				Summary Total					263.53
				Payment Amount					281.72
115543	NATURAL ENDEAVORS LANDSCAPING INC	Snow Prop Mgmt 6701 Hwy 10	PV	117467	001	00999	2/1/2023	1901 JAN 2023	1,800.00
	NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE NW ANDOVER MN 55304			Summary Total					1,800.00
				Payment Amount					1,800.00
119616	NOVCO, INC	22-01 PAY APP 3 SUNWOOD&WACO	PV	117437	001	09402	2/3/2023	02032023	9,197.09
	NOVCO, INC 11090 173RD AVENUE NW ELK RIVER MN 55330			Summary Total					9,197.09
				Payment Amount					9,197.09
119916	PATTEN, RONALD		PV	117469	001	00999	2/3/2023	02032023	3,803.00
	RONALD PATTEN 16321 JASPER STREET NE RAMSEY MN 55303			Summary Total					3,803.00
				Payment Amount					3,803.00
112959	PREMIUM WATERS INC		PV	117204	001	00999	12/31/2022	621332-12-22	63.85
	PREMIUM WATERS INC			Summary Total					63.85
	P O BOX 9128		PV	117205	001	00999	12/31/2022	621331-12-22	53.93
	MINNEAPOLIS MN 55480-9128			Summary Total					53.93
				Payment Amount					117.78
119901	PROTAS, MARIE	WATER REBATE EFFICIENCY 2024	PV	117330	001	00999	1/26/2023	01262023	200.00
	MARIE PROTAS 15233 GERMANIUM CIRCLE NW RAMSEY MN 55303			Summary Total					200.00
				Payment Amount					200.00
119877	RICHSMANN, TERYN	WATER REBATE EFFICIENCY 2024	PV	117303	001	00999	1/23/2023	01232023	199.99

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	TERYN RICHSMANN 6067 146TH LANE NW RAMSEY MN 55303					Summary Total			199.99
						Payment Amount			199.99
119106	SUNBURN CONSTRUCTION LLC	PERMIT CANCELLED	PV	117427	001	00999	1/30/2023	1302023	302.20
	SUNBURN CONSTRUCTION LLC 7369 W HIGHWAY 13 FRONTAGE ROAD SAVAGE MN 55378					Summary Total			302.20
						Payment Amount			302.20
119888	SWAIM, JOLENE	WATER EFFICIENCY REBATE 2024	PV	117329	001	00999	1/26/2023	01262023	200.00
	JOLENE SWAIM 15303 SODIUM STREET NW RAMSEY MN 55303					Summary Total			200.00
						Payment Amount			200.00
114151	TASC (FEES)		PV	117296	001	00999	1/19/2023	IN2646848	16.00
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001					Summary Total			16.00
						Payment Amount			16.00
100529	WENDELL'S INC		PV	117428	001	00999	1/23/2023	2782924	62.31
	WENDELL'S INC					Summary Total			62.31
	6601 BUNKER LAKE BLVD		PV	117461	001	00999	1/26/2023	2785110	4.45
	PO BOX 458					Summary Total			4.45
	RAMSEY MN 55303-0458	Wendells 02/01/23 Name TagPlat	PV	117494	001	00999	2/1/2023	2786802	35.03
						Summary Total			35.03
						Payment Amount			101.79
119887	XEROX BUSINESS SOLUTUONS MIDWEST/COTG		PV	117311	001	00999	1/19/2023	XIN10608	23,005.00
	COTG PO BOX 934410					Summary Total			23,005.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
	ATLANTA GA 31193-4410								
								Payment Amount	23,005.00
								Total Amount to be Processed	136,457.62
								Total Number of Payments to be Processed	47

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
119908	NETWRIX CORPORATION		PV	117432	001	00999	1/31/2023	INV87092	850.50
	NETWRIX CORPORATION DEPT LA 25338 PASADENA CA 91185-5338				Summary Total				850.50
					Payment Amount				850.50
111385	ACHIEVE SERVICES INC		PV	117305	001	00999	1/26/2023	31445	88.38
	ACHIEVE SERVICES INC 1201 89TH AVENUE NE BLAINE MN 55434				Summary Total				88.38
					Payment Amount				88.38
116603	ADRENALINE SPORTS CENTER INC		PV	117304	001	00999	1/17/2023	CITYRAM-2023-01	650.00
	ADRENALINE SPORTS CENTER INC 8310 147TH LANE NW RAMSEY MN 55303				Summary Total				650.00
					Payment Amount				650.00
117343	AMAZON CAPITAL SERVICES INC		PV	117225	001	00999	1/23/2023	1V4K-4JTF-NJNW	2,939.81
					Summary Total				2,939.81
	AMAZON CAPITAL SERVICES INC PO BOX 035184		PV	117232	001	00999	1/23/2023	1QLQ-VXD6-NL63	93.05
	SEATTLE WA 98124-5184				Summary Total				93.05
			PV	117289	001	00999	1/23/2023	14NL-J7MM-NHXN	57.52
					Summary Total				57.52
			PV	117295	001	00999	1/23/2023	16JT-FV3H-N3W3	27.98
					Summary Total				27.98
		1099, W2 paper & Envelopes	PV	117300	001	00999	1/23/2023	1G6J-39KX-NNXW	150.59
					Summary Total				150.59
					Payment Amount				3,268.95
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	238269.002	PV	117476	001	00999	1/31/2023	01312023	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303				Summary Total				46.00
					Payment Amount				46.00

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107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	117211	001	00999	1/6/2023	CR01042302	120.00
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					120.00
	2100 3RD AVE STE 300		PV	117219	001	00999	1/10/2023	S230109H	10,000.00
	ANOKA MN 55303-5029			Summary Total					10,000.00
			PV	117220	001	00999	1/19/2023	AR020591	206.84
				Summary Total					206.84
			PV	117406	001	00999	12/30/2022	HWYSQ42022	1,315.21
				Summary Total					1,315.21
				Payment Amount					11,642.05
101084	BATTERIES PLUS BULBS		PV	117442	001	00999	2/2/2023	P59519317	30.97
	BATTERIES PLUS BULBS			Summary Total					30.97
	138 SOUTH DALE MABRY HWY		PV	117470	001	00999	2/1/2023	P59484237	611.89
	TAMPA FL 33609			Summary Total					611.89
				Payment Amount					642.86
106346	BAUER BUILT INCORPORATED		PV	117407	001	00999	1/18/2023	940095437	931.20
	BAUER BUILT INCORPORATED			Summary Total					931.20
	8270 W 35W SERVICE DR NE								
	BLAINE MN 55449								
				Payment Amount					931.20
100647	BOLTON AND MENK INC		PV	117420	001	00999	1/24/2023	0305577	14,308.50
	BOLTON AND MENK INC			Summary Total					14,308.50
	1960 PREMIER DRIVE		PV	117421	001	00999	1/24/2023	0305582	3,607.50
	MANKATO MN 56001-5900			Summary Total					3,607.50
			PV	117422	001	00999	1/24/2023	0305583	3,927.50
				Summary Total					3,927.50
		COR Infrastructure Study	PV	117429	001	00999	1/24/2023	0305578	4,917.50
				Summary Total					4,917.50
			PV	117430	001	00999	1/24/2023	0305580	3,907.50
				Summary Total					3,907.50
			PV	117431	001	00999	1/24/2023	0305581	145.00

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				Summary Total					145.00
			PV	117447	001	00999	1/24/2023	0305579	3,485.00
				Summary Total					3,485.00
				Payment Amount					34,298.50
103641	BOYER TRUCKS		PV	117394	001	00999	1/30/2023	003P33054	356.25
	BOYER TRUCKS			Summary Total					356.25
	P O BOX 512		PV	117409	001	00999	1/23/2023	003P32831	26.78
	ST MICHAEL MN 55376			Summary Total					26.78
			PV	117411	001	00999	1/23/2023	003P32823	280.89
				Summary Total					280.89
			PV	117416	001	00999	1/19/2023	003P32624	742.90
				Summary Total					742.90
			PV	117486	001	00999	2/1/2023	003P33307	169.86
				Summary Total					169.86
			PV	117487	001	00999	2/2/2023	003P33355	17.77
				Summary Total					17.77
			PD	117499	001	00999	2/15/2023	003P33145	294.80-
				Summary Total					294.80-
				Payment Amount					1,299.65
103975	BROZAK, LUANN	LBROZAK 01/30/23 BCARD SWALCHI	PV	117423	001	00999	1/30/2023	2042	191.79
	LUANN BROZAK			Summary Total					191.79
	23900 CTY RD 4 #21								
	NISSWA MN 56468								
				Payment Amount					191.79
114549	CHETS SHOES INC		PV	117417	001	00999	1/16/2023	30146	150.00
	CHETS SHOES INC			Summary Total					150.00
	8870 RENDOVA STREET NE		PV	117472	001	00999	1/31/2023	30191	447.99
	CIRCLE PINES MN 55014			Summary Total					447.99
				Payment Amount					597.99
116197	CINTAS CORPORATION		PV	117203	001	00999	1/13/2023	4143375620	60.14
	CINTAS CORPORATION			Summary Total					60.14
	CINTAS LOC #4K		PV	117244	001	00999	1/13/2023	4143375638	31.00
	P O BOX 650838			Summary Total					31.00

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	DALLAS TX 75265-0838		PV	117297	001	00999	1/19/2023	4143952140	45.50
				Summary Total					45.50
			PV	117402	001	00999	1/27/2023	4144792446	31.00
				Summary Total					31.00
			PV	117415	001	00999	1/20/2023	4144086781	75.27
				Summary Total					75.27
				Payment Amount					242.91
115896	CIVICPLUS LLC		PV	117424	001	00999	1/13/2023	253313	989.23
	CIVIC PLUS LLC P O BOX 1572 MANHATTAN KS 66505			Summary Total					989.23
				Payment Amount					989.23
100120	CONTINENTAL RESEARCH CORP		PV	117331	001	00999	1/27/2023	0041906	228.00
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					228.00
				Payment Amount					228.00
114469	CUNINGHAM GROUP ARCHITECTURE INC		PV	117223	001	00999	1/20/2023	60090	7,500.00
	CUNINGHAM GROUP ARCHITECTURE INC 201 MAIN STREET SE SUITE 325 MINNEAPOLIS MN 55414			Summary Total					7,500.00
				Payment Amount					7,500.00
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	117337	001	00999	1/22/2023	INV248796	679.11
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					679.11
				Payment Amount					679.11
100144	DEHN OIL COMPANY		PV	117240	001	00999	1/17/2023	25204454	549.12
	DEHN OIL COMPANY 6735 141ST AVENUE NW			Summary Total					549.12
			PV	117243	001	00999	1/13/2023	96745	2,659.50

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	RAMSEY MN 55303			Summary Total					2,659.50
			PV	117410	001	00999	1/20/2023	96792	2,821.50
				Summary Total					2,821.50
			PV	117482	001	00999	1/23/2023	96940	4,175.00
				Summary Total					4,175.00
			PV	117483	001	00999	1/27/2023	97096	4,055.00
				Summary Total					4,055.00
			PD	117495	001	00999	2/15/2023	25205154	274.56-
				Summary Total					274.56-
			PV	117501	001	00999	1/27/2023	97097	3,195.00
				Summary Total					3,195.00
				Payment Amount					17,180.56
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	01 2023	PV	117440	001	00999	1/31/2023	01 2023	6,282.78
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					6,282.78
				Payment Amount					6,282.78
100158	ECM PUBLISHERS INC		PV	117216	001	00999	1/13/2023	928639	80.62
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD			Summary Total					80.62
			PV	117230	001	00999	1/13/2023	928640	107.50
	COON RAPIDS MN 55433			Summary Total					107.50
			PV	117328	001	00999	1/20/2023	929363	118.24
				Summary Total					118.24
				Payment Amount					306.36
114680	ELECTRICAL PRODUCTION SERVICES INC		PV	117310	001	00999	1/25/2023	8561	230.00
	ELECTRICAL PRODUCTION SERVICES INC 4201 NOREX DRIVE SUITE 200 CHASKA MN 55318			Summary Total					230.00
				Payment Amount					230.00
113321	FACTORY MOTOR PARTS CO		PV	117398	001	00999	1/27/2023	6-1639373	154.32
	FACTORY MOTOR PARTS CO			Summary Total					154.32

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	BIN 139107		PV	117401	001	00999	1/24/2023	1-8329170	53.72
	P O BOX 9107			Summary Total					53.72
	MINNEAPOLIS MN		PV	117500	001	00999	1/30/2023	75-459981	12.72
	55480-9107								
				Summary Total					12.72
				Payment Amount					220.76
100186	FRANKENSIGNS INC		PV	117207	001	00999	1/5/2023	279875	35.00
	FRANKENSIGNS			Summary Total					35.00
	9991 GOODHUE STREET NE		PV	117454	001	00999	1/26/2023	279988	35.00
	P O BOX 490301			Summary Total					35.00
	BLAINE MN 55449								
				Payment Amount					70.00
100200	GOPHER STATE ONE CALL INC		PV	117418	001	00999	1/31/2023	3000694	50.00
	GOPHER STATE ONE CALL			Summary Total					50.00
	7223 PARKWAY DRIVE		PV	117477	001	00999	1/31/2023	3010694	60.75
	SUITE 210								
	HANOVER MD 21076-1317			Summary Total					60.75
				Payment Amount					110.75
100204	GRAFIX SHOPPE		PV	117302	001	00999	1/12/2023	148564	875.00
	GRAFIX SHOPPE			Summary Total					875.00
	3240 MIKE COLLINS DRIVE								
	EAGAN MN 55121								
				Payment Amount					875.00
100650	GRAINGER		PV	117434	001	00999	1/31/2023	9592376983	78.65
	GRAINGER INC			Summary Total					78.65
	DEPT. 806511127		PV	117441	001	00999	2/1/2023	9593517122	272.35
	PALATINE IL 60038-0001			Summary Total					272.35
				Payment Amount					351.00
100211	HAWKINS INC		PV	117202	001	00999	1/15/2023	6379297	160.00
	HAWKINS INC			Summary Total					160.00
	P O BOX 860263								
	MINNEAPOLIS MN 55486-0263								

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				Payment Amount					160.00
119037	HOLSTAD & KNAAK, PLC	0123	PV	117326	001	00999	1/26/2023	01262023	4,050.00
	HKB LAW 4501 ALLENDALE DRIVE WHITE BEAR LAKE MN 55127			Summary Total					4,050.00
				Payment Amount					4,050.00
118946	HOTSY MINNESOTA		PV	117234	001	00999	1/13/2023	15702	435.79
	HOTSY MINNESOTA 2951 100TH COURT NE SUITE 100 BLAINE MN 55449			Summary Total					435.79
				Payment Amount					435.79
104027	INK WIZARDS INC		PV	117475	001	00999	11/29/2022	8248	79.40
	INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330			Summary Total					79.40
				Payment Amount					79.40
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	117218	001	00999	1/17/2023	IN4065145	139.05
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					139.05
	LOCKBOX 131434	S27569	PV	117294	001	00999	1/23/2023	IN4072107	65.55
	P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					65.55
				Payment Amount					204.60
102954	LITTLE FALLS MACHINE INC		PV	117408	001	00999	1/19/2023	366625	941.94
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598			Summary Total					941.94
				Payment Amount					941.94
106616	MARTIN MCALLISTER, INC		PV	117456	001	00999	1/31/2023	15137	625.00
	MARTIN MCALLISTER, INC 7650 EDINBOROUGH WAY #550			Summary Total					625.00

Payment Group Control Number	3569		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	2/15/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	EDINA MN 55435								
				Payment Amount					625.00
100283	MENARDS COON RAPIDS		PV	117457	001	00999	1/30/2023	88091	144.37
	MENARDS COON RAPIDS			Summary Total					144.37
	3045 MAIN STREET								
	COON RAPIDS MN 55448								
				Payment Amount					144.37
100284	MENARDS ELK RIVER		PV	117242	001	00999	1/12/2023	66840	538.20
	MENARDS ELK RIVER			Summary Total					538.20
	19521 EVANS STREET NW		PV	117463	001	00999	1/23/2023	67411	174.97
	ELK RIVER MN 55330-1077			Summary Total					174.97
			PV	117464	001	00999	1/23/2023	67395	233.55
				Summary Total					233.55
			PV	117465	001	00999	1/26/2023	67576	69.99
				Summary Total					69.99
				Payment Amount					1,016.71
100285	MET COUNCIL ENVIRONMENTAL SRV	0001151502	PV	117439	001	00999	2/2/2023	0001151502	94,908.25
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					94,908.25
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
				Payment Amount					94,908.25
115167	NET TRANSCRIPTS INC		PV	117221	001	00999	1/15/2023	NT14091	42.90
	NET TRANSCRIPTS INC			Summary Total					42.90
	PO BOX 95777								
	CHICAGO IL 60694-5777								
				Payment Amount					42.90
100363	NORTHERN SANITARY SUPPLY CO		PV	117208	001	00999	1/19/2023	206103	488.49
	NORTHERN SANITARY SUPPLY CO			Summary Total					488.49
	341 COON RAPIDS BLVD		PV	117335	001	00999	1/30/2023	206182	567.11
	MINNEAPOLIS MN 55433			Summary Total					567.11
				Payment Amount					1,055.60

Payment Group Control Number	3569		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	2/15/2023		

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	117293	001	00999	1/19/2023	17153	175.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					175.00
				Payment Amount					175.00
107244	NORTHLAND TRUST SERVICES INC	RAMS13A	PV	117201	001	00999	1/12/2023	RAMS13A MAR 2023	1,050.00
	NORTHLAND TRUST SERVICES INC 150 SOUTH FIFTH STREET SUITE 3300 MINNEAPOLIS MN 55402			Summary Total					1,050.00
				Payment Amount					1,050.00
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	117336	001	00999	1/27/2023	127968	516.00
	NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175			Summary Total					516.00
				Payment Amount					516.00
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv#221260	PV	117288	001	00999	1/21/2023	221260	179.91
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					179.91
				Payment Amount					179.91
112421	PERRILL		PV	117395	001	00999	1/1/2023	259159	200.00
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
111488	POPP.COM INC		PV	117453	001	00999	1/31/2023	992769666	853.85
	POPP.COM INC 620 MENDELSSOHN AVE NO SUITE 101 GOLDEN VALLEY MN 55427			Summary Total					853.85
				Payment Amount					

Payment Group Control Number	3569		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									853.85
113444	PRECISE		PV	117404	001	00999	1/25/2023	200-1041046	850.00
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					850.00
				Payment Amount					850.00
107978	PREMIER COMMERCIAL PROPERTIES INC	PROP MGMT 6781 HWY 10	PV	117226	001	00999	1/19/2023	8614	600.00
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00
				Payment Amount					600.00
100418	RDO EQUIPMENT CO		PV	117403	001	00999	1/27/2023	P6399114	213.93
	RDO EQUIPMENT CO P O BOX 7160 FARGO ND 58106-7160			Summary Total					213.93
				Payment Amount					213.93
107711	SCHINDLER ELEVATOR		PV	117433	001	00999	2/1/2023	8106165043	788.73
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					788.73
				Payment Amount					788.73
112545	SHI		PV	117338	001	00999	1/30/2023	B16417928	13,610.80
	SHI INTERNATIONAL CORP. P O BOX 952121 DALLAS TX 75395-2121			Summary Total					13,610.80
				Payment Amount					13,610.80
119121	SLOTH INSPECTIONS INC		PV	117468	001	00999	1/31/2023	01312023	3,679.50
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					3,679.50
				Payment Amount					3,679.50

R04570

CITY OF RAMSEY

Create Payment Control Groups

Payment Group Control Number	3569		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	2/15/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100469	STREICHER'S POLICE EQUIPMENT		PV	117290	001	00999	1/18/2023	I1611773	552.16
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					552.16
				Payment Amount					552.16
110313	SUMMIT FIRE PROTECTION		PV	117334	001	00999	1/13/2023	2213504	1,184.00
	SUMMIT FIRE PROTECTION P O BOX 6205 CAROL STREAM IL 60197-6205			Summary Total					1,184.00
				Payment Amount					1,184.00
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	117215	001	00999	1/14/2023	M27917	196.75
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					196.75
			PV	117425	001	00999	1/30/2023	M27961	1,284.25
				Summary Total					1,284.25
				Payment Amount					1,481.00
106351	WATER LABORATORIES, INC		PV	117471	001	00999	2/1/2023	9388	814.00
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330			Summary Total					814.00
				Payment Amount					814.00
101257	YOUTH FIRST		PV	117231	001	00999	1/23/2023	1015	15,000.00
	YOUTH FIRST 6701 HWY 10 NW RAMSEY MN 55303			Summary Total					15,000.00
				Payment Amount					15,000.00
				Total Amount to be Processed					235,187.77
				Total Number of Payments to be Processed					55

Checks 136,457.62
ACHs 235,187.77
A/P Total = 371,645.39

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-043

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JANUARY 19, 2023 THROUGH FEBRUARY 8, 2023.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of January 19, 2023 through February 8, 2023 in the amount of $1,643,866.45 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 January 19, 2023 through February 8, 2023, in the amount of $1,643,866.45.

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:

Mayor Kuzma
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of February, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 10.**

Meeting Date: 02/14/2023

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #23-035 Authorizing Final Payment to Novco, Inc. for Improvement Project #22-01, Sunwood Drive and Waco Street Reconstruction.

Purpose/Background:

Resolution and Pay App Request Attached.

Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Novco, Inc.:
1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against Novco, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent of Surety to Final Payment (Certification from the contractor's surety) Following receipt of these items, final payment will be issued.

The final project cost was $590,508.66 compared to the awarded contract price of $560,896.85. This was an increase of $29,611.81. A large portion of this was due to increased quantities in curb and gutter replacement and bituminous paving. These increased quantities were identified during construction due to the poor existing conditions of materials, and were determined to be necessary to achieve a minimum life of 60 years from the improvements.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Novco, Inc., of Elk River, Minnesota, for said project, in the amount of $9,197.09.

Action:

Motion to adopt Resolution #23-035, Authorizing Final payment to Novco, Inc., of Elk River, Minnesota for Improvement project #22-01, Sunwood Drive and Waco Street Reconstruction, in the amount of $9,197.09.

Attachments

Resolution

Pay Estimate Final

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/03/2023 01:48 PM
Brian Hagen	Brian Hagen	02/03/2023 02:59 PM
Form Started By: Marsha Weidner		Started On: 02/03/2023 01:24 PM
Final Approval Date: 02/03/2023		

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

RESOLUTION #23-035

RESOLUTION AUTHORIZING FINAL PAYMENT TO NOVCO, INC, FOR IMPROVEMENT PROJECT #22-01, SUNWOOD DRIVE AND WACO STREET RECONSTRUCTION

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 10th, 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, pursuant to Ramsey City Council Resolution #21-345, adopted December 14, 2021, the City Council has approved reconstructing Waco Street to the existing pavement width as part of improvement project; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-073, adopted March 22, 2022, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bid for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-115, adopted May 24, 2022, the City Council authorized entering into a construction contract with Novco, Inc. of Elk River, Minnesota, for the said project at the contract price of $560,896.85; and

WHEREAS, as of February 14, 2023 $590,508.66 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Novco, Inc., of Elk River, Minnesota, for said project, in the amount of $9,197.09.

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

1.) That the City Council hereby authorizes final payment to Novco, Inc, of Elk River, Minnesota for Improvement Project 22-01, Sunwood Drive and Waco Street Reconstruction, in the amount of $9,197.09.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign and release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of February 14th, 2023.

4) That the City of Ramsey Finance Department will be given a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of February 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	3 Final
Project Number:	22-01 (S.A.P. 199-105-006 & 199-111-003)
Project Name:	Sunwood Drive & Waco Street Reconstruction
Period Ending	November 30, 2022
Contractor:	Novco, Inc.
Address:	11090 173rd Avenue, Elk River, MN 55330

1	Original Contract Amount		$ 560,896.85
2	Change Order(s)	No. ____ Thru No. ____	
3	Total Funds Encumbered		$ 560,896.85
4	Value of Work Completed		$ 605,730.05
5	Retainage	0 %	$ -
	Percent Complete	100%	
6	Deductions or Charges		$ (6,024.30)
7	Total Earned Less Retainage (Lines 4+5+6)		$ 599,705.75
8	Previous Payment(s)		$ 590,508.66
9	**Payment Due (Lines 7-8)**		**$ 9,197.09**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ 0.00

Certificaiton of Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Novco INC	Shelly Purzner
Contractor Name	Print Name
Vice President	
Title	Signature
	1-17-23
	Date

City of Ramsey Approval

	2/3/2023
Signature (Project Engineer)	Date
	2/3/2023
Signature (City Engineer)	Date

Sunwood Drive & Waco Street Reconstruction
I.P. 22-01 (S.A.P. 199-105-006 & 199-111-003)
Estimate No. 3 Final
Period Ending November 30, 2022

			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 25,000.00	$ 25,000.00	0.0	$ -	1.0	$ 25,000.00
2	2104.502	REMOVE CASTING	EA	6	$ 575.00	$ 3,450.00	0	$ -	9	$ 5,175.00
3	2104.502	REMOVE STRUCTURE (STORM)	EA	7	$ 1,200.00	$ 8,400.00	0	$ -	7	$ 8,400.00
4	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	558	$ 5.50	$ 3,069.00	0	$ -	505	$ 2,777.50
5	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	196	$ 9.00	$ 1,764.00	0	$ -	375	$ 3,375.00
6	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	562	$ 12.00	$ 6,744.00	0	$ -	827	$ 9,924.00
7	2104.503	REMOVE SEWER PIPE (STORM)	LF	236	$ 19.00	$ 4,484.00	0	$ -	260	$ 4,940.00
8	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	186	$ 9.00	$ 1,674.00	0	$ -	183	$ 1,647.00
9	2104.504	REMOVE CONCRETE PAVEMENT	SY	33	$ 15.00	$ 495.00	0	$ -	0	$ -
10	2106.607	COMMON EXCAVATION (EV)	CY	43	$ 22.00	$ 946.00	0	$ -	43	$ 946.00
11	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1627	$ 15.00	$ 24,405.00	0	$ -	1631	$ 24,465.00
12	2112.519	SUBGRADE PREPARATION	RDST	26	$ 550.00	$ 14,300.00	0	$ -	26	$ 14,300.00
13	2130.523	WATER	MGAL	106	$ 10.00	$ 1,060.00	0	$ -	40	$ 400.00
14	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV) 5.0"	CY	1641	$ 25.00	$ 41,025.00	0	$ -	1641	$ 41,025.00
15	2215.504	FULL DEPTH RECLAMATION (9.0")	SY	11713	$ 1.40	$ 16,398.20	0	$ -	11740	$ 16,436.00
16	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	109	$ 9.00	$ 981.00	0	$ -	133	$ 1,197.00
17	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	828	$ 3.00	$ 2,484.00	0	$ -	805	$ 2,415.00
18	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1323	$ 87.80	$ 116,159.40	0	$ -	1466	$ 128,714.80
19	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	1335	$ 90.75	$ 121,151.25	0	$ -	1481	$ 134,400.75
20	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) DRIVEWAYS	TON	2	$ 177.00	$ 354.00	0	$ -	1	$ 177.00
21	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) TRAIL	TON	14	$ 177.00	$ 2,478.00	0	$ -	23	$ 4,071.00
22	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS III	LF	8	$ 65.00	$ 520.00	0	$ -	8	$ 520.00
23	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	76	$ 65.00	$ 4,940.00	0	$ -	76	$ 4,940.00
24	2503.503	27" RC PIPE SEWER DESIGN 3006 CLASS III	LF	45	$ 105.00	$ 4,725.00	0	$ -	45	$ 4,725.00
25	2503.602	CONNECT TO EXISTING SEWER (STORM)	EA	4	$ 950.00	$ 3,800.00	0	$ -	4	$ 3,800.00
26	2503.602	GROUT CATCH BASIN	EA	5	$ 550.00	$ 2,750.00	0	$ -	6	$ 3,300.00
27	2503.602	INTERIOR CHIMNEY SEAL	EA	4	$ 450.00	$ 1,800.00	0	$ -	4	$ 1,800.00
28	2504.602	ADJUST VALVE BOX	EA	5	$ 600.00	$ 3,000.00	0	$ -	6	$ 3,600.00
29	2504.602	VALVE BOX SECTION	EA	3	$ 950.00	$ 2,850.00	0	$ -	3	$ 2,850.00
30	2506.502	ADJUST FRAME AND RING CASTING	EA	15	$ 450.00	$ 6,750.00	0	$ -	15	$ 6,750.00
31	2506.502	CASTING ASSEMBLY (SANITARY)	EA	4	$ 1,200.00	$ 4,800.00	0	$ -	4	$ 4,800.00
32	2506.502	CASTING ASSEMBLY (STORM)	EA	9	$ 1,500.00	$ 13,500.00	0	$ -	12	$ 18,000.00
33	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	3	$ 2,700.00	$ 8,100.00	0	$ -	3	$ 8,100.00
34	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	1	$ 6,000.00	$ 6,000.00	0	$ -	1	$ 6,000.00
35	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EA	2	$ 10,000.00	$ 20,000.00	0	$ -	2	$ 20,000.00
36	2521.504	6" CONCRETE WALK	SY	78	$ 130.00	$ 10,140.00	0	$ -	69	$ 8,970.00
37	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	52	$ 45.00	$ 2,340.00	0	$ -	52	$ 2,340.00
38	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	451	$ 30.00	$ 13,530.00	0	$ -	867	$ 26,010.00
39	2531.503	CONCRETE CURB & GUTTER DESIGN D418	LF	110	$ 30.00	$ 3,300.00	0	$ -	82	$ 2,460.00
40	2531.504	CONCRETE PAVEMENT DRIVEWAYS 6.0"	SY	15	$ 160.00	$ 2,400.00	0	$ -	0	$ -
41	2531.618	TRUNCATED DOMES	SF	92	$ 110.00	$ 10,120.00	0	$ -	96	$ 10,560.00
42	2540.601	LANDSCAPE RESTORATION	LS	1	$ 9,000.00	$ 9,000.00	0	$ -	1	$ 9,000.00
43	2563.601	TRAFFIC CONTROL	LS	1	$ 6,500.00	$ 6,500.00	0	$ -	1	$ 6,500.00
44	2563.601	ALTERNATE PEDESTRIAN ROUTE	LS	1	$ 1,500.00	$ 1,500.00	0	$ -	1	$ 1,500.00
45	2573.502	STORM DRAIN INLET PROTECTION	EA	12	$ 95.00	$ 1,140.00	0	$ -	12	$ 1,140.00
46	2573.503	SILT FENCE; TYPE MS	LF	40	$ 4.00	$ 160.00	0	$ -	0	$ -
47	2574.507	TOPSOIL (LV)	CY	56	$ 25.00	$ 1,400.00	0	$ -	80	$ 2,000.00
48	2574.508	FERTILIZER TYPE 3	LBS	15	$ 40.00	$ 600.00	0	$ -	15	$ 600.00
49	2575.504	SODDING TYPE LAWN	SY	10	$ 250.00	$ 2,500.00	0	$ -	0	$ -
50	2575.505	SEEDING	ACRE	0.09	$ 10,000.00	$ 900.00	0.04	$ 400.00	0.09	$ 900.00
51	2575.508	HYDRAULIC MULCH MATRIX	LBS	360	$ 15.00	$ 5,400.00	180	$ 2,700.00	360	$ 5,400.00
52	2575.508	SEED MIXTURE 25-151	LBS	15	$ 6.50	$ 97.50	11	$ 71.50	15	$ 97.50
53	2582.503	4" DOUBLE SOLID LINE PAINT (EPOXY)	LF	2220	$ 1.50	$ 3,330.00	0	$ -	2130	$ 3,195.00
54	2582.503	4" SOLID LINE PAINT (EPOXY)	LF	4285	$ 1.00	$ 4,285.00	0	$ -	4309	$ 4,309.00
55	2582.518	CROSSWALK PAINT (EPOXY)	SF	360	$ 5.00	$ 1,800.00	0	$ -	336	$ 1,680.00
56	2582.518	PAVEMENT MESSAGE PAINT (EPOXY)	SF	15	$ 6.50	$ 97.50	0	$ -	15	$ 97.50
		GRAND TOTALS				**$ 560,896.85**		**$ 3,171.50**		**$ 605,730.05**

Internal City Use Only			
MSA Funds		*$ 3,171.50*	*$ 529,745.05*
Storm Sewer Utility Funds		*$ -*	*$ 69,385.00*
Sanitary Sewer Utility Funds		*$ -*	*$ 6,600.00*
Total Funds		*$ 3,171.50*	*$ 605,730.05*

CC Regular Session **5. 11.**

Meeting Date: 02/14/2023

By: Todd Larson, Community Development

Information

Title

Adopt Resolution #23-039 Declaring Development Agreement Satisfied and Authorizing Release from Property - Lord of Life Church

Purpose/Background:

Lord of Life Church at 14501 Nowthen Blvd. NW is comprised of property that has been subdivided multiple times over the years. Portions of the property are still encumbered by two development agreements that are not associated with the Church itself. The western portion of the property was once a remnant outlot from the early-1990s Sunny Ponds residential subdivision to the northwest. In 2012, Lord of Life sold the southern portion of their property for development of the Stoney River senior living complex. These two development agreements are showing up on the Church's property title.

The Church is working with Presbyterian Homes on developing portions of the site for senior living and multi-family buildings. Cleaning up the title is just one of many steps for that project. It is not uncommon for property owners to request releases from satisfied development agreements or expired conditional use permits, especially when a property sale is anticipated. The property owner records the resolution approving the release against the property with the Anoka County Recorder's office.

Staff has reviewed the two development agreements and noted that all requirements have been fulfilled for Sunny Pons and is no longer needed on the Church's property. The other development, Stoney River, however, still needs as-built civil plans submitted to be complete. The proposed resolution does not release the agreements from the other properties as that would be more involved and costly to record. The proposed resolution only releases Sunny Ponds. Once the as-built plans for Stoney River are received, staff will bring forward another resolution.

Notification:

None required.

Funding Source:

This request is being done as a normal part of staff's duties. Recording costs are the responsibility of the property owner.

Recommendation:

Staff recommends approval of the resolution.

Action:

Motion to waive the City Charter provision of reading a resolution aloud and adopt Resolution #23-039 Declaring Development Agreement Satisfied and Authorizing Release from Property.

Attachments

Request Letter

ACTION - Resolution #23-039
Sunny Ponds Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2023 08:28 AM
Form Started By: Todd Larson		Started On: 02/01/2023 10:43 AM
Final Approval Date: 02/08/2023		

Lord of Life!
transforming lives

January 25, 2023

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

To Whom it May Concern:

I'm writing to request the release of 14501 Nowthen Blvd NW (Parcel ID 25-32-25-24-0059) from two development agreements which it may have been a party that have long been satisfied. To that end, I am requesting satisfaction letters of the following two developer's agreements:

- Sunny Ponds Development Agreement (Number 990082) dated 07-21-1992
- Stoney River Development Agreement (Number 2037549.007) dated 08-13-2012

If you need additional information or have questions, please reach out to me at MichelleA@lol.org or 763-427-1100 x128.

Thank you for your consideration,

Michelle M. Anderson
Executive Director

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

RESOLUTION #23-039

RESOLUTION DECLARING DEVELOPMENT AGREEMENT SATISFIED AND AUTHORIZING RELEASE FROM PROPERTY

WHEREAS, Lord of Life Church, hereafter referred to as "Property Owner", requested a release from a development agreement associated with the following described property located in the City of Ramsey:

> Lot 1, Block 1, Stoney River Addition, except road and subject to easements of record, Anoka County, Minnesota
>
> (the 'Subject Property'); and

WHEREAS, the Subject Property is encumbered, in whole or in part, by the following development agreement (the "Development Agreement") for a past subdivision project:

> "Sunny Ponds Development Agreement" recorded as Document Number 990082 on July 24, 1992,

WHEREAS, the project that is the subject of that Development Agreements has been completed to the terms therein; and

WHEREAS, the City is declaring that Development Agreement satisfied; and

WHEREAS, because the Development Agreement remains on the title of the Subject Property; and

WHEREAS, the City Council reviewed request to release the Development Agreement from the Subject Property on February 14, 2023.

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

The Development Agreement referenced above is deemed satisfied and may be released from the Subject Property described above.

990082

SUNNY PONDS DEVELOPMENT AGREEMENT

CITY OF RAMSEY

ANOKA COUNTY, MINNESOTA

THIS AGREEMENT, made and entered into by and between the **CITY OF RAMSEY**, a municipal corporation of the State of Minnesota (the **"CITY"**), and **NORTH SUBURBAN DEVELOPMENT, INC.**, a Minnesota corporation, whose address is 8741 Central Avenue N.E., Blaine, MN 55434 (the **"DEVELOPER"**).

WITNESSETH:

WHEREAS, the **DEVELOPER** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described in Exhibit A and attached hereto; and

WHEREAS, on June 23, 1992, pursuant to Resolution No. 92-06-159, the **CITY** has approved the final plat of the Subject Property which plat is known as **SUNNY PONDS** (the "Plat"), which approval is contingent on certain requirements, including **DEVELOPER** and **CITY** entering into this Agreement; and

WHEREAS, DEVELOPER has submitted a petition requesting the extension of sewer and water to the Subject Property; and

WHEREAS, a trunk usage charge is required by the **CITY** for usage of its Trunk Sewer and Water System, which charge is $1357 per residential unit created; and

WHEREAS, the **DEVELOPER** has submitted a petition to the **CITY** requesting the construction of the following improvements in the Plat, to-wit: Sanitary sewer, storm drainage facilities, watermains and appurtenances, and streets with concrete curb and gutter, which improvements are termed Stage I Improvements in the City Code ("Stage I Improvements"); and

WHEREAS, pursuant to said petition, the **CITY** ordered the preparation of a feasibility report prepared by its City Engineer relating to the proposed Stage I Improvements; and

WHEREAS, the **CITY** will conduct an Improvement Public Hearing on the Stage I Improvements on prior to ordering the Improvements; and

WHEREAS, no expenditure of **CITY** funds, including the ordering of plans and specifications, will be made until the City Code escrow requirements have been completed by **DEVELOPER**; and

WHEREAS, City Code Section 9.50.50 defines "Stage I" Improvements and "Stage II" Improvements which respective definitions are used herein when reference is made to "Stage I" and "Stage II" Improvements.

NOW, THEREFORE, the CITY and DEVELOPER agree as follows:

I.
STAGE I IMPROVEMENTS AND FINANCIAL GUARANTEES:

1. City To Order Improvements. The **CITY** will order the improvements to be constructed and direct the City Engineer to prepare plans and specifications and advertise for bids and will award a contract for the construction of the Stage I Improvements to the lowest responsible bidder.

2. Incorporation of All City Code Requirements. That the recitals above and the provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

3. Phasing Plan. The **DEVELOPER** agrees that the Plat will be developed generally in accordance with the Phasing Plan prepared by Caine and Associates and dated received by the City on June 23, 1992 and attached hereto as Exhibit B.

4. Improvements to be Constructed by City. The **CITY** agrees to construct the requested Stage I Improvements as petitioned for by the **DEVELOPER**, together with those Stage II Improvements which are described in Paragraph 16 herein, according to the terms and conditions of this Agreement. The Stage I Improvements to be constructed are as follows: streets, municipal water, sanitary sewer trunk and laterals, a storm sewer system, and street lights.

   Each of the streets, described herein, will be hard surfaced with bituminous material including installation of concrete curbs, ditches and back slopes.

5. Sunfish Lake Drive Construction. This street will be constructed to Municipal State Aid (MSA) standards. The **DEVELOPER** agrees to rough grade the roadway as per Mn/DOT Standard Specification Section 2112.3, in accordance with those plans drawn by Jeffrey N. Caine and dated April 29, 1991, or approved replacement, and fund the equivalent cost of constructing the street to typical residential street standards, which costs will be levied and paid as special assessments against the subject property as provided herein. The grading, as described herein, shall be completed prior to the **CITY** undertaking construction of any of the Stage I Improvements described above. The **CITY** will fund costs necessary to upgrade the street to MSA standards.

6. Improvements to be Constructed by Developer. The **DEVELOPER** shall be responsible, at its expense, for rough grading of all lots and streets in accordance with the plan drawn by Jeffrey N. Caine and dated April 29, 1991. If any walkout lots are desired, the **DEVELOPER** shall submit a revised grading plan specifying lowest walkout floor elevation and soil borings showing apparent high groundwater elevation.

The **DEVELOPER** shall also be responsible, at its expense, for installation of gas, telephone, and electric utility improvements, with the exception of street lights. The **DEVELOPER** shall be responsible for completing the rough grading and providing lot corner stakes prior to the installation of underground utilities.

In addition, the **DEVELOPER** shall be responsible, at its expense, for providing 50 scale plans detailing all significant features and vegetation to the **CITY**, prior to grading the area designated as park on the final plat. The **DEVELOPER** shall final grade and guarantee turf establishment with a minimum of three (3) inches of quality topsoil in accordance with the City's park plan specifications.

The **CITY** hereby agrees to construct the park as Stage I improvements no later than Phase 2 of Sunny Ponds.

7. Boulevard and Area Restoration. The **DEVELOPER** shall be responsible for the cost of establishing seed or sod in all boulevards within thirty (30) days of the completion of the street improvements, and restore all other areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **DEVELOPER** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the land.

8. Financing. In the event that the **CITY**, for whatever reason, is unable to sell the bonds as anticipated herein, the construction of the improvements shall immediately cease until the **CITY** approves an alternate method by which to insure payment to the contractor for construction of the Stage I Improvements.

9. Developer Reimbursement of All City Expenses. The **DEVELOPER** agrees to fully reimburse the **CITY** for all costs incurred by the **CITY** including, but not limited to, the actual cost of construction of said Stage I Improvements, engineering fees,

July 24, 1992

administrative fees, legal fees, inspection fees, interest fees, costs of acquisition of necessary easements, if any, and any other cost incurred by the **CITY** relating to this Development Agreement and the installation of the aforementioned improvements. In addition, the **DEVELOPER** agrees as follows:

(a) The **DEVELOPER** agrees to reimburse the **CITY** for all costs described above pertaining to improvements by special assessments to be levied against the Subject Property payable over five (5) years. However, special assessments against each lot in the Subject Property must be paid in full upon occurrence of any of the following with respect to each such individual lot: Prior to transfer of title, prior to issuance of an occupancy permit, or upon filing of any liens whichever occurs first. No Certificates of Occupancy will be issued without prior payment of all outstanding special assessments against any such lot.

(b) The **DEVELOPER** agrees to notify the **CITY** of all sales of lots within the Plat.

(c) The **DEVELOPER** and the **CITY** agree that the costs described above pertaining to the improvements shall be assessed against the benefitted property on a five (5) year term, pursuant to City Code and that the financial guarantee, described in paragraph 10 below, will be in force and effect until all such special assessments are paid and all other obligations of **DEVELOPER** under this Agreement are satisfied. The assessment and the specific terms of the assessment shall be pursuant to the terms of the "Sunny Ponds Special Assessment Agreement", attached hereto as Exhibit "C" and incorporated herein by reference. The financial guarantee described in paragraph 10 may be applied by the **CITY** to any of the obligations set forth in this Agreement in the absolute and sole discretion of the City Council. The **CITY** may pursue any other remedy for enforcement of such obligations or collection for the costs incurred by the **CITY** in connection therewith, and is under no obligation to apply the financial guarantee to any one or number of obligations as long as the **CITY** determines that there is a reasonable basis for believing that the dollars remaining in the financial guarantee may be needed to assure compliance with other remaining obligations of the **DEVELOPER**.

10. <u>Developer's Financial Guarantee.</u> The **DEVELOPER** agrees and understands that the **CITY** has the right, privilege and authority pursuant to Minnesota Statutes Chapter

462.358 and as amended as a condition precedent to the approval of the plans and specifications and approval of a final plat, to prescribe requirements and the extent to which, and the manner in which the streets be graded or improved, and the water, sewer, and other utility mains, piping, or other facilities shall be installed and that the **DEVELOPER** shall provide a financial guarantee to the **CITY** to provide for the actual construction and installation of the required Stage I Improvements and all other obligations of **DEVELOPER** provided for herein within a period specified by the City Council.

Said financial guarantee shall provide that the **CITY** possess the statutory power to enforce such financial guarantee by all appropriate and legal remedies. The financial guarantee shall be satisfied by the **DEVELOPER** depositing cash with the **CITY** as follows: In addition to that required by paragraph four (4), the **DEVELOPER** shall deposit with the **CITY** cash in an amount equal to fifteen percent (15%) of the total cost of the project. In lieu of this cash deposit, the **DEVELOPER** may file an irrevocable Letter of Credit or some other form of financial guarantee acceptable to the **CITY** in a minimum amount equal to twenty percent (20%) of the total cost of the project. This financial guarantee, in addition to those purposes described above, shall assure the **CITY** that the improvements required herein will be actually constructed and installed according to the specifications approved by the **CITY**, that the special assessments are paid as required herein, and that the **DEVELOPER** will fulfill all obligations set forth in this Agreement. Because of the need to guarantee the payment of the special assessments, the escrow shall be retained until all obligations of the **DEVELOPER**, including the payment of all special assessments, are satisfied.

The **DEVELOPER** agrees to pay all costs associated with the installation of sanitary sewer, water, and storm water systems necessary to provide service to the development with the exception of those elements which are required to be oversized to enhance the overall performance of the system or to provide extra depth to service future upstream service areas. Eight inch (8") watermain and eight inch (8") sanitary sewer is considered to be normal sizes for providing lateral service. The **DEVELOPER'S** share of the total estimated cost of the Stage I Improvements is Three Hundred Thirty Nine Thousand Dollars ($339,000.00). Therefore, the cash deposit shall be in the amount of Fifty Thousand Eight Hundred Fifty Dollars ($50,850.00) or Sixty Seven Thousand Eight Hundred Dollars ($67,800.00) with any other form of financial guarantee. This financial guarantee, in addition to those purposes described above, shall assure the **CITY** that the improvements required herein will be actually constructed and installed according to

specifications approved by the CITY, and that the special assessments are paid as required herein. Because of the need to guarantee the payment of the special assessments, the escrow shall be retained for the five (5) year payment term of the assessments, or earlier date and lesser amount at such time that outstanding special assessments and all other developer obligations are less than the original cash requirement.

11. Estimated Costs. It is understood and agreed that construction cost amounts set forth in this Agreement as Stage I and Stage II Improvements, unless specified as fixed amounts, are estimated. The DEVELOPER agrees to pay the entire cost of said improvements including interest, fiscal engineering and legal charges.

12. Date For Supplying Financial Guarantee. The DEVELOPER agrees to supply the financial guarantee as described above to the CITY prior to the CITY ordering preparation of the plans and specifications for construction of the Stage I Improvements.

II.

STAGE II IMPROVEMENTS AND FINANCIAL GUARANTEES:

13. Street Cleaning. From time to time, the CITY may remove accumulations of soil, earth and debris from the streets resulting from the construction of the Plat. It shall be the DEVELOPER'S responsibility to pay the costs associated with this necessary street cleaning. Invoices from the CITY to DEVELOPER for such costs shall be paid within fifteen (15) days of the date of invoice.

14. Street/Traffic Signs, Street Lights and Seal Coating. The CITY will install in the Plat, as Stage II Improvements, street/traffic signs and sealcoating. The DEVELOPER will pay to the CITY as amount equal to 100% of the City Engineer's estimated construction cost of the items prior to recording of the final Plat. The DEVELOPER shall also deposit an amount that is determined by the CITY to be adequate to aid in the operation and maintenance of street lights in locations determined by the City Engineer and installed by Anoka Electric Cooperative for the first three (3) years. The CITY will bill residents in the Plat at least quarterly for street light maintenance and operation costs; billings will be initiated at the time of connection to municipal water and sanitary sewer. The cost of these items is:

Street Cleaning	$300.00
Sealcoating	$5,300.00
Four (4) Street Signs	$400.00
Street Light Maintenance & Operation for 3 Years	$300.00
Five (5) Traffic Control Signs	$500.00
TOTAL	**$6,800.00**

15. Hard Surfaced Driveways and Sodded Boulevards. Hard surfaced driveways and sodded boulevards are a requirement for each lot in the Plat. Said improvements shall be installed by the building permit applicant or the homeowner at the time the Certificate of Occupancy is issued or as soon thereafter as possible, weather permitting. In the event these improvements are not timely installed, the **DEVELOPER**, on behalf of all subsequent owners of lots within the Plat, agrees that the **CITY** may install said improvements on any lot(s) and specially assess its cost therefore against the lot(s). The **DEVELOPER** hereby waives all right to a public hearing and other statutory rights or City Charter rights granted a property owner relating to special assessments, including the right to appeal the special assessment for installation of the improvements described in this paragraph. In addition, **DEVELOPER** grants the right to the **CITY** to enter on each lot of the Plat in order to install the improvements described in this paragraph, in the event it is necessary for the **CITY** to install these improvements and specially assess the same.

III.

PERMITS, OCCUPANCY AND PROPERTY VALUES:

16. **Requirements for Building Permits.** No building permit for any lot in the Plat shall be issued until (a) vehicular access to the lot is provided including the installation of Class V material on all streets in the Plat; (b) site plan approval is granted by the **CITY** and any additional expense incurred in giving site plan approval has been reimbursed to the **CITY**; (c) a Certificate of Survey, including that information required by the **CITY**, has been supplied to the City Building Official; and (d) all the financial guarantees required by the **CITY** have been satisfied. The **DEVELOPER** will be permitted to construct model homes on lots of its choosing within the Plat notwithstanding that item (a) above has not been fully complied with. Any additional costs incurred by the **CITY** due to construction of model homes shall be paid by the **DEVELOPER** within fifteen (15) days of notification of said cost. However, under no circumstances will any model home be occupied as a

residence until item (a) is fully complied with.

17. Requirements for Plumbing. As a part of the plumbing requirements, backflow preventers shall be installed in each sewer line.

IV.

PARK DEDICATION:

18. Cash Contribution and Land Conveyance. Park dedication shall, in part, be satisfied by the DEVELOPER conveying to the CITY, the park as shown on the final plat. The amount of the land conveyance is 1.82 acres and shall satisfy thirty-eight percent (38%) of the park dedication due on the Plat. The balance of the park dedication requirements for this phase of Sunny Ponds shall be satisfied by a cash contribution in the amount of Three Hundred Ten Dollars ($310.00) per lot, given a $500.00 standard park dedication fee. The amount of the cash contribution for this first phase of Sunny Ponds is Fifteen Thousand Five Hundred Dollars ($14,570.00), which represents 47 lots times $310.00.

V.

GENERAL

19. Access to Lots. All lots in the plat shall be restricted from access onto Nowthen Blvd. N.W. Only Lot 9 of Block 2 shall be allowed an access onto Sunfish Lake Drive at a point no closer than one-hundred (100) feet from the intersection with Nowthen Blvd. N.W.

20. Tree Disease Prevention and Disposal. The DEVELOPER shall prevent the introduction and spread of tree disease into the residual tree populations of the Plat and adjoining properties and reduce the impacts of construction on the residual property of the Plat and adjoining properties. The DEVELOPER in order to accomplish this shall:

a. Install physical barriers, such as snow fence, around trees that are to remain. The fencing shall be located at the dripline of these remaining trees.

b. Insure that all equipment operators will have readily available, a tree wound dressing and will apply it immediately to damaged oak trees if wounding occurs from April 15 through July 15.

c. Insure that trees will only be skidded against other trees that are to be removed. Trees in

the middle twenty (20) feet of a road easement will be removed first, with remaining trees to be skidded toward the middle of the road easement. This same procedure will apply to building sites.

d. Mature trees, especially oak and elm, adjoining an easement so that roots enter the disturbed construction area shall first be severed by a vibratory plow to prevent shattering, scraping and exposure of roots of high value trees on adjoining property.

e. Recognized trees of value, suitable for tree spade removal and that would otherwise be destroyed, shall be identified with ribbon and offered to the City at least five (5) days prior to destruction.

f. Tree wood removed during construction, road building and sewer/water installation shall be buried, burned, chipped or hauled to a licensed wood disposal site.

Wood waste disposal must take into account tree disease control, especially for oak wilt and Dutch Elm disease. The tree inspector needs to make a site inspection to ascertain tree disease hazard prior to construction in order to minimize impact on trees adjoining easement, (including root damage and grade changes) and for disease control. An inspection to reduce or abate wood waste disposal must also manage air quality impact and smoke nuisance to adjoining property owners as well as fire safety concerns.

Whole trees may not be disposed of by burning. Trunks and limbs larger than six (6) inches in diameter must be salvaged for lumber, firewood, chipped or hauled to a licensed wood disposal site. Application may be made for an open burning permit to dispose of brush less than six (6) inches in diameter and stumps with less than four feet of main trunks attached. The location of the proposed open burn site will be specified by the City Engineer, Environmental Specialist and Fire Chief. Wood disposal by burning requires whole tree volume reduction, proposed site inspection prior to clearing and an open burning permit. Residual ash and unburned stumpage may be buried on the site at the direction of the City Engineer. Chipped material may be applied and utilized on site to mitigate root damage from grade changes of the easement or right-of-way and for erosion control and top soil restoration.

21. Construction Site Maintenance. The DEVELOPER shall adhere to all City ordinances relating to, but not limited to, dumping of garbage, site development,

construction debris, open burning, etc.

22. Plat Approval Expenses. The **DEVELOPER** agrees that it will pay to the **CITY** all CITY expenses incurred in the approval of the Plat, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to recording of the Final Plat. Any expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

23. Reimbursement to the City. The **DEVELOPER** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

24. Marketable Title. Prior to recording of the Final Plat, the **DEVELOPER** shall provide the **CITY** proof of marketable title to the Plat either through a currently certified abstract, registered property abstract or title insurance.

25. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the City's Building Official which authorizes the structure to be used for its intended purposes.

26. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Agreement.

27. Proof of Authority. When the **DEVELOPER** is a corporation, the **CITY** requires proof of authority by the corporation to execute this Agreement. This proof of authority could be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

28. Recording of Plat. The Plat shall not be released for recording until the **DEVELOPER** has submitted soil borings and a grading plan which indicates lowest floor elevations and sediment control, and the plat has received a satisfactory review by the

Lower Rum River Water Management Organization . The grading plan shall be subject to the approval of the City Engineer.

29. Recording of Development Agreement. The DEVELOPER agrees that this Development Agreement shall be recorded in the office of the Anoka County Recorder and agrees that the terms and provisions of this Agreement shall run with the land and shall bind the DEVELOPER, its successor and assigns.

30. Violation of This Agreement. If the DEVELOPER fails to perform any of the terms of this Agreement in the manner required by the CITY, the CITY shall be entitled to recover, from the DEVELOPER or the issuer of DEVELOPER'S financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Agreement by the DEVELOPER shall also be grounds for denial of Building Permits for buildings in the Plat.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this 2nd day of July, 1992.

NORTH SUBURBAN DEVELOPMENT, INC.

By: _____
Its _____

CITY OF RAMSEY:

_____
Mayor

ATTEST:

_____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On the 2nd day of July, 1992, before me a Notary Public personally appeared James Gilbertson and Ryan Schroeder, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said James Gilbertson and Ryan Schroeder acknowledge said instrument to be the free act and deed of said municipal corporation.

JAMES D GROMBERG
NOTARY PUBLIC—MINNESOTA
BENTON COUNTY
My Comm. Expires May 10 1995

EXHBIT A

That part of the West Half of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the center line of C.S. A.H. No. 5, EXCEPT the south 1,386 feet of the east 220 feet of said West Half of the Northwest Quarter and EXCEPT that part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, described as follows: Beginning at the intersection of the center line of Nowthen Boulevard with the north line of Section 26, Township 32, Range 25, Anoka County, Minnesota; thence southerly along the center line of said Nowthen Boulevard, a distance of 891.00 feet; thence northeasterly at right angles, a distance of 264.00 feet; thence northerly to the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence westerly along the north line of said Section 26 to the point of beginning.

-and-

The north 320 feet of the south 1,386 feet of the east 220 feet of the West Half of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota.

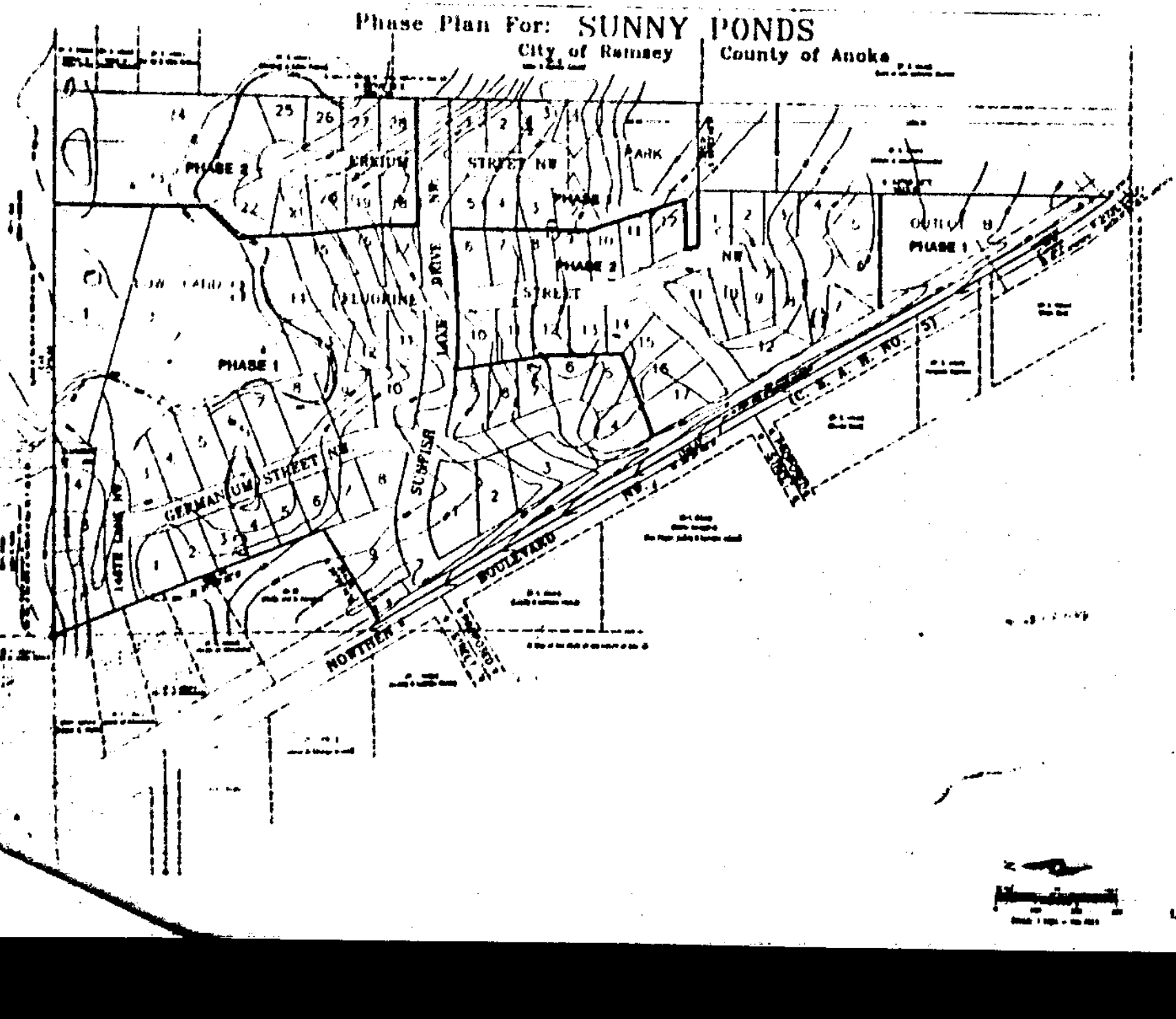
Upon recording of the Plat, described as:

Lots 1 through 4, Block 1; Lots 1 through 9, Block 2; Lots 1 through 28, Block 3; Lots 1 through 9, Block 4; Outlot A and Outlot B; Sunny Ponds, City of Ramsey, Anoka County, State of Minnesota.

Doc. No. 2741992

July 24, 1992

EXHIBIT B



DAHN & ASSOCIATES
LAND SURVEYORS, INC

EXHIBIT C

SUNNY PONDS SPECIAL ASSESSMENT AGREEMENT

THIS AGREEMENT made this 21st day of July, 1992, by and between the City of Ramsey, a Minnesota municipal corporation (hereinafter referred to as the "City"), and North Suburban Development, Inc., a Minnesota corporation;

WITNESSETH:

WHEREAS, North Suburban Development, Inc. (hereinafter referred to as "Owner") is the owner of certain real property in the City of Ramsey, legally described in Attachment I, attached hereto and hereby made a part hereof (hereinafter referred to as the "Subject Property"); and

WHEREAS, Owner desires to subdivide and develop the Subject Property; and

WHEREAS, the development of the Subject Property will require the construction of certain public improvements, generally including sanitary sewer, storm drainage facilities, water mains and appurtenances and streets with concrete curb and gutter (hereinafter referred to as the "Improvement Project"); and

WHEREAS, a public hearing will be held prior to awarding any contract for the construction of the public improvements; and

WHEREAS, the Owner wishes for the City to construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy 100% of the cost of the Improvement Project against the Subject Property; and

WHEREAS, the City is willing to construct the Improvement Project as requested by the Owner without such notice or hearing, provided the assurances and covenants hereinafter stated are made by Owner to ensure that the City will have valid and collectable special assessments to finance the cost of the Improvement Project; and

WHEREAS, were it not for the assurances and covenants hereinafter provided, the City would not construct the Improvement Project without such notices and hearings and is doing so solely at the behest, and for the benefit, of the Owner;

NOW, THEREFORE, ON THE BASIS OF THE PREMISES AND THE MUTUAL COVENANTS AND AGREEMENTS HEREINAFTER PROVIDED, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Owner hereby petitions the City for construction of the Improvement Project on the Subject Property.

2. Owner represents and warrants that it is the Owner of 100% of the Subject Property; that it has full legal power and authority to encumber the Subject Property as herein provided; and that as of the date hereof, it has fee simple absolute title in the Subject Property, which is not subject to any liens, interests, or encumbrances, except as listed on Attachment Two, attached hereto and hereby made a part hereof.

July 24, 1992

3. Owner requests that 100% of the cost of the Improvement Project be assessed against the Subject Property. Owner understands and agrees that the cost of the Improvement Project will be determined in accordance with the Ramsey City Charter and Ramsey City Code Sections 4.60 to 4.60.23 and standard city practices and that such cost is estimated to be Three Hundred Thirty Nine Thousand Dollars ($339,000.00). Special assessments shall be spread on a unit (per lot) basis in accordance with standard city assessment practices, against the Subject Property exclusive of public right-of-way or land dedicated to the public at the present time or upon future subdivision of the Subject Property.

4. Owner waives notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to City Code Section 4.60.10 and specifically requests that the Improvement Project be constructed and special assessments levied therefor without hearings.

5. Owner waives the right to appeal the levy of special assessments in accordance with this Agreement pursuant to City Code Section 4.60.12, or reapportionment thereof upon land division pursuant to City Code Section 4.60.11, or otherwise, and further specifically agrees with respect to such special assessments of reapportionment that:

a. Any requirements of City Code Sections 4.60 to 4.60.23 with which the City does not comply are hereby waived by Owner.

b. The increase in fair market value to the Subject Property resulting from construction of the Improvement Project will be in an amount of at least the amount of the total potential project cost specified in paragraph 3, above, and that such increase in fair market value is a special benefit to the Subject Property.

c. Assessment of 100% of the cost of the Improvement Project against the Subject Property is reasonable, fair and equitable and there are not other properties against which such cost should be assessed.

d. Owner further specifically waives notice and right to appeal reapportionment of such special assessments upon land division pursuant to City Code Section 4.60.11.

6. Owner understands and agrees that the City may provide for the payment of such special assessments in installments bearing such interest as may be determined by the City Council. However, the decision whether to allow payment in installments, the period of time over which the special assessments may be paid and the interest rate to be applied is in the absolute and sole discretion of the City Council, subject only to limitations imposed by law.

7. The covenants, waivers and agreements contained in this Agreement shall bind the successors, and assigns of the Owner and shall run with the land legally described in Attachment One and bind all successors in interest thereof. It is the intent and agreement of the parties hereto that this Agreement be in a form which is recordable in the office of the County Recorder of Anoka County, Minnesota and agree to make any changes in this Agreement to effect the recording and filing of this Agreement against the title of the Subject Property.

8. This Agreement shall terminate upon the final payment of all special assessments against the Subject Property levied pursuant to this Agreement for the Improvement Project, and the City shall execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

Dated: 7-21-92

CITY OF RAMSEY

By _____
Its City Mayor

ATTEST:

By _____
Its City Administrator

NORTH SUBURBAN DEVELOPMENT, INC.

By _____
Its _____

7-21-92

ATTACHMENT 1

LEGAL DESCRIPTION

That part of the West Half of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the center line of C.S. A.H. No. 5, EXCEPT the south 1,386 feet of the east 220 feet of said West Half of the Northwest Quarter and EXCEPT that part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, described as follows: Beginning at the intersection of the center line of Nowthen Boulevard with the north line of Section 26, Township 32, Range 25, Anoka County, Minnesota; thence southerly along the center line of said Nowthen Boulevard, a distance of 891.00 feet; thence northeasterly at right angles, a distance of 264.00 feet; thence northerly to the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence westerly along the north line of said Section 26 to the point of beginning.
-and-
The north 320 feet of the south 1,386 feet of the east 220 feet of the West Half of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota.

Upon recording of the Plat, described as:

Lots 1 through 4, Block 1; Lots 1 through 9, Block 2; Lots 1 through 28, Block 3; Lots 1 through 9, Block 4; Outlot A and Outlot B; Sunny Ponds, City of Ramsey, Anoka County, State of Minnesota

25-32-25
NW 11+15
pt 16+17

Sunny Ponds

CC Regular Session **5. 12.**

Meeting Date: 02/14/2023

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title

Adopt Resolution #23-041 Accepting Proposals and Awarding Contract for Improvement Project #19-07, Wetland 114P Outlet Improvements.

Purpose/Background:

Wetland 114P is in the southeast quadrant of the City. It is an irregular shaped wetland with a mixture of narrow channels and wider basins. The northern edge of the wetland touches Alpine Drive west of Nowthen Boulevard. It runs along the west edge of Ramsey Elementary, and passes under the bridge on Sunwood Drive west of Krypton Street. The wetland continues south between Krypton Street on the east and 147th Lane and Neon Street on the west. The largest portion of the wetland is between Iodine Street and Potassium Street, north of 142nd Avenue. The outlet for Wetland 114P is a ditch and pipe off the northeast end of Junkite Street. This ditch runs parallel to 142nd Avenue and enters the storm sewer system west of the intersection of 142nd Avenue and Dysprosium Street. The water stays in the pipe to the outfall to the Rum River in River's Bend Park.

This case is focused on the open water portion of the wetland bounded on the south by 142nd Avenue and on the north by 146th Avenue and on the east by Iodine Street and on the west by Neon and Postassium Streets. The properties on the southeast quadrant of the wetland were platted as Ramsey Terrace in 1972.The properties on the east side of the wetland were platted as The Ponds of Ramsey in 2002. The properties on the southwest quadrant were platted in several phases commencing in 1992.

The County Ditch Law was passed by the legislature in the late 1880s. This law allowed property owners adjacent to wetlands to band together and petition to construct a ditch through the wetland to drain the wetland and the adjacent properties to provide better growing conditions on the adjacent lands. County DItch 43 was created in 1908. It started in Wetland 114P where Alpine Drive touches it west of Sunfish Lake Boulevard. The City obtained plans for this ditch from Anoka county. The plans run south and end south of the Sunwood Drive Bridge west of Krypton Street. This is the northern edge of the open water portion of Wetland 114P. There is a channel with a pipe that forms the outlet of Wetland 114P. The City does not have a record of when the channel was constructed or the pipe installed. It seems reasonable that the channel would have been constructed at the same time as Ditch 43 since a drainage ditch needs an outlet to be effective. The outlet pipe and channel are off the north end of the Junkite Street cul-de-sac.

Trunk Sanitary sewer was extended along the east and north edges of Wetland 114P in the early 1990's. The construction plans did not indicate a normal water level for the wetland. Manhole rims were set to be above adjacent natural grade.

The City has received several emails over the years from residents adjacent to Wetland 114P. The Minnesota DNR has been copied on some of the emails. There were two different view points expressed in the emails. The first was that the invert of the pipe was too low and the wetland was drying out. The second was that the invert of the pipe was too high and there was potential for the wetland to flood basements. Pictures of the outlet from 2018 and 2022 are attached. There was some water flowing through the outlet in 2018. There is no water flowing in 2022 since rainfall totals are below normal.

The City visited the site after a highwater email was received and observed that a beaver had constructed a dam over the outlet. The notes from the City workers that removed the dam indicate this appeared to be a natural dam,

No man-made materials were observed.

The DNR provided information on their records for the normal water level of the wetland. This information was used to guide the design of the outlet.

Observations/Alternatives:

Staff met with Wes Saunders-Pearce, DNR North Metro Area Hydrologist, on October 25 and discussed the plans. He liked the plans and that the City is moving towards providing a permanent outlet structure for Wetland 114P. He asked for some additional information to be provided with the plans. The DNR normal water level for the wetland was recorded using the NGVD29 datum. The current elevation datum is NAVD88. Staff contacted a surveyor that has done work for the City and asked what the correction factor is to convert from NGVD29 to NAVD88. The NAVD88 is 0.34 ft higher than NGVD 29. THe DNR provided a normal water level of 858.1. Staff is proposing using this elevation based on NAVD88 which will result in the water level of the wetland being 0.34 ft higher than when the DNR recorded the elevation.

The DNR also asked for the hydrology model for the wetland and drainage basin. The 2-year elevation is 856.8 ft, 0.5 ft above the normal elevation. The 10-year elevation is 859.8 ft, 0.8 ft above normal elevation. The 100-year elevation is 859.6 ft, 1.5 ft above normal elevation. The rims of the existing sanitary manholes in the project area will be set at 860.6 ft, 1 foot above the 100-year elevation.

We also discussed timing for the DNR permit that is required to modify the outlet elevation. The DNR Permit can take up to 60 days from submittal of the application to receipt of the permit. Raising the sanitary sewer manholes is planned for late January/early February to take advantage of frozen conditions to allow access to the structures. Staff applied for the DNR permit in December 2022 and is working out the final details requested by the DNR.

The City Council approved Resolution #23-038 at the January 24, 2023 meeting authorizing advertisement for quotes for the Wetland 114P outlet improvement project.

Staff solicited quotes from four (4) contractors. Quotes were received from three (3) contractors. Tabulation of the quotes is attached to this case.

Proposals Received			
Project	Dryden Excavating, Inc.	One Call Contracting, Inc.	Dave Perkins Contracting, Inc.
IP 2019-07 Wetland 114P Outlet Improvements	$ 55,910.79	$104,945.00	$108,658.00

Dryden Excavating, Inc. submitted the lowest responsible quote. Based on the submitted quotes, Staff recommends accepting the proposal for Wetland 114P Outlet Improvements from Dryden Excavating, Inc.

The contactor is expected to complete raising the sanitary manholes in February- March, with the outlet control structure installed after spring thaw.

Motion to adopt Resolution #23-041 Accepting Proposals and Awarding Contract for Improvement

Funding Source:

Funding for this project is proposed to come from the Stormwater Utility Fund. The Engineers Estimate for this project is $90,875,.

Recommendation:

Staff recommends adopting Resolution #23-041 accepting proposals and awarding a construction Contract for Improvement Project #19-07, Wetland 114P Outlet Improvements, to Dryden Excavating, Inc. for their proposal in the amount of $55,910.79.

Action:

Motion to adopt Resolution #23-041 accepting proposals and awarding a construction Contract for Improvement Project #19-07, Wetland 114P Outlet Improvements, to Dryden Excavating, Inc. for their proposal in the amount of $55,910.79.

Attachments

Accept Quotes

19-07 Final Plans

19-07 RFQ

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/09/2023 12:56 PM
Brian Hagen	Brian Hagen	02/09/2023 12:57 PM
Form Started By: Len Linton		Started On: 02/08/2023 02:31 PM
Final Approval Date: 02/09/2023		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-041

RESOLUTION ACCEPTING PROPOSALS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #19-07, WETLAND 114P OUTLET CONTROL IMPROVEMENTS

WHEREAS, Wetland 114P is in the southeast quadrant of the City bounded by 142nd Avenue NW and Junkite St NW and is a flow through wetland; and

WHEREAS, trunk sanitary sewer was constructed along the east and north of the edges of the wetland; and

WHEREAS, the construction plans did not indicate a normal water level for the wetland, consequently the manhole rims were set above adjacent grade; and

WHEREAS, the wetland is on the Minnesota Department of Natural Resources list with an established normal water level; and

WHEREAS, the Department of Natural Resources field review of the wetland indicated that the current outlet is below the established normal water level; and

WHEREAS, the City review of the manholes indicate existing sanitary sewer manhole rims are below the normal water level established by the Department of Natural Resources; and

WHEREAS, the City of Ramsey proposes to install a concrete outlet control structure for Wetland 114P, located at the end of Junkite Street NW, adjacent to the City trail that connects to the cul-de-sac; and

WHEREAS, pursuant to Ramsey City Council resolution #23-038, adopted January 24, 2023, the Ramsey City Council approved final plans and specifications as prepared by the City Engineer and authorized solicitation of quotes for said improvements; and

WHEREAS, three (3) quotes were received, opened, and tabulated on February 7, 2023, and the following three (3) quotes were found to comply with the approved plans and specifications and advertisements for quotes; and

Company	Quote
Dryden Excavating, Inc.	$55,910.79
Dave Perkins Contracting, Inc.	$108,658.00
One Call Contracting	$104,945.00

WHEREAS, the quote of Dryden Excavation, of Nowthen, Minnesota, in the amount of $55,910.79 for the total quote for construction of the improvements in accordance with the prepared proposals, is the lowest responsible quote and their quote shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

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:

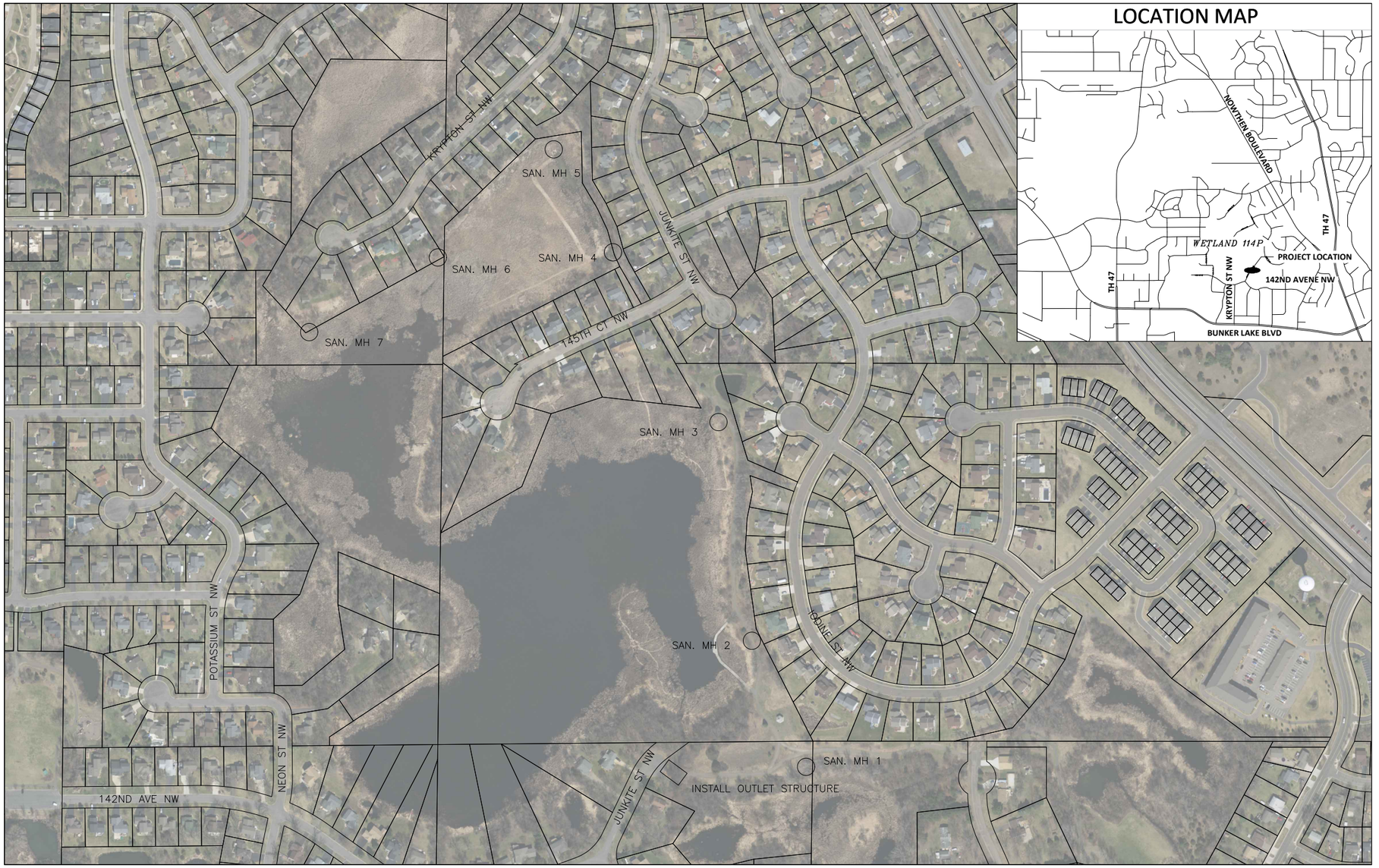
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of February, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
WETLAND 114P OUTLET MODIFICATIONS
CITY IMPROVEMENT PROJECT NO. 19-07



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 5 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	STATEMENT OF ESTIMATED QUANTITIES / DETAIL SHEET
3	EXISTING CONDITIONS
4	OUTLET CONTROL STRUCTURE PLAN, PROFILE AND DETAIL
5	SANITARY MANHOLE CASTING ADJUSTMENTS
6	SANITARY MANHOLE CASTING ADJUSTMENTS

LEGEND

	LIGHT POLE		EASEMENT
	TREE		RIGHT OF WAY
	TREE	—E—	ELECTRIC
	SHRUB	—OE—	OVERHEAD ELECTRIC
	SIGN	—G—	GAS
	VALVE	—T—	TELECOMMUNICATIONS
PED	UTILITY PEDESTAL	—>>—	STORM SEWER
HH	HAND HOLE	—>—	SANITARY SEWER
		—|—	WATERMAIN
	REMOVE TREE		SAWCUT PAVEMENT
	3'X2' CATCH BASIN		TREE LINE
	MANHOLE	—0—	FENCE
	INLET PROTECTION		LANDSCAPING
	HYDRANT		RETAINING WALL
	VALVE		5' CONTOUR LINE
			1' CONTOUR LINE

0 30 60 90
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

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.

Leonard P Linton

LEONARD LINTON, P.E.
CITY OF RAMSEY

21112
LIC. NO.

DATE 01/24/23

DATE	REVISION

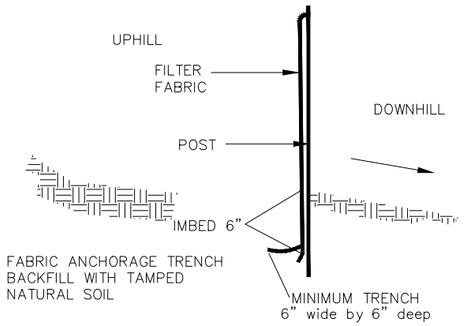
Jan 24, 2023 - 2:46pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Wetland 114P Outlet\Title Sheet.dwg

Wetland 114P Outlet Improvements

Notes	Item No.	MnDOT No.	Item	Unit	Estimated Quantity
	1	2021.501	Mobilization	LS	1
2	2	2105.507	Common Excavation (EV)	CY	20
	3	2506.502	Construct 60" Outlet Structure	EA	1
	4	2506.502	Remove Cone Section, Install 48" 1' section, Reinstall Cone Section, rings and Chimney Seal	EA	6
	5	2506.502	Furnish and Install Haala PS60-72 Grate	EA	1
3	6	2573.503	Silt Fence	LF	40
	7	2574.507	Topsoil (LV)	CY	10
	8	2575.504	Hydroseed disturbed areas	SY	314
	9	2105.601	Clean and stabilize ditch 50 FT down stream of existing pipe	LS	1
	10	2511.501	Random Riprap Class III	CY	13
	11		Remove Existing Boardwalk around manhole	SF	360

PAY ITEM NOTES:

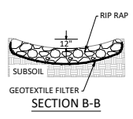
1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.25.
3. LV TO CV CONVERSION FACTOR = 1.30.



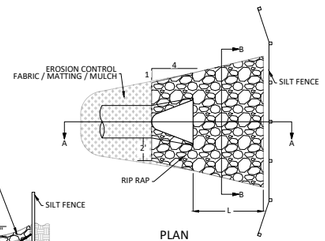
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

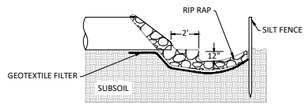
NO SCALE



SECTION B-B



PLAN



SECTION A-A

NOTE: NOT TO SCALE

NOTES:

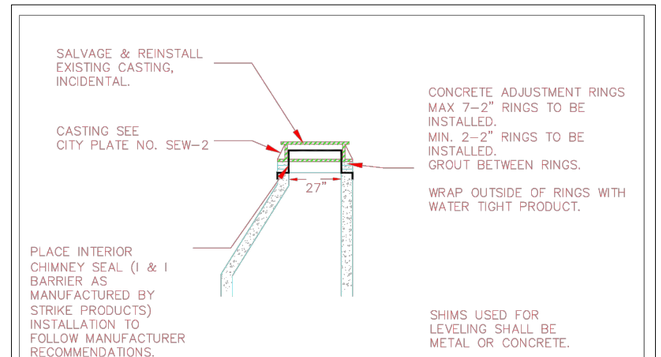
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

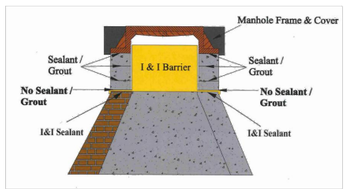
RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.6
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

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.





NOT TO SCALE

APPROVED: 1 - 2022

City of RAMSEY

STANDARD DETAILS: SANITARY MANHOLE ADJUSTING RINGS & CHIMNEY SEAL

CITY PLATE No. SEW-7

DATE	REVISION

Jan 24, 2023 - 2:46pm
O:\Engineering\AutoCad Dwgs\Projects N-Z\Wetland 114P Outlet\Title Sheet.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

Engineer

Date 01/24/23 Lic. No. 21112

DESIGNED BY:	
LLL	
DRAWN BY:	DATE:
LLL	01/24/23
CHECKED BY:	FILE No.
LLL	19-07

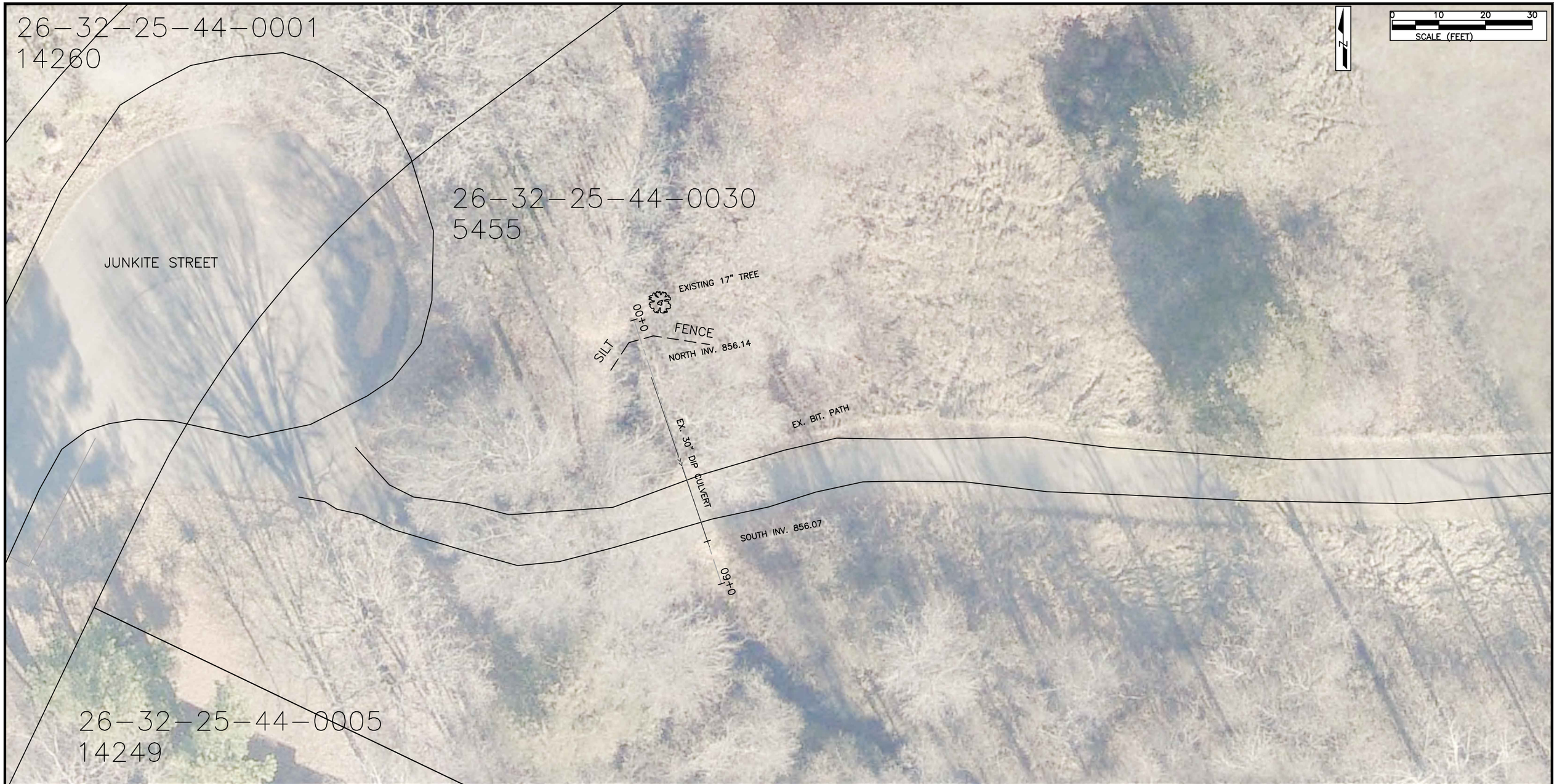
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STATEMENT OF ESTIMATED QUANTITES/ DETAIL SHEET

WETLAND 114P OUTLET MODIFICATIONS
CITY PROJECT NO. 19-07
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 6 SHEETS



LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- SILT FENCE
- EDGE OF PAVEMENT
- LOT LINE

NOTE:

1. PROTECT EXISTING TREE WHILE INSTALLING STRUCTURE.
2. INSTALL SILT FENCE DOWNSLOPE OF DISTURBED AREA BEFORE EXCAVATING.

DATE	REVISION

Jan 24, 2023 - 2:48pm
N:\Engineering\AutoCad Dwgs\Projects N-Z\Wetland 114P Outlet\Wetland 114P Outlet and Trail.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

Leonard L. Luton
Engineer
Date 01/24/23 Lic. No. 21112

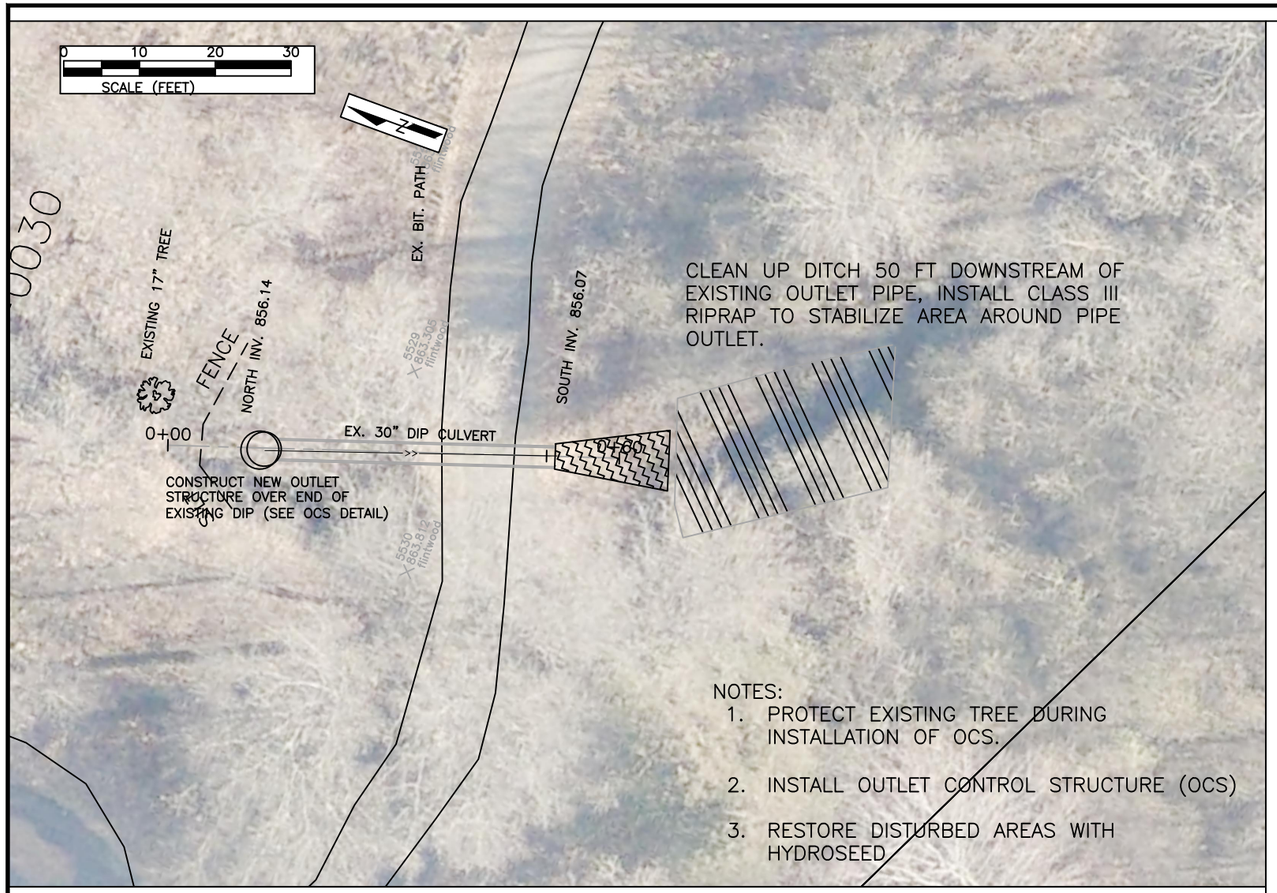
DESIGNED BY:	LLL	
DRAWN BY:	LLL	DATE: 01/24/23
CHECKED BY:	LLL	FILE No. 19-07

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

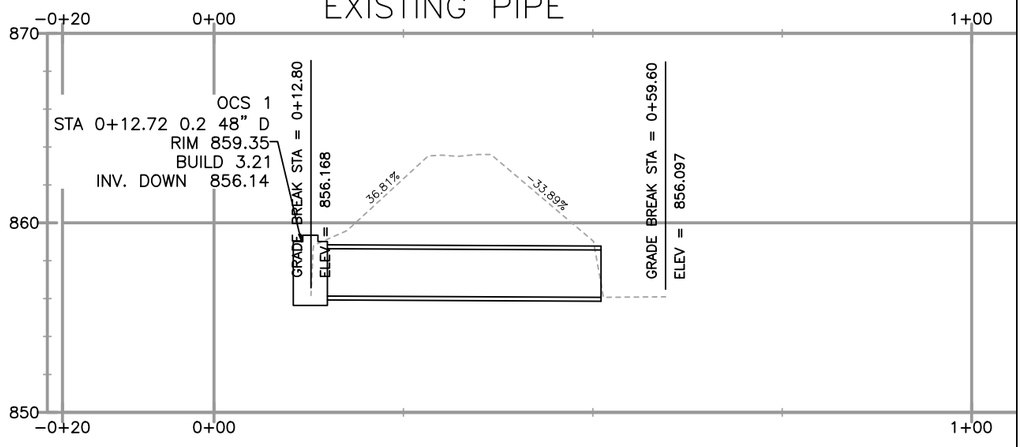
EXISTING OUTLET CONDITION

WETLAND 114P OUTLET MODIFICATIONS
CITY PROJECT NO. 19-07
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 6 SHEETS



PLAN VIEW



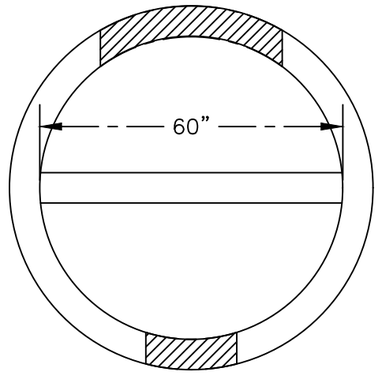
PROFILE VIEW

LEGEND

- LOT LINE
- CONSTRUCT NEW STORM STRUCTURE
- RIP RAP
- DITCH CLEANING AREA

30" DIP PIPE, BELL END

TALL SIDE

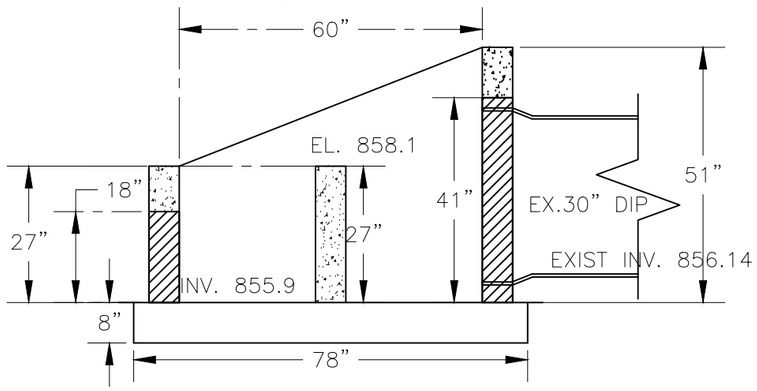


WEIR WALL
60" W X 27" H
X 6" THICK

18" DOG – NO PIPE

PLAN VIEW

SPLIT GRATE BY HALLA
(PS60−72H)



PROFILE VIEW

OCS DETAIL

DATE	REVISION

Jan 24, 2023 - 2:47pm
O:\Engineering\AutoCad Dwgs\Projects N-Z\Wetland 114P Outlet\Wetland 114P Outlet and Trail.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

Engineer
Date 01/24/23 Lic. No. 21112

DESIGNED BY: LLL		
DRAWN BY: LLL	DATE: 01/24/23	
CHECKED BY: LLL	FILE No. 19-07	

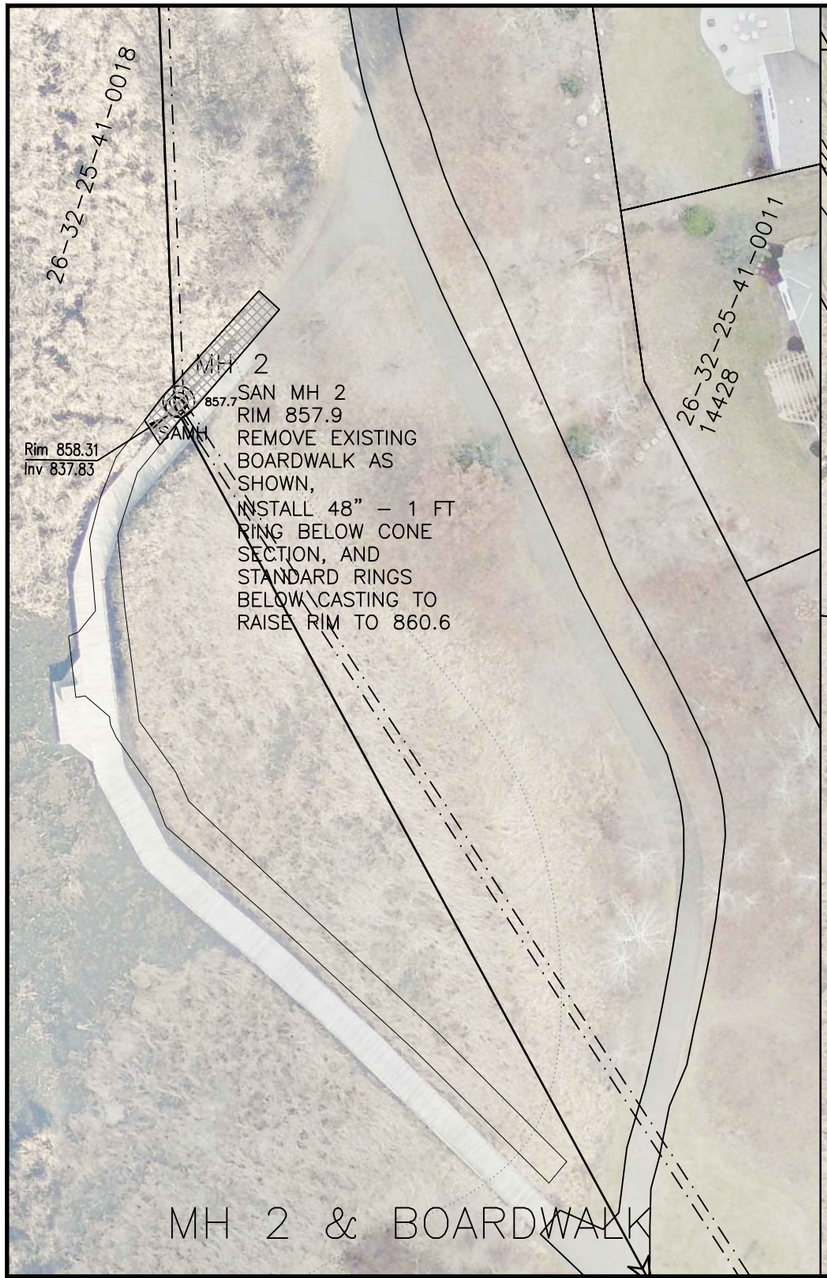
City of RAMSEY

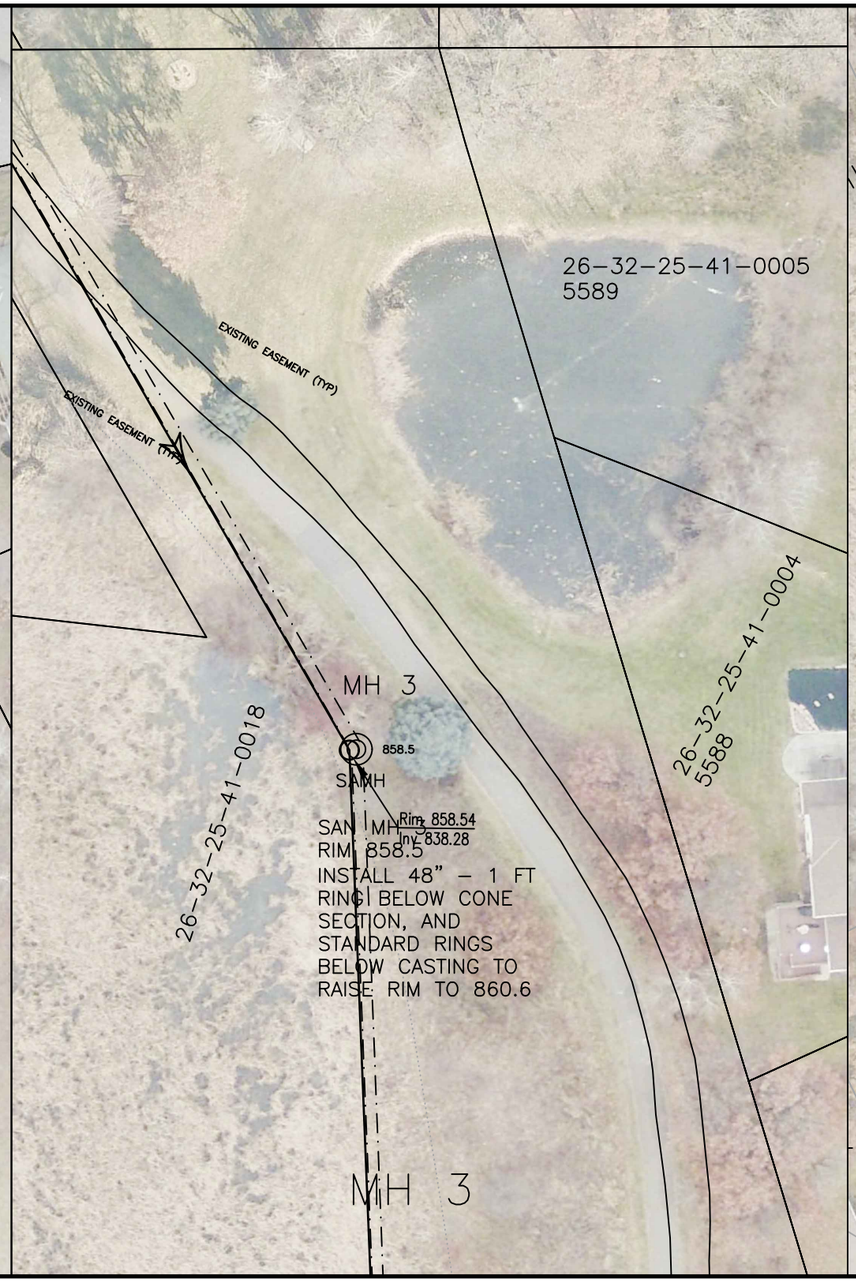
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

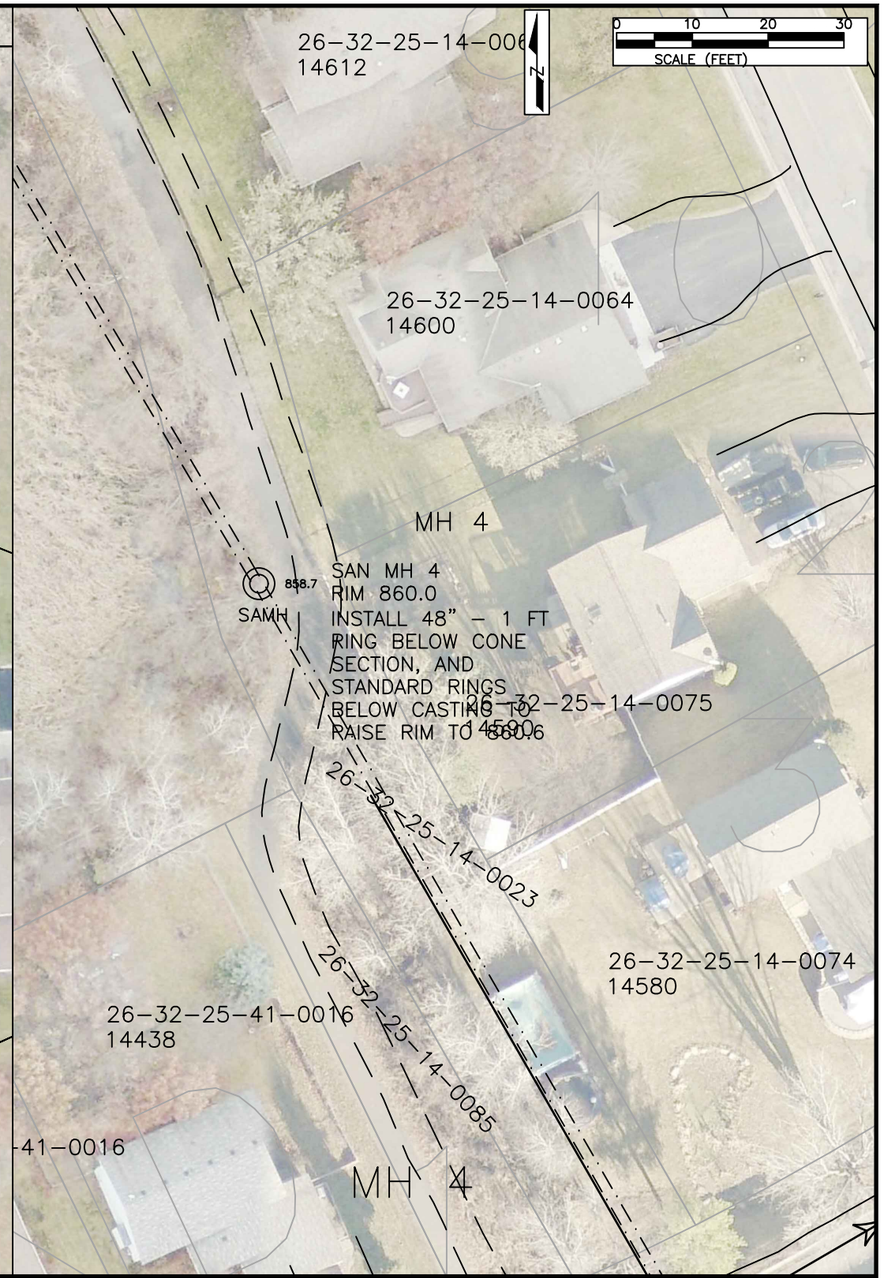
PROFILE & DETAILS

WETLAND 114P OUTLET MODIFICATIONS
CITY PROJECT NO. 19-07
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 6 SHEETS







LEGEND

- LOT LINE
- REMOVE BOARDWALK
- SAMH — EXISTING SANITARY MANHOLE

NOTE:

1. RAISE CASTING BY REMOVING EXISTING CASTING AND RINGS, INSTALLING NEW RINGS, REPLACING CASTING AND INSTALLING WATERTIGHT WRAP ON NEW RINGS AND CASTING, BONDING WRAP TO EXISTING STRUCTURE.
2. CONTRACTOR IS RESPONSIBLE FOR FIXING ANY DAMAGE TO EXISTING LANDSCAPING.

DATE	REVISION

Jan 24, 2023 - 2:48pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

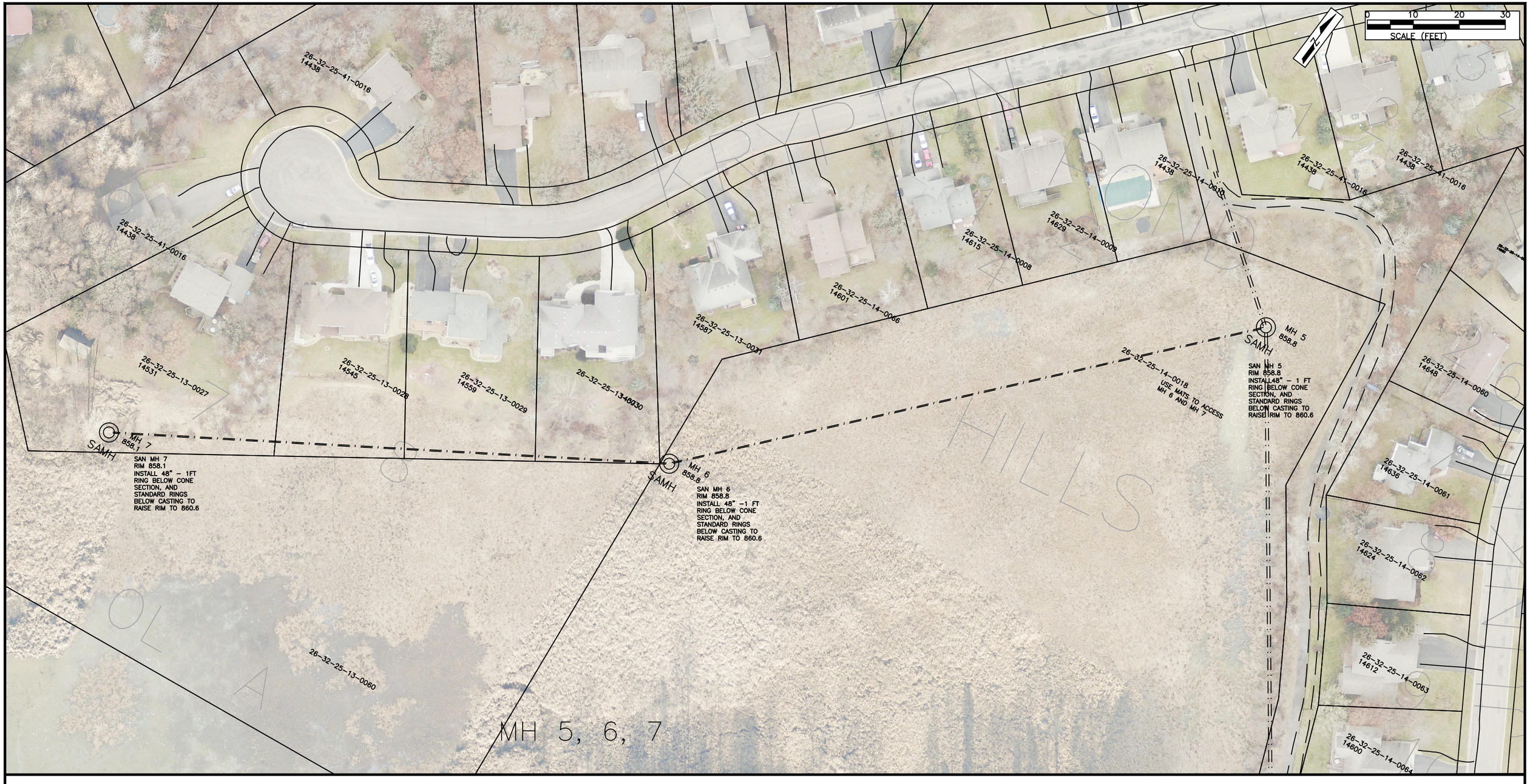
Engineer
Date 01/24/23 Lic. No. 21112

DESIGNED BY:	LLL	
DRAWN BY:	LLL	DATE: 01/24/23
CHECKED BY:	LLL	FILE No. 19-07

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SANITARY MANHOLE ADJUSTMENTS

WETLAND 114P OUTLET MODIFICATIONS
CITY PROJECT NO. 19-07
CITY OF RAMSEY, MINNESOTA



LEGEND

LOT LINE

SAMH — EXISTING SANITARY MANHOLE

NOTE:

1. RAISE CASTING BY REMOVING EXISTING CASTING AND RINGS, INSTALLING NEW RINGS, REPLACING CASTING AND INSTALLING WATERTIGHT WRAP ON NEW RINGS AND CASTING, BONDING WRAP TO EXISTING STRUCTURE.
2. CONTRACTOR IS responsible FOR FIXING ANY DAMAGE TO EXISTING LANDSCAPING.

DATE	REVISION

Jan 24, 2023 - 2:49pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Wetland 114P Outlet\Wetland 114P Outlet and Trail.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

Leonard L. Lester
Engineer
Date 01/24/23 Lic. No. 21112

DESIGNED BY:	LLL		
DRAWN BY:	LLL	DATE:	01/24/23
CHECKED BY:	LLL	FILE No.	19-07

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STORM SEWER & GRADING

WETLAND 114P OUTLET MODIFICATIONS
CITY PROJECT NO. 19-07
CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 6 SHEETS

REQUEST FOR QUOTE

CITY IMPROVEMENT PROJECT #19-07

2023 WETLAND 114P OUTLET IMPROVEMENTS

ISSUE DATE:
January 25, 2023

QUOTE SUBMITTAL DEADLINE:
4:00 P.M. Tuesday, February 7, 2023

SUBMIT QUOTE TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Leonard Linton
llinton@cityoframsey.com
Office: 763-433-9834

PROJECT LOCATION: The City of Ramsey (City) is requesting quotes from Contractors (Contractor) to install a concrete outlet control structure for Wetland 114P, located at the end of Junkite Street NW, adjacent to the City trail that connects to the cul-de-sac.

PROJECT SCOPE: The overall scope of this work is installing a concrete outlet control structure over the end of an existing ductile iron pipe and raising the rims of 6 existing sanitary sewer manholes. The existing sanitary sewer manholes will be raised by removing the existing casting, rings and cone section, installing a new 1 ft x 48-inch ring, reinstalling the cone section, adjusting rings, chimney seal and casting. This work will require localized dewatering at each sanitary sewer manhole.

The outlet control structure will raise the normal water level of the wetland to meet MN Department of Natural Resources requirements. The new normal water level will be above the rims of the noted sanitary sewer manholes, necessitating raising the rims. The work is proposed to be done in February – early March when there is ice on the wetland to allow access to the structures. The outlet structure and restoration work is proposed to be done after the ground is thawed.

DELIVERABLES:

- **Signature Page –** The enclosed Signature Page must be completed in its entirety and submitted, including signature(s).
- **Quote Form -** The enclosed Quote Form must be completed in its entirety and submitted.

COMMUNICATION WITH CITY: If any requirements of this RFQ are not clearly understood, Contractor is responsible for promptly contacting City for further clarification. Responses to inquiries that substantially modify or clarify the RFQ will be forwarded by addenda.

SUBMISSION OF QUOTE: A signed copy of the signature page, and attached quote form must be submitted to the City by **4:00 P.M. Tuesday, February 7, 2023**. Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 to the attention of Leonard Linton, Civil Engineer IV, llinton@cityoframsey.com. Quotes received by the submittal deadline via e-mail will be accepted.

PROPOSAL UNDERSTANDING: By submitting a quote, Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no conditions will any costs for preparation of the quote be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a quote, Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFQ in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence-based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 7:00 p.m., Monday through Friday.

WORK AND STAGING AREAS: Contractor shall confine their work activities the public trail adjacent to the area around the sanitary sewer manholes. No equipment shall be left on city streets outside normal working hours.

TRAFFIC CONTROL: Work is not anticipated in public right of way. Contractor will be required to follow the most current edition of the Temporary Traffic Control Zone Layout Manual when working in the right of way.

SPECIFICATION REFERENCES: Contractor shall conduct all work in conformance with the specifications set forth herein and in accordance with the most current edition of the Minnesota Department of Transportation Standard Specifications for Construction, which is incorporated by reference to these specifications.

PAYMENT: Partial and final payments will be made upon submittal of each pay request to the City on a net 30-day basis following City acceptance of all work items included on the pay request. An IC 134 form will be required prior to final payment.

BASIS OF PAYMENT: Payment shall be made for all components of the work as specified in this RFQ. The cost of any additional equipment, labor, materials, permits, tools, and supplies which have not been specifically identified in this RFQ for payment, but are required to complete the work, shall be considered incidental to the project.

SIGNATURE PAGE

This quotation is submitted to the City of Ramsey for I.P. 19-07; 2023 Wetland 114P Outlet Modifications. That _____ accepts the terms and conditions herein and agrees to complete all work for the total project quote of $_____ no later than Friday, May 26, 2023. Contractor acknowledges that the final amount paid for all work may be more or less than the quoted amount based on final line item quantities after construction is complete.

All information below must be provided, including signatures(s).

Contractor Name _____

Owner/Representative _____

Phone _____

Fax _____

E-mail _____

Signature _____

Date _____

22-13 2022 MSA Pavement Marking Improvements
Quote Form

Item No.	MnDOT No.	Item	Unit	Estimated Quantity	Unit Cost	Cost Extension
1	2021.501	Mobilization	LS	1	_____	_____
2	2105.507	Common Excavation	CY	20	_____	_____
3	2506.502	Construct 60" Outlet Structure	EA	1	_____	_____
4	2506.502	Remove Cone Section, install 48" 1' section, reinstall Cone Section, rings and Chimney Seal	EA	6	_____	_____
5	2506.502	Furnish and Install HAALA PS60-72 Grate	EA	1	_____	_____
6	2573.503	Silt Fence	LF	40	_____	_____
7	2574.507	Topsoil (LV)	CY	10	_____	_____
8	2575.504	Hydroseed disturbed areas	SY	314	_____	_____
9	2105.601	Clean and stabilize ditch to 50 ft downstream of existing pipe, removing over hanging branches and shaping banks	LS	1	_____	_____
10	2511.501	Random Riprap Class III with fabric and filter material	CY	13	_____	_____
11		Remove existing boardwalk around Manhole	SF	360	_____	_____
12		Furnish and remove equipment mats for access to Manholes	LS	1	_____	_____

13		Localized dewatering at each structure	LS	1	_____	_____

Total Quote (Items 1 – 13) _____

CC Regular Session **5. 13.**

Meeting Date: 02/14/2023

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #23-045 to Approve the Municipal Center Conference Room Rental Policy

Purpose/Background:

The purpose of this case is for the City Council to consider adopting the Municipal Center Conference Room Rental Policy.

As discussed in the last work session, the new Municipal Center Conference Room Rental Policy includes the following changes when compared to the previous Facility Use and Rental Policy:

Revised rates, including changing from a flat fee structure to charging hourly with a two-hour minimum rental and half-hour increments thereafter
A streamlined rate structure as it relates to types of renters
Addition of student study groups
Addition of the Mississippi River Room
Addition of language related to Public Forums
Exclusion of Conference Rooms use for banquet purposes
New stand-alone City Hall Conference Room Rental Policy, excluding Parks Facility Rental

Implementation: New Fees will be effective April 1, 2023 for any 2023 reservations already scheduled and paid for through March 31, 2023; and all other reservations will incur the newly updated rates, March 1, 2023. The difference in fee effective dates is to recognize some renters have booked dates throughout the year. With the adjusted dates, renters who have rebooked would have time to pay the difference or find another venue. Furthermore, it would allow for any cancelation to be filled with a new renter at the updated rate.

Attachments:
A red-line marked-up copy is attached in order to demonstrate changes to content; however, much of the policy language has been moved around within the new document to allow for better readability. An unmarked-up draft is included for ease of reading.

Funding Source:

Not applicable

Recommendation:

Adopt Resolution #23-045 approving the Municipal Center Conference Room Rental Policy

Action:

Adopt resolution #23-045 to approve the Municipal Center Conference Room Rental Policy as per the attached policy.

Attachments

Resolution
Draft Policy
Redline Draft

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/09/2023 01:52 PM
Form Started By: Colleen Lasher		Started On: 02/09/2023 11:15 AM
Final Approval Date: 02/09/2023		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-045

RESOLUTION ADOPTING THE MUNICIPAL CENTER CONFERENCE ROOM RENTAL POLICY

WHEREAS, the City Council discussed updates to the Municipal Center Conference Room Renal Policy; and

WHEREAS, it was determined that a streamlined policy with a simplified fee structure is beneficial to City operations; and

WHEREAS, an updated Policy was drafted to apply specifically to the Ramsey Municipal Center, excluding Parks rental; and

WHEREAS, the updated Policy includes fees charged for room rental based on an hourly fee schedule rather than flat fees; and

WHEREAS, the new Fees will be effective March 1, 2023 for any 2023 reservations already scheduled and paid for through March 31, 2023 and all other reservations will incur the newly updated rates, effective April 1, 2023.

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 #23-045 to approve the new Municipal Center Conference Room Rental Policy.

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 February 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY

MUNICIPAL CENTER
CONFERENCE ROOM RENTAL POLICY

BACKGROUND:

The Ramsey Municipal Center, located at 7550 Sunwood Drive NW in Ramsey, houses the administrative and police functions of the City of Ramsey. The Municipal Center also serves as a location for various public meetings of the City Council, Committees, Boards and Commissions. Visit the City's website at www.cityoframsey.com or call 763-427-1410 for current meeting schedules.

The Ramsey Municipal Center contains five (5) conference rooms available for use by the public or outside organizations. Municipal Center conference rooms are not available for banquet purposes, or any like event.

PURPOSE:

The purpose of this policy is to establish written rules, regulations, definitions and a fee schedule that shall guide the use and rental of available conference rooms.

AVAILABLE CONFERENCE ROOMS:

The following conference rooms may be available for public use:

- Alexander Ramsey Room — Seating Capacity 100
- Lake Itasca Room — Seating Capacity 40
- Mississippi River Room — Seating Capacity 10
- Rum River Room — Seating Capacity 10
- Trott Brook Room — Seating Capacity 10

Please note food is only allowed in the Alexander Ramsey and the Lake Itasca Rooms. Food is not allowed in the Mississippi, Rum River or Trott Brook Rooms.

- Council Chambers — Seating Capacity 92
    - The Council Chambers may be used for Candidate Forums at no charge contingent upon the forums being open to the public. Any other circumstance involving the Council Chambers or public forums in general within the Municipal Center must be approved in advance by the City Administrator as he or she stipulates said terms and conditions of use.

REGULAR HOURS AND DAYS OF USE:

The Ramsey Municipal Center conference rooms are available for use by the public:

- Monday - Thursday: 7:00 a.m. - 9:00 p.m., and
- Friday: 7:00 a.m. - 4:30 p.m.

After hour and weekend use will be approved at the discretion of the Building Maintenance Supervisor and must be approved in advance of fourteen (14) days prior to event. After hour fees apply as shown within the Additional Fees Chart below. For more information, please contact the Building Maintenance Supervisor at 763-433-9815.

DRAFT

Conference rooms are not available when the Municipal Center is closed in observance of the following holidays:

New Year's Day, Martin Luther King, Jr., President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, (and the day after Thanksgiving Day), Christmas Eve and Christmas Day.

ELIGIBLE USERS:

Eligible users are broken down into two (2) groups: 1) non-profit/youth organizations and 2) the general public.

1) **Non-profit organizations/Youth Organizations**: The City of Ramsey recognizes 501c3 groups or non-profit groups that provide significant service to and for the City. These are charitable, governmental, or tax-exempt organizations that are formed for the purpose of fulfilling a mission to improve the common good of society rather than to acquire and distribute profits. Examples of non-profit and governmental organizations include (but are not limited to): youth organizations, 4-H Clubs, Lions Clubs, Rotary Clubs, Beyond the Yellow Ribbon, religious institutions, government institutions, educational institutions and student study groups, senior citizen clubs, etc. With the exception of student study groups, proof of local non-profit 501c3 status is required.

   Free community seminars on products or services that a business sells shall not constitute non-profit status for renting rooms in the Ramsey Municipal Center. For example, free insurance educational training from an insurance firm; these types of businesses shall be considered for-profit.

2) **General public**: This includes anyone who does not fall under the non-profit organizations/youth organizations groups. In cases where it is unclear whether a group or organization merits a certain status, the City of Ramsey personnel shall determine. Proof of local non-profit status, driver's license and/or additional information may be requested to assist in this determination.

   The general public is also classified by resident and non-resident users. In all cases, the physical sale or transaction of goods or services is not allowed within the Municipal Center for any user.

   a. Resident:
   - Valid I.D. such as a driver's license or other proof of residency.
   - A civic group, organization, business, industry or school with its physical facilities located within the City limits.
   - A representative of a youth organization, community school, or church wherein at least fifty (50) percent of the participants are Ramsey residents or which have provided significant benefit and service to and for the City.

   b. **Non-Resident**: Any person, civic group, organization, business, industry, church or school not residing or having physical facilities located within the City limits of Ramsey.

APPLICATION:

Municipal Center conference room applications can be found on the City's website at www.cityoframsey.com and must be filled out and submitted a minimum of seven (7) days prior to the proposed date of rental. Meetings that occur outside of regular business hours, as listed above, require a minimum of fourteen (14) days prior to the proposed date of rental. In the event your preferred date is not available, an alternate date will be offered. This also applies to any discrepancy in a reservation.

Governmental functions normally are scheduled at a minimum of three (3) days in advance. However, this requirement may be waived if the need is significant or an emergency exists. Governmental functions may supersede any other users with or without reservations if 1) three (3) days' notice is given; or 2) there is no other practical alternative. An attempt should be made, as practicable, to find other alternatives and give three (3) days' notice whenever possible.

The permit to utilize a room within the Municipal Center is valid only for the date, time and person specified in an approved application. Groups may not occupy a room longer than their reserved time frame.

When scheduling your reservation, please schedule extra time to allow for your set-up and to check that the room is in good operating order with adequate tables and chairs available. Test electrical outlets if needed; please be aware that overloading any outlets may trigger a circuit to break. Items such as glue, glitter, permanent markers, confetti and the like, are not allowed without prior staff approval.

FEES:

1) **Rental Fees:** In order to meet the coordination, facilitation and maintenance costs which result from continued use of these facilities, the below fee schedule has been developed. The City Administrator reserves the right to waive rental fees for distinct situations at his/her discretion.

Ramsey Municipal Center Conference Room Rental Fees			
Rates are Per Hour /2 Hour Minimum Rental / 30 Minute Increments Thereafter			
	Youth Organizations/ 501c3 Groups	**General Public**	
		Residents	**Non-Residents**
Alexander Ramsey and Lake Itasca Rooms	$15.00	$45.00	$65.00
Other Conference Rooms	$15.00	$25.00	$45.00

Additional Fees			
	Youth Organizations/ 501c3 Groups	**General Public**	
		Residents	**Non-Residents**
After-Hours/Weekend Hourly Fees	$100.00	$100.00	$100.00
Coffee Service Per Pot	$5.00	$5.00	$5.00
Damage Deposit (Every Room & Every User)	$100.00	100.00	$100.00

DRAFT

2) Additional Fees:

After-hour/weekend hourly Fees:

After hour and weekend use will be approved at the discretion of the Building Maintenance Supervisor, and must be approved in advance of fourteen (14) days prior to event. For more information, please contact the Building Maintenance Supervisor at 763-433-9815.

Coffee Service: Coffee service is available in the Alexander Ramsey Room and Lake Itasca Room. The fee for use is set annually by City Council resolution. Coffee must be purchased from the City for use in the coffee service. Outside percolators, coffee pots, or similar equipment may not be brought in for use in the meeting rooms. No storage of equipment is allowed in the meeting rooms or kitchens by outside groups.

Damage Deposits:

A refundable damage deposit will be charged to all groups using the City's conference rooms. Damage deposits are due at the time of reservation. Full payment for the reservation fee is due two (2) weeks prior to the event. If reservations are made less than two weeks in advance of the event, full payment is due at the time of the reservation. If payment is not received at the time the reservation is made or two weeks prior to the event, whichever is later, the reservation will be canceled and any damage deposits will be refunded.

Damage Deposit Policy:

If an organization has recurring meetings and meets four (4) or more times per year in the same or similar room, one damage deposit can be submitted for all meetings. Deposits may be kept for up to three (3) years, after which time a new deposit is required and the prior deposit will be refunded. If any organization meets three (3) times per year or less, individual damage deposits will be required per each rental date.

The need for additional cleaning or other maintenance could result in the City's retention of all or a part of the damage deposit.

Damage deposits are not held. If a deposit is made by check, they are deposited and a check from the City is issued at the time of refund. The deposit will be refunded upon satisfactory inspection of the condition of the facility. To ensure the return of the full deposit, please complete the following:

- General clean-up of the room and wiping down tables is the group's responsibility. Please be courteous that the room is in clean condition for the following renter.
- All trash and recycling should be thrown away in the correct bins.
- Remove all banners, tape, balloons and signage used during your reservation.
- Put back chairs and tables as they were when you arrived.
- Ensure that no damage or vandalism occurs in the room during your reservation.

PRIORITY OF USE: The need to conduct City business takes precedence over any reservation. Reservations will be rescheduled, if possible, or refunded if City business replaces the said reservation. All remaining reservations will be accepted on a first-come, first-serve basis upon receiving a completed application and payment.

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RULES OF USE

ALCOHOL/SMOKING: All municipal facilities are alcohol and smoke-free. Consuming alcohol or smoking is not permitted in the Municipal Center or Municipal Parking Facility.

ARTS AND CRAFTS: No glue, hot glue guns, glitter, permanent markers or such items, are allowed in conference rooms.

AUDIO VISUAL EQUIPMENT: Please contact the IT Department at 763-433-9827 at least two (2) days in advance prior to your event for the use of City owned audio and visual equipment. All equipment should be used for its intended purpose.

CANCELATION POLICY: There will be no refunds made due to inclement weather. However, full refunds will be available for cancelations made at least five (5) working days (Monday - Friday) prior to the scheduled event. No refunds will be issued if cancelation is made less than five (5) working days prior to the event.

CHILDREN: Children need to be supervised at all times by an adult and never left alone outside of conference rooms. Noise from within conference rooms should be kept low enough so as not to be heard out in the hallways.

CLEAN-UP AFTER USE: General clean-up of conference rooms is the responsibility of the applicant. If any item such as confetti or similar is thrown in a conference room, your group is responsible for cleaning up said material. All trash and recycling should be deposited in the correct bins. Additionally, if a conference room is not cleaned up, the cost the City incurs will be assessed to the applicant from their deposit.

FIREARMS: All firearms must be pre-approved with a permit before they are allowed on the premises. For more information, please contact the Police Department at 763-427-6812.

FOOD AND BEVERAGE IN MEETING ROOMS: Food and beverages may only be served and/or consumed in the Alexander Ramsey Room and the Lake Itasca Room. Food may not be consumed in the remaining conference rooms (Rum River Room, Mississippi River Room, or Trott Brook Room) or approval for food may be granted by the Building Maintenance Supervisor at 763-433-9815 on a case-by-case basis.

LIABILITY FOR DAMAGE: All users of conference rooms are liable for any damage to public or private property or injury to any person resulting from the use or presence within the building. If damage is found, the group will forfeit the deposit and pay the cost of all damages and repairs needed. A conviction of vandalism can result in a $1,000 fine and/or ninety (90) days in jail.

PETS AND ANIMALS: No pets or animals are allowed into the Municipal Center or conference rooms. Animals will only be allowed if needed for health reasons.

POSTERS: Posters may be hung around the Municipal Center on the day of the event for directional purposes. This must be coordinated with the Building Maintenance Supervisor and blue painters' tape must be used.

FEES: Fees will be reviewed and adjusted periodically by Council resolution.

SEVERE WEATHER/EMERGENCY PROCEDURE: In the event of an emergency and/or severe weather, building maintenance staff has the authority to suspend all activity and evacuate all

DRAFT

individuals to the Police Department Locker Rooms, which is the official emergency shelter for the Municipals Center.

STORAGE: The Ramsey Municipal Center is not to be used for the storage of equipment or supplies for organized groups or the general public. Items, equipment and supplies must be removed after each meeting.

USE OF CANDLES: Candles are not allowed in the Municipal Center, including conference rooms.

USE OF FURNITURE AND EQUIPMENT: Furniture: Chairs and tables may not be moved within the conference rooms in which they are located, with the exception of the tables in the Alexander Ramsey Room. Please do not lock the tables in place. City staff will not perform room set-up duties for outside users. All furniture should be used for its intended purpose. If the furniture is in use prior to and during the event, it may not be used at the event (e.g., a table holding a display or appliance may not be used for some other purpose.)

DRAFT

This Facility Use and Rental Policy was adopted by Ramsey City Council on September 27, 1994, amended on May 27, 2003, amended November 14, 2006, amended January 23, 2007, amended May 22, 2007, amended July 27, 2010, amended February 26, 2013, amended August 8, 2016, amended November 27, 2018, amended August 5, 2019, amended July 31, 2020, and proposed draft amendment to be adopted February 14, 2023.

CITY OF RAMSEY

MUNICIPAL CENTER CONFERENCE ROOM RENTAL POLICY~~FACILITY USE & RENTAL POLICY~~

A. **BACKGROUND**: The Ramsey Municipal Center, located at 7550 Sunwood Drive NW in Ramsey, houses the administrative and police functions of the City of Ramsey. The Municipal Center also serves as a location for various public meetings of the City Council, Committees, Boards and Commissions. Visit the City's website at www.cityoframsey.com or call 763-427-1410 for current meeting schedules.

The Ramsey Municipal Center contains ~~four (4)~~ five (5) conference rooms available for use by the public or outside organizations. Municipal Center conference rooms are not available for banquet purposes, or any like event.

~~B.~~ B. **PURPOSE**: The purpose of this policy is to establish written rules, regulations, definitions and a fee schedule that shall guide the use and rental of available ~~Municipal Center~~ conference rooms. ~~The City of Ramsey makes its facilities available for public rental to encourage community engagement and establishes rates that reflect prioritization of Ramsey businesses, organizations and residents.~~

~~C.~~B. **AVAILABLE ~~FACILITIES~~CONFERENCE ROOMS**: The following ~~facilities~~ conference rooms may be available for public use~~: in the City of Ramsey:~~

~~1) Ramsey Municipal Center - 7550 Sunwood Drive NW~~

- Alexander Ramsey Room Seating Capacity 100
- Lake Itasca Room Seating Capacity 40
- Mississippi River Room Seating Capacity 10
- Rum River Room Seating Capacity 10
- Trott Brook Room Seating Capacity 10

Please note food is only allowed in the Alexander Ramsey and the Lake Itasca Rooms. ~~that capacity for these rooms is listed as available seating~~. Food is not allowed in the Mississippi, Rum River or Trott Brook Rooms.

- Council Chambers Seating Capacity 92
  - The Council Chambers may be used for Candidate Forums at no charge contingent upon the forums being open to the public. Any other circumstance involving the Council Chambers or public forums in general within the Municipal Center must be approved in advance by the City Administrator as he or she stipulates said terms and conditions of use.

~~D.~~C. **HOURS AND DAYS OF USE**:

1) ~~Ramsey Municipal Center Hours:~~ The Ramsey Municipal Center conference rooms are ~~is~~ available for use by the public:

- Monday - Thursday: 7:00 a.m. - 9:00 p.m., and

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- Friday: 7:00 a.m. - 4:30 p.m.

After hour and weekend use will be approved at the discretion of the Building Maintenance Supervisor, and must be approved in advance of fourteen (14) days prior to event. For more information, please contact the Building Maintenance Supervisor at 763-433-9815.

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Conference rooms are not available when the Municipal Center is closed in observance of the following holidays:

New Year's Day, Martin Luther King, Jr., President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, (and the day after Thanksgiving Day), Christmas Eve and Christmas Day.

~~An hourly fee will be charged to groups using the facility after hours and weekends or beyond the allotted times listed above. After hour and weekend use will be approved at the discretion of the Building Maintenance Supervisor, and must be approved in advance of fourteen (14) days prior to event. For more information, please contact the Building Maintenance Supervisor at 763-433-9815.~~

~~E.~~D. **ELIGIBLE USERS:** Eligible users are broken down into ~~four (4)~~ two (2) groups: 1) non-profit organizations/youth organizations and~~, business networking groups, homeowners association and~~ 2) the general public.

1) **Non-profit organizations/Youth Organizations:** The ~~Recognizes~~ City of Ramsey recognizes 501c3 groups or non-profit groups that provides significant service to and for the City~~ in the current year.~~ These are charitable, governmental, or tax-exempt organizations that are formed for the purpose of fulfilling a mission to improve the common good of society rather than to acquire and distribute profits. Examples of non-profit and governmental organizations include (but are not limited to): youth organizations, 4-H Clubs, Lions Clubs, Rotary Clubs, Beyond the Yellow Ribbon, religious institutions, government institutions, educational institutions and student study groups, senior citizen clubs, etc. With the exception of student study groups, p~~P~~roof of local non-profit 501c3 status is required.

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Free community seminars on products or services that a business sells shall not constitute non-profit status for renting rooms in the Ramsey Municipal Center~~.~~ : For example, free insurance educational training from an insurance firm; t~~. T~~hese types of businesses shall be considered for-profit~~ along with events involving sales such as garage sales, tupperware, craft and sportsman's shows, business marketing events. These type of events fall under the category of Special Events – for profit in the schedule of rates and charges of $240 along with deposit fees.~~

~~2) Business networking groups: These groups hold meetings with the intent of developing and attaining business leads to increase their market presence. The business applying for a room must be a Ramsey business. Said businesses must have completed their Business Registration Certificate (BRC) with the City of Ramsey for the current year to be eligible. All businesses shall be registered with the Minnesota State Department.~~

~~At least half of all participating businesses must be Ramsey businesses. A minimum of four (4) businesses must be present to constitute a business networking meeting.~~

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~~3) Homeowners Associations located within the City of Ramsey limits are offered a reduced rate from the general public status for City Hall~~Municipal Center ~~facilities.~~

~~2)~~ 4) **General public:** This includes anyone who does not fall under the non-profit organizations/youth organizations ~~groups, homeowners association and business networking groups.~~

In cases where it is not clear whether a group or organization merits a certain status, the City of Ramsey personnel shall make a determination. Proof of local non-profit status, ~~business registration,~~ driver's license and/or additional information may be requested to assist in this determination.

The general public are also classified by resident and non-resident users.

a.) Resident:

- Valid I.D. such as a driver license or other proof of residency.
- A civic group, organization, business, industry or school with its physical facilities located within the City limits.
- A representative of a youth organization, community school, or church wherein at least fifty (50) percent of the participants are Ramsey residents or which have provided significant benefit and service to and for the City.

b.) Non-Resident: Any person, civic group, organization, business, industry, church or school not residing or having physical facilities located within the City limits of Ramsey.

The physical sale or transaction of goods or services is not allowed within the Municipal Center for any user.

~~F.~~E. **PRIORITY OF USE:** The need to conduct City business takes precedence over any reservation. Reservations will be rescheduled, if possible, or refunded if City business replaces the said reservation. All remaining reservations will be accepted on a first come first serve basis upon receiving a completed application and payment.

~~G.~~F. **APPLICATION:** Municipal Center conference room ~~Facility Use Permit~~ applications can be found on the City's website at www.cityoframsey.com and must be filled out and submitted a minimum of ~~fourteen~~ seven (~~14~~7) days prior to the proposed date of rental. ~~Municipal Center meetings that occur Monday through Friday within the City's normal business hours of 8:00 am to 4:30 pm require a minimum of seven (7) days lead time prior to the proposed date of rental;~~ M~~m~~eetings that occur outside of normal business hours, as listed above, require a minimum of fourteen (14) days prior to the proposed date of rental. In the event your preferred date is not available, an alternate date ~~or location~~ will be offered. This also applies to any discrepancy in a reservation.

Governmental functions normally are scheduled at a minimum of three (3) days in advance. However, this requirement may be waived if the need is significant or an emergency exists. Governmental functions may supersede any other use with or without reservations if 1) three (3) days' notice is given; or 2) there is no other practical alternative. An attempt should be made, as practicable, to find other alternatives and give three (3) days' notice whenever possible.

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The permit to utilize a room within the Municipal Center is valid only for the date, time and person specified in an approved application. **Groups may not occupy a room longer than their reserved time frame.**

~~II.~~ FEES AND DEPOSITS:

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1) **Rental Fees**: In order to meet the coordination, facilitation and maintenance costs which result from continued use of these facilities, the below fee schedule has been developed.

   ~~Maintenance fees on annual lease agreements must be paid at the beginning of the lease calendar; any unused reservations may be substituted for a rescheduled night and will not be refunded.~~

   The City Administrator reserves the right to waive rental fees for distinct situations at his/her discretion.

2022 RAMSEY MUNICIPAL CENTER CONFERENCE ROOM RENTAL RATES (dollars)					
	Youth Organization/ 501c3 Group	Business Networking Groups	Homeowners Association	General Public	
				Resident	Non-Resident
STANDARD ROOM FEES					
Alexander Ramsey Room	10	30	60	80	120
Lake Itasca Room	10	30	60	80	120
Trott Brook, Rum River	10	20	20	40	80
ADDITIONAL FEES					
After Hours/Weekend Hourly Rate	65	65	65	65	65
Coffee Service (per pot)	5	5	5	5	5
Damage Deposit (every user, every room)	100	100	100	100	100
Additional Fees may apply for Special Events					

Ramsey Municipal Center Conference Room Rental Fees			
Fees are Per Hour / 2 Hour Minimum Rental / 30 Minute Increments Thereafter			
	Youth Organizations/ 501c3 Groups	General Public	
		Residents	Non-Residents
Alexander Ramsey Room and Lake Itasca Room	$15.00	$45.00	$65.00
Other Conference Rooms	$15.00	$25.00	$45.00

Additional Fees			
	Youth Organizations/ 501c3 Groups	General Public	
		Residents	Non-Residents
After Hours/Weekend Hourly Fee	$100.00	$100.00	$100.00
Coffee Service Per Pot	$5.00	$5.00	$5.00
Damage Deposit (Every Room & Every User)	$100.00	100.00	$100.00

These ~~rates~~ fees will be based on a resident versus non-resident basis and dependent upon the capacity of the room. ~~In an effort to encourage community engagement, rates reflect prioritization of local businesses, organizations and residents. Rates~~ Fees will be reviewed and adjusted periodically by Council resolution.

2) **Additional Fees:**

a) After-hour/weekend hourly ~~rate~~fee: ~~(For Municipal Center rooms only)~~ Regular hours are Monday - Thursday: 7:00 a.m. - 9:00 p.m. and Friday: 7:00 a.m. - 4:30 p.m. ~~**If a group's reservation extends past regular hours, they will be charged the after-hour rate accordingly.**~~

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~~d)~~ Coffee Service: Coffee service is available in the Alexander Ramsey Room and Lake Itasca Room. The fee for use is set annually by City Council resolution. Coffee must be purchased from the City for use in the coffee service. Outside percolators, coffee pots, or similar equipment may not be brought in for use in the meeting rooms. **No storage of equipment is allowed in the meeting rooms or kitchens by outside groups.**

~~3)~~ **Damage Deposits; ~~Fees~~:**

~~a)~~ ~~**Damage Deposit;**~~ A refundable damage deposit will be charged to all groups using ~~the facilities~~ the City's conference rooms. Damage deposits, are due at the time of reservation. Full payment for the reservation fee is due two (2) weeks prior to the event. If reservations are made less than two weeks in advance of the event, full payment is due at the time of the reservation. If payment is not received at the time the reservations is made or two weeks prior to the event, whichever is later, the reservation will be cancelled and any damage deposits will be refunded.

Damage Deposit Policy:

If an organization has recurring meetings and meets 4 or more times per year in the same or similar room, one damage deposit can ~~be placed and held~~ submitted for all meetings. Deposits may ~~be held~~ kept for up to ~~five~~ three (3) years, after which time a new deposit is required and the prior deposit will be ~~returned~~refunded

~~.~~ If any organization meets 3 times per year or less, individual damage deposits will be required per each rental date.~~not be held~~.

The need for additional cleaning or other maintenance could result in the City's retention of all or a part of the damage deposit.

~~b)~~ ~~Damage Deposits:~~ **Damage d**~~D~~eposits are not held. If a deposit is made by check they are deposited and a check from the City is issued at the time of refund. Deposit will be refunded upon satisfactory inspection of the condition of the facility.

To ensure return of the full deposit, please complete the following:

- General clean-up of the ~~facility~~ room and wiping down tables is the responsibility of the group. Please be courteous that the ~~facility~~ room is in clean condition for the following renter.
- ~~Pick up surrounding area of trash.~~
- All trash and recycling should be thrown away in the correct bins.
- Remove all banners, tape, balloons and signage used during your reservation.
- Put back chairs and tables as they were when you arrived.
- Ensure that no damage or vandalism occurs ~~at the facilities~~ in the room during your reservation.

When scheduling your reservation, please schedule extra time to allow for your set-up and to check that the ~~facility~~ room is in good operating order with adequate tables and chairs available. Test electrical outlets if needed; please be aware that overloading any outlets may trigger a circuit to break. ~~Games filled with toys or candy that might become messy may not be allowed,~~ Items such as glue, glitter,

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permanent markers, confetti, and the like, are not allowed without prior ~~please inform~~ staff ~~for~~ approval.

G. CANCELATION POLICY: There will be no refunds made due to inclement weather. However, full refunds will be available for cancelations made at least five (5) working days (Monday - Friday) prior to the scheduled event. No refunds will be issued if cancelation is made less than five (5) working days prior to the event.

~~I.~~

~~J.~~H. SEVERE WEATHER/EMERGENCY PROCEDURE:

~~1) Ramsey Municipal Center:~~ In the event of an emergency and/or severe weather, building maintenance staff has the authority to suspend all activity ~~within the facility~~ **and evacuate all individuals to the ~~nearest emergency shelter.~~** ~~The~~ Police Department Locker Rooms, which is the official emergency shelter for the Municipals Center.~~s shall serve as the Emergency Shelter for the Municipal Center.~~

~~K.~~I. CLEAN-UP AFTER USE: General clean-up of ~~the facility~~ conference rooms is the responsibility of the applicant. If any item such as confetti or similar is thrown in a conference room; your group is responsible for cleaning up said material. All trash and recycling should be ~~thrown~~ deposited ~~away~~ in the correct bins.

Additionally, if a ~~facility~~ conference room is not cleaned up, the cost the City incurs will be assessed to the applicant from their deposit.

~~L~~J. USE OF FURNITURE AND EQUIPMENT:

1) Furniture: Chairs and tables **may not** be moved about within the conference rooms in which they are located, with the exception of the tables in the Alexander Ramsey Room. Please do not lock the tables in place. **City staff will not perform room set-up duties for outside users~~. of the facility~~.** All furniture should be used for its intended purpose. If ~~some~~ furniture is in use prior to and during the event, it may not be used at the event (e.g., a table holding a display or appliance may not be used for some other purpose.)

2) Audio Visual Equipment: Please contact the IT Department at 763-433-9827 at least ~~t~~Two (2) days in advance ~~notice must be given~~ prior to your event for use of City owned audio and visual equipment. All equipment should be used for its intended purpose.

~~M~~K. FOOD AND BEVERAGE IN MEETING ROOMS: Food and beverages may only be served and/or consumed in the Alexander Ramsey Room and the Lake Itasca Room ~~and the Alexander Ramsey Room~~. Food **may not** be consumed in the remaining ~~Municipal Center~~ conference rooms (Rum River Room, Mississippi River Room, or Trott Brook Room) or approval for food may be granted by the Building Maintenance Supervisor @763-433-9815 on a case-by-case basis.

~~N~~L. CHILDREN: Children need to be supervised at all times by an adult and never left alone outside of conference rooms. ~~Children need to be inside facilities with applicant. In the Municipal Center, N~~noise from within conference rooms should be kept low enough as to not be heard out in the hallways.

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~~O.~~M. **ARTS AND CRAFTS:** No glue, hot glue guns, glitter, permanent markers or such items, are allowed in ~~Municipal Center~~ conference rooms.

~~P.~~N. **POSTERS:** Posters may be hung around the Municipal Center the day of the event for directional purposes. This must be coordinated with the Building Maintenance Supervisor and blue painters' tape must be used.

~~P.~~ **ALCOHOL/SMOKING:** All municipal facilities are alcohol and smoke free. ~~–~~Consuming alcohol or s~~S~~moking is not permitted in ~~any City facility, or on~~ the Municipal Center ~~Campus~~ or Municipal Parking Facility.

~~Q.~~O. **PETS AND ANIMALS:** No pets or animals are allowed into the Municipal Center or conference rooms. Animals will only be allowed if needed for ~~a~~ health reasons.

~~R.~~P. **STORAGE:** The Ramsey Municipal Center ~~are~~ is not to be used for storage of equipment or supplies for organized groups ~~of~~ or the general public. Items, equipment and supplies must be removed after each meeting.

~~S.~~Q. **FIREARMS:** All firearms need to be pre-approved with a permit before they will be allowed on the premises. For more information please contact the Police Department at 763-427-6812.

~~T.~~R. **USE OF CANDLES:** Candles are not allowed in the Municipal Center, including conference rooms. ~~may not be used without the prior approval of the City's Fire Marshal. There is no open flame allowed in any municipal facilities. For more information please contact the Fire Marshal at 763-427-4452~~

~~U.~~S. **LIABILITY FOR DAMAGE:** ~~The~~ All uusers of ~~the~~ conference rooms ~~facilities as an individual and as a group~~ are liable for any damage to public or private property or injury to any person resulting from the use or presence within ~~at~~ the ~~facilities~~building. If damage is found, the group will forfeit the deposit and pay the cost of all damages and repairs needed. A conviction of vandalism can result in a $1,000 fine and/or ninety (90) days in jail.

This Facility Use and Rental Policy was adopted by Ramsey City Council on September 27, 1994, amended on May 27, 2003, amended November 14, 2006, amended January 23, 2007, amended May 22, 2007, amended July 27, 2010, amended February 26, 2013, amended August 8, 2016, amended November 27, 2018, amended August 5, 2019, amended July 31, 2020, and proposed draft amendment to be adopted February 14, 2023.

CC Regular Session **5. 14.**

Meeting Date: 02/14/2023

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #23-046 Approving the Recruitment, Application, and Interview Process for Appointing City Board and Commission Members and Chair Member Term Rotations

Purpose/Background:

The purpose of this case is for the City Council to consider approval of the attached draft policy for the Boards and Commission Recruitment, Application, and Interview Process and Chair Member Term Rotatioms Policy. This matter was discussed at the last work session and there was a general consensus to bring the policy forward for adoption at the next meeting.

Once adopted, the updated policy for the Recruitment, Application, and Interview Process of Appointing City Board and Commission Members will be followed for the upcoming 2023 annual process in March.

Attached to this case are the following documents:

- A marked-up redline copy of the policy
- A clean draft of the policy without mark-up

Key revisions to the draft policy include:

- A change to the title of the document to include "and Chair member term rotations"
- Purpose: Chair member term language
- Scope: Clarify Charter Commission as a separate policy with link as requested
- Many changes to the incumbent reappointment process based on multiple comments within the attached minutes, including language regarding incumbents being considered in one concurrent process with new applicants
- Language related to maintaining a continuous recruitment and processes for receipt of new applications
- Additional changes as noted
- Formatting changes
- Footer to be added upon adoption

Funding Source:

Not applicable.

Recommendation:

Adopt Resolution #23-046 approving the Updated Recruitment, Application, and Interview Process for Appointing City Board and Commission Members

Action:

Motion to Adopt Resolution #23-046 approving the Updated Recruitment, Application, and Interview Process for Appointing City Board and Commission Members

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Attachments

Draft with Mark Up

Draft without Mark up
Resolution
01/25/22 CCWS Minutes
02/08/22 CCWS Minutes
04/12/22 CCWS Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/09/2023 02:58 PM
Form Started By: Colleen Lasher		Started On: 02/09/2023 02:10 PM
Final Approval Date: 02/09/2023		

POLICY FOR THE RECRUITMENT, APPLICATION,AND INTERIVEW PROCESS OF APPOINTING CITY BOARD AND COMMISSION MEMBERS AND CHAIR MEMBER TERM ROTATIONS

Purpose: The Mayor and City Council of the City of Ramsey have the authority to establish volunteer boards and commissions to advise them on matters affecting the City, as detailed in Chapter 2, Article V, Section 2-155 of the City Code. The purpose of this policy is to outline aprocess for the recruitment, application, and interview process of appointing City board and commission members, as well as to limit Chair terms to two terms in a row.

Scope: This policy applies to the following advisory commissions established by the City of Ramsey: Economic Development Authority, Environmental Policy Board, Park and RecreationCommission and the Planning Commission. This policy excludes the Charter Commission application process. For information on the Charter Commission please visit: Charter Commission | Ramsey, MN

~~does not include the Charter Commission; Charter Commission appointments are not made by the City Council but rather bythe Chief Judge of the Tenth Judicial District.~~

Process: The intent of this policy is to ensure that openings on City boards and commissions are publicized to the community at large, that applicants are evaluated objectively and treated fairly and courteously, and that members of boards and commissions are selected on the basis of their qualifications and suitability for the position.

~~1.~~ **Incumbent reapplication process for odd number term reappointment requests**

Incumbents seeking reappointment for the third, fifth, seventh, etc. term, the following policy applies: Annually, ~~the Human Resources Manager~~ staff will notify commission members by December 1st reminding them of their upcoming term expiration and ~~inviting~~ invite them to attend a voluntary interactive feedback session with the City Council to ~~complete and submit a brief letter of intent indicating their desire to continue serving, along with the option for~~ highlight~~ing additional~~ information such as accomplishments, personal contributions to the commission, and ideas for improving the effectiveness of the board or commission~~, for review by the CityCouncil.~~ This will also be an opportunity for the City Council to ask additional questions of the incumbent.

The chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

Incumbent reapplication process for even number term reappointment requests

Incumbents seeking reappointment for the second, fourth, sixth, etc. term, the following policy applies: Annually, staff will notify commission members by December 1st reminding them of the upcoming term expiration. If the incumbent wishes to be reappointed, the incumbent will not be required to interview with the City Council and a brief letter of intent will not be required; however the chair of each board or commission for which appointments are being considered will be invited to

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submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

The general policy for all incumbents will include the following process:

Regardless of the incumbent reapplication status, all board and commissions will be advertised to the public. This is important in order to secure as many applicants as possible for unexpected or unforeseen mid-recruitment vacancies.

In one collective process, concurrent with new applicants, t~~T~~he City Council will meet, discuss, and determine whether or not a ~~recommendation for~~ reappointment will be made.

If it is determined that the City Council does not wish to reappoint the incumbent, the incumbent will be notified. ~~and that individual's seat will be advertised.~~ If it is determined that the incumbent will be reappointed, the incumbent will be notified. ~~and the seat will not be advertised.~~

In the event that a commissioner does not wish to be reappointed, staff will be offer them an opportunity to contact member(s) of the City Council to discuss any concerns that they may have.

~~2.~~ **New member application process**

Annually, prior to the normal ending date of boards and commissions terms, ~~the Human Resources Manager~~ staff will prepare a detailed notice ~~of position availability~~ for publication in the City's January/February newsletter and in the City's official newspaper, as required by the Charter. The notice will publicize that applications are being accepted for boards and commissions, including the Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and Planning Commission. The notice will provide language stating that applications will be considered by the City Council for current openings and future vacancies occurring in the next annual recruitment cycle. The notice will provide an application closing date of the last Friday in February.

The application materials will remain open on the City's website year-round. When an application is received, staff will make contact with the applicant to confirm the receipt of the application and advise the applicant of what to expect going forward based on the current recruiting needs of the City.

Unexpected Vacancy Process

Periodically, when an unexpected vacancy on a board or commission occurs, the ~~staff~~ board or commission staff liaison ~~to the commission~~ will notify the ~~Human Resources Manager~~ head of Human Rsources, who will take one of the following ~~two~~ three actions:

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1) Refer back to the most recent recruitment file in an effort to identify a viable candidate that has already successfully passed the interview process. If a candidate is identified andwilling to serve on the given board or commission, the head of human resources ~~Human Resources Manager~~ will consult with the City Administrator and act according to the City Administrator's direction; if applicable, a resolution appointing the new member will be presented to the City Council.

2) Refer to new applicants' applications that have been received through the continuous posting period, but not yet interviewed by the City Council and schedule mid-year interviews for the current vacancy.

~~1)~~ 3) If options 1 and 2 above are not viable, p~~P~~repare a detailed notice of position availability for publication once in the Citynewsletter with an application deadline date of the last day of the month of the first month of the newsletter edition and in the City's official newspaper, as required by the Charter. The City Administrator will provide the head of human resources with direction as to if this step should occur or to wait until the next annual recruitment process.

~~The application deadline will be no less than two weeks after the date of publication or posting in the City's official newspaper.~~

~~3.~~ INTERVIEWS

- Staff ~~The Human Resources Manager~~ will arrange interview times and notify applicants and the CityCouncil of the arrangements.
- If there are more than five applicants per the total number of vacancies to be filled ~~for a vacancy~~, the City Council will evaluate the applications and select five applicants to be interviewed.

  Interview questions will be determined before the interview based on qualifications identified asnecessary, as well as to accurately identify each applicant's knowledge, skills, and abilities, and the benefits that the applicant, if appointed, may bring to the board or commission in thefuture.
- All applicants will be asked the same questions. Depending on responses, some follow-upquestions will differ from candidate to candidate for purposes of clarification.
- The City Council will evaluate applicants by comparing responses to interview questions, information contained in the letter of interest/application, and potential contribution to the existing diversity of expertise, experience and geographic representation on the applicable boardor commission.
- Interviews will not be televised but will be held in an open meeting.

~~4.~~ Selection

Recommendations from the City Council regarding appointments will be forwarded to the next regular meeting of the City Council for consideration.

When vacancies occur on the Economic Development Authority~~DA~~, the Mayor will make a

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Chair and vice-chair selections are generally decided by each board or commission in April. The City Council desires to offer members the opportunity to grow their experience on the commission; therefore, following a maximum of two consecutive terms as Chair of the respective commission, a new Chair will be selected. The outgoing Chair may be appointed to the Vice-chair role

~~5.~~ NOTIFICATION TO APPLICANTS

After ~~the~~ appointments have been approved, ~~the Human Resources Manager~~ staffwill notify all applicants of the results of the process and take the necessary steps to on-board new members.

~~6.~~ TERMS

Board and Commission members shall serve four-year terms, with the exception of members of the Economic Development Authority serving six-year terms. There will be no limit to the number of terms that can be served. Terms will expire annually on March 31. Incumbents will be allowed to continue to serve until a successor is appointed.

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Resolution 89-11-302 states that it is the policy of the Ramsey City Council "to avoid appointing individuals to more than one Board or Commission unless adequate representation cannot be accomplished or it is clearly in the best interest of the City of Ramsey to make such appointments to multiple Boards or Commission."

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~~9.~~ Revisions

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- If there are more than five applicants for a vacancy, the City Council will screen the applications and select five applicants to be interviewed

Revised by the City Council June 28, 2011

- Advertising for unexpected vacancies, if needed, will be advertised only once in the Ramsey Resident
- Interviewees will be invited to a short open house prior to interviews
- Interview questions will be revised to more accurately identify each applicant's knowledge, skills, and abilities based on the qualifications identified as necessary and the benefits that the applicant, if appointed, may bring to the board or commission in the future

Discussion by the City Council April, 2014 to make the following revisions:

- Omit "Incumbents seeking reappointment will be required to complete a City of Ramsey application for boards and commissions and will be considered in one collective recruitment, interview and selection process
- Omit inviting applicants to a short open house prior to interviews.
- Remove the term "evaluation panel" -- replacing it with the term 'City Council."
- Remove "Reviewing applications -- After the application deadline has passed, the Human Resources Manager will forward all applications to the City Council for scoring. The Human Manager will total the scores and invite the top five scorers to interview."
- Omit several unnecessary headings / improved formatting.
- Omit the Charter Commission from the policy.

Revised by the City Council June 28, 2016

POLICY FOR THE RECRUITMENT, APPLICATION, AND INTERIVEW PROCESS OF APPOINTING CITY BOARD AND COMMISSION MEMBERS AND CHAIR MEMBER TERM ROTATIONS

PURPOSE: The Mayor and City Council of the City of Ramsey have the authority to establish volunteer boards and commissions to advise them on matters affecting the City, as detailed in Chapter 2, Article V, Section 2-155 of the City Code. The purpose of this policy is to outline aprocess for the recruitment, application, and interview process of appointing City board and commission members, as well as to limit Chair terms to two terms in a row.

SCOPE: This policy applies to the following advisory commissions established by the City of Ramsey: Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and the Planning Commission. This policy excludes the Charter Commission application process. For information on the Charter Commission please visit: Charter Commission | Ramsey, MN

PROCESS: The intent of this policy is to ensure that openings on City boards and commissions are publicized to the community at large, that applicants are evaluated objectively and treated fairly and courteously, and that members of boards and commissions are selected on the basis of their qualifications and suitability for the position.

INCUMBENTS

Incumbent reapplication process for odd number term reappointment requests

Incumbents seeking reappointment for the third, fifth, seventh, etc. term, the following policy applies: Annually, staff will notify commission members by December 1st reminding them of their upcoming term expiration and invite them to attend a voluntary interactive feedback session with the City Council to highlight information such as accomplishments, personal contributions to the commission, and ideas for improving the effectiveness of the board or commission. This will also be an opportunity for the City Council to ask additional questions of the incumbent.

The chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

Incumbent reapplication process for even number term reappointment requests

Incumbents seeking reappointment for the second, fourth, sixth, etc. term, the following policy applies: Annually, staff will notify commission members by December 1st reminding them of the upcoming term expiration. If the incumbent wishes to be reappointed, the incumbent will not be required to interview with the City Council and a brief letter of intent will not be required; however, the chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

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The general policy for all incumbents will include the following process:

- Regardless of the incumbent reapplication status, all board and commissions will be advertised to the public. This is important in order to secure as many applicants as possible for unexpected or unforeseen mid-recruitment vacancies.
- In one collective process, concurrent with new applicants, the City Council will meet, discuss, and determine whether or not a reappointment will be made.
- If it is determined that the City Council does not wish to reappoint the incumbent, the incumbent will be notified. If it is determined that the incumbent will be reappointed, the incumbent will be notified.
- In the event that a commissioner does not wish to be reappointed, staff will be offer them an opportunity to contact member(s) of the City Council to discuss any concerns that they may have.

NON-INCUMBENTS

New member application process

Annually, prior to the normal ending date of boards and commissions terms, staff will prepare a detailed notice for publication in the City's January/February newsletter and in the City's official newspaper, as required by the Charter. The notice will publicize that applications are being accepted for boards and commissions, including the Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and Planning Commission. The notice will provide language stating that applications will be considered by the City Council for current openings and future vacancies occurring in the next annual recruitment cycle. The notice will provide an application closing date of the last Friday in February.

The application materials will remain open on the City's website year-round. When an application is received, staff will make contact with the applicant to confirm the receipt of the application and advise the applicant of what to expect going forward based on the current recruiting needs of the City.

Unexpected Vacancy Process

Periodically, when an unexpected vacancy on a board or commission occurs, the board or commission staff liaison will notify the head of human resources, who will take one of the following three actions:

1) Refer back to the most recent recruitment file in an effort to identify a viable candidate that has already successfully passed the interview process. If a candidate is identified andwilling to serve on the given board or commission, the head of Human Resources will consult with the City Administrator and act according to the City Administrator's direction; if applicable, a resolution appointing the new member will be presented to the City Council.
2) Refer to new applicants' applications that have been received through the continuous posting period, but not yet interviewed by the City Council and schedule mid-year interviews for the current vacancy.
3) If options 1 and 2 above are not viable, staff will prepare a detailed notice of position availability for publication once in the City newsletter with an application deadline date of the last day of the month of the first month of the newsletter edition and in the City's official newspaper, as required by the Charter. The City Administrator will provide the head of human resources with direction as to if this step should occur or to wait until the

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next annual recruitment process. Interviews

INTERVIEWS

- Staff will arrange interview times and notify applicants and the City Council of the arrangements.
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- Interview questions will be determined before the interview based on qualifications identified asnecessary, as well as to accurately identify each applicant's knowledge, skills, and abilities, and the benefits that the applicant, if appointed, may bring to the board or commission in the future.
- All applicants will be asked the same questions. Depending on responses, some follow-up questions will differ from candidate to candidate for purposes of clarification.
- The City Council will evaluate applicants by comparing responses to interview questions, information contained in the letter of interest/application, and potential contribution to the existing diversity of expertise, experience and geographic representation on the applicable boardor commission.
- Interviews will not be televised but will be held in an open meeting.

SELECTION

- Recommendations from the City Council regarding appointments will be forwarded to the next regular meeting of the City Council for consideration.
- When vacancies occur on the EDA, the Mayor will make a recommendation for appointment tothe City Council.
- Except where a vacancy unexpectedly occurs, creating a vacant seat mid-term, all new appointments or reappointments to regular terms on a City board or commission will be effectiveon April 1. This is to allow the current members of the City Council the opportunity to review and select individuals for seats on boards and commissions.
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Revised by the City Council June 28, 2016

- Research and complete

Council January, 2023

- TBD based on Council direction

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Council Member introduced the following resolution and moved for its adoption:

RESOLUTION #23-046

RESOLUTION TO ADOPT THE UPDATED POLICY FOR THE RECRUITMENT, APPLICATION AND INTERVIEW PROCESS OF APPOINTING CITY BOARD AND COMMISSION MEMBERS AND CHAIR MEMBER TERM ROTATIONS

WHEREAS, the City Council would like its practices and written policies for appointing board and commission members to be efficient, effective and aligned with the City's strategic plan; and

WHEREAS, the City Council would like for the role of Board or Commission Chair to be limited to two consecutive terms in order to provide for other members to learn the role; and

WHEREAS, the City Council would like to clarify the incumbent reapplication process whereby incumbents will be considered in one collective process with new applicants; and

WHEREAS, and incumbents, who, by Policy shall only sit for a repeat interview upon request for an appointment to a third, fifth or seventh (etc.) term of their respective board.

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

Motion to approve resolution # 23-046 to Adopt the Updated Policy for the Recruitment, Application and Interview Process of Appointing City Board and Commission members and Chair Member Term Rotations, as presented.

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 February 2023.

Councilmember Heineman commented that he personally has never wanted to coerce someone to wear a mask or not to but believed individuals should have freedom to decide for themselves. He didn't want to see language stating that the Council rejects the science behind wearing a mask. He emphasized individual choice.

Mayor Pro Tem Riley asked if City Attorney Knaak had enough direction and reminded Council any changes could be discussed further.

City Administrator Ulrich stated this will be presented at the next regular meeting on February 8, 2022 as a case for the resolution and an introduction of the ordinance.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

City Administrator Ulrich stated Administrative Services Director Lasher had sent an email about the Board and Commission interviews on March 15, 2022 after the Public Works Committee and asked if that worked for everyone.

Councilmember Heineman replied he could attend but would be remote.

Mayor Pro Tem Riley stated Administrative Services Director Lasher had a question about the process the Council wanted to use for reappointing existing members. He stated this could include reinterviewing, introducing them as a new candidate, considering the recommendations of the chair and vice chair of the respective groups and reappoint if deemed appropriate.

Councilmember Heineman replied it should be consistent.

Mayor Pro Tem Riley agreed and added that it is his preference that if someone has been serving and it is suggested that they continue to serve that the process not be started over with reinterviewing. He continued that the Council can still decide and there shouldn't be a presumption for reappointment but if the chair and vice chair recommend reappointment that the Council takes that strongly.

Councilmember Howell commented that last year was different for her because she didn't know everyone. Now she has gotten a chance to get to know everyone so there wouldn't be a need to reinterview everyone.

Councilmember Musgrove replied that she remembered a discussion after the interviews last time where it was decided interviews would be done to give Council and idea of what kind of things are being looked at, strengths, weakness, and concerns that are being identified. She stated that those conversations don't typically happen as a Council one on one. She stated that it could be considered a conversation versus an interview.

Councilmember Heineman commented he agreed with that. He stated that the presumption would be that the individuals would be reappointed but he would like a chance to ask questions different

from what would be asked of the regular members. These questions could include what have they liked most, what do they want to see the board do in the future and engage them in conversation.

Councilmember Woestehoff commented he agreed with the suggestion to trust the chair and vice chair because of their relationship among the teams. He stated that he thought the process should be made as easy for board members who are volunteers or who receive a small stipend. He agreed with the idea about having a conversation with them.

Mayor Pro Tem Riley stated that a main problem is retention, not competition for positions. He felt that interviewing people for a position that they are already in and are willing to continue with seems like an issue. He would like the process to be easy.

Councilmember Howell commented the one concern that she has is blocking others from applying in areas where retention isn't an issue because of an automatic reappointment.

Mayor Pro Tem Riley replied that is not a problem, retention is the problem. He stated it is not the case that people are appointed and stay forever.

Councilmember Musgrove asked if it would be good if retention is the issue to have an exit interview with commissioners to find out what their frustrations are and reason for leaving.

Councilmember Heineman asked if the chair does that.

City Administrator Ulrich replied there isn't a formal process for that.

Mayor Pro Tem Riley commented that isn't a bad idea. He asked who the Council thought would be the best to do that.

Councilmember Woestehoff suggested the Councilmember liaison and continued that would be fair and would give the Council information. He understood the reasoning but didn't want to add responsibilities for Administrative Service Director Lasher. He also suggested that the chair and vice chair be brought in to talk about their committees overall to get their perspective as a part of the process rather than the individuals.

Councilmember Musgrove suggested that a one-page questionnaire be created for an exit interview to get information but not be a burden. She also asked if the commissioners were invited to speak directly to the Council versus being required. She felt that may provide information.

Mayor Pro Tem Riley asked if it would be held against them if they didn't attend.

Councilmember Musgrove replied it would be more of a voluntary invitation.

Councilmember Heineman asked if there was consensus for automatic reappointment.

Councilmember Woestehoff added with feedback from the chair and vice chair. Mayor Pro Tem Riley agreed.

Councilmember Specht commented that he has had several people ask him about applying in the last year and believed there should be an opportunity for people who want to serve. He asked if a term limit could be added. He believed there may be more interest in being a part of government.

Councilmember Heineman suggested a compromise of allowing reappointment once by the chair with reapplication after that for a third term.

Councilmember Woestehoff replied for some that is 12 years. He stated he wasn't opposed to it.

There was Council consensus to allow reappointment by the chair after the first term with reapplication required for a third term.

City Administrator Ulrich stated that interviews would be set up for those that have already served two terms and want to serve three or more.

Mayor Pro Tem Riley added the Council would need to hear from the chair and vice chair that give a recommendation for reappointment.

Mayor Pro Tem Riley asked if there were future topics anyone wanted to bring forward.

City Administrator Ulrich stated there were several topics that Councilmember Musgrove had recommended be noted. Topics included: resuming the discussion on MUSA rezoning, Comp Plan discussion; Review policies and the ordinance regarding rental properties throughout the City; and the report on the recycling program costs and trends. He stated if no one had objections those topics would be added to future topics.

Mayor Pro Tem Riley asked if there was a yearly report from Mr. Anderson.

City Administrator Ulrich confirmed this and added it can be included.

Councilmember Specht asked about the details in the recycling ordinance and if changes were going to be discussed.

City Administrator Ulrich replied that wasn't included.

Mayor Pro Tem Riley stated he has heard discussion that some residents want all bins out of sight.

Councilmember Specht replied he had heard that as well.

Mayor Pro Tem Riley stated that the ordinance needed to be clarified.

Councilmember Specht agreed and added simplified. He stated that it wasn't a high priority topic but should be addressed at some point.

was discussed and it was determined that incumbent candidates that are seeking a second term will submit a letter of interest and if there is recommendation from the Chair of the Board, they will not need be asked to appear before the City Council. She asked would be Council still like her to get Chair recommendation for incumbents seeking a third term.

Mayor Kuzma confirmed this.

Administrative Services Director Lasher stated Staff is asking for incumbents who are seeking a second term and is recommended for reappointment by the Chair that the Council would still like to have discussion, it would not be an automatic reappointment.

Mayor Kuzma replied he thought if the Chair is comfortable with the candidate it would not need Council review unless there were issues.

Councilmember Woestehoff asked if Staff reviews the recommendation from the Chair. Administrative Services Director Lasher confirmed this. Councilmember Woestehoff stated he agreed that if there area any concerns that it would be discussed by Council.

Councilmember Howell asked if the Chair doesn't recommend reappointment if the candidate would have to go through the application process and interview again.

Administrative Services Director Lasher replied this situation happened one time previously and it was awkward to deal with. In that situation the Chair didn't support reappointment, the Council considered the reappointment and declined it.

Mayor Kuzma stated if the Chair doesn't give an endorsement, then it comes back to the Council.

Administrative Services Director Lasher asked for Council direction for someone seeking a fourth or fifth term and if they wanted it to be an odd year term process.

Councilmember Specht replied that his big picture concern is there have been more applicants than positions and wanted to ensure that everyone has a chance. He questioned if term limits were discussed.

Councilmember Heineman replied that he liked the odd term because it gives the Chair the opportunity to reappoint effective candidates but also allows for new candidates.

Councilmember Woestehoff asked if all boards and commissions were four years with the exception of the EDA.

Administrative Services Director Lasher confirmed this, adding if it is a full term. The EDA is six years. She stated if a person serves a partial term, that is still considered their first term if Council agrees.

Mayor Kuzma asked if they were looking at a four year term, if they were reappointed they would go to a second four-year term, and if there was a third term that would be an odd. Administrative Services Director Lasher confirmed this.

Councilmember Howell asked if a half-term would be considered one full term.

Administrative Services Director Lasher replied if Council was agreeable, that would help her. A first partial would still be the first appointment.

Councilmember Musgrove commented that part of the discussion included an exit questionnaire and asked if there were questions on that.

Administrative Services Director Lasher stated that she could do that with the assistance of the City Attorney because exit interview data is considered confidential. If it is presented in a public meeting it has to presented in such a way that it is considered aggregate data and not identifiable to a certain person. She stated it could be done carefully if it is helpful but is it going to be a bit of a process.

Councilmember Riley asked how known life changes are the reason for declining reappointment and how that could be handled.

Administrative Services Director Lasher replied, from an HR perspective, when they reach out to board and commission members if they are interested in reappointment that is often the reason. She stated if the reason is dissatisfaction, she could do the exit evaluation or suggest they speak to their Councilmember.

Councilmember Musgrove commented that she didn't know that getting feedback is already part of the process. She stated that she wasn't sure how the Council could address issues or concerns unless they are directed to their Councilmember or the Mayor to provide additional feedback and still maintain confidentiality. She stated that she was ok with not having an exit interview and having an additional process for them to reach out to communicate concerns.

Councilmember Howell echoed Councilmember Musgrove's comments but questioned the amount of time that will be required of Staff to be able to present the information to the Council and what value is gained. She stated that directing members to contact the Council if they are unhappy instead of having a set process that will take Staff time.

Administrative Services Director Lasher replied that is the most practical and the best way to learn what is on their mind. She pointed out that when a third, fifth, or seventh term incumbent is reappointed they will be given a different set of interview questions that are more conversational. She asked if she understood that correctly the answers would be sent to Council for feedback. Mayor Kuzma confirmed this.

The consensus of the Council was to accept recommendations from the Chair for incumbents seeking reappointment with an odd year term to allow opportunities for new candidates. An informational interview will be conducted with the results sent to Council for feedback. If the

member has concerns and doesn't seek reappointment as a result, Staff is to direct them to contact their Councilmembers.

2.05: Discuss Council Member Compensation

Administrative Services Director Lasher reviewed the Staff report highlighting that the last time Council compensation was adjusted was in 2005. She also stated that the Ramsey City Council ranks 29 out of 31 in terms of being the lowest paid. She stated that an increase is recommended.

Councilmember Woestehoff asked if math was done in the COLAs between 2005 and now and what that would equate to if Councilmembers were compensated with the same level of COLA increases as Staff.

Administrative Services Director Lasher replied she did not.

Councilmember Woestehoff stated that it would be good to keep up with the times. He stated that the Mayor was paid a certain percentage of the current governor's salary, Council was also set on a percentage. He stated then it wouldn't be a set number. He also agreed with COLA increases as well.

Councilmember Howell stated she will not support an increase. She stated that the Council has to find ways to cut little amounts here and there.

Administrative Services Director Lasher commented that Columbia Heights, Fridley and Stillwater offer their Councilmembers benefits, primarily health insurance benefits, and they offer that at the same contribution rate the employees receive. She also found that Fridley offers a waiving benefit of almost $5,000 a year, there are three cities that are considering that instead of a monthly wage.

Councilmember Musgrove commented that she thought the consensus was not to increase the Council's salary. She asked if this is a new budget year and if that is why it is coming up. She stated that she is concerned that Staff time was spent on this because the consensus was not to increase it. She stated she will not be supporting this either. She stated that as a public representative and elected official they should not be making a lot of money from it and she was happy with the current salary even though it is low.

City Administrator Ulrich stated that the reason it came up is because there is an election coming up, that Council has an opportunity every two years to consider an increase.

Councilmember Specht agreed, adding that even though it hasn't been adjusted since 2005, they are only $1,000 below average. He stated he wanted to make sure the resident's money was used for the City.

Councilmember Heineman agreed that he isn't interested in an increase either.

The consensus of the Council was to not increase Councilmember wages.

Councilmember Howell replied in the discussion this morning, as the Council changes and gets new members, there should be an introduction and communication with the Board and Commission members to get acquainted. It would also be a time to collect information.

Mayor Kuzma replied that is a good point and he liked that process.

Councilmember Woestehoff asked on average how many incumbents there are every year.

Administrative Services Director Lasher replied three to six.

Councilmember Woestehoff replied that wouldn't take too much administrative or Council time.

Administrative Services Director Lasher replied correct. She asked for clarity, up to this point the process has been to contact the members to inquire if they want to serve again, they would say yes or no, and if so they would submit a letter of interest. Feedback would be submitted by the Chair. She asked if the Council was still in agreement with that or if they wanted Staff to set up a new version of an application.

Councilmember Woestehoff replied if Council is going to see the incumbent, having them submit a letter seems like extra work. He thought it would be good to get the Chair or Vice Chair's input but any concerns or comments could be brought up during the interview.

Mayor Kuzma commented that four or five years ago the EPB felt the commission didn't feel like they were being heard. A restructuring of what they do happened and having a meeting helped. He thought this would be a very good process.

Councilmember Musgrove agreed with the points that were made. She thought there would be an opportunity for incumbents to ask the Council questions as well. She asked if that could be done on a Work Session night versus on a night for new interviews.

Mayor Kumza noted there wouldn't be that many of them and do them on interview nights. He thought doing a joint meeting with the commissions to talk about their work plans. He thought it would be awkward having multiple incumbents from different commissions and boards all at the same time.

Councilmember Musgrove corrected she meant not altogether but one at a time to share and introduce themselves, have the same interview type opportunity, but have it during a Work Session. She stated the Council knows the incumbents and they know the Councilmembers but not on a deeper level which may be helpful when approaching them about agenda items and bigger picture policy items.

Councilmember Specht expressed concern with the amount of time during Work Sessions which are typically busy and suggested something more informal on a different day.

Administrative Services Director Lasher commented that there is usually an annual Boards and Commissions interview night on the third Tuesday in March. That has always been a Public Works Committee meeting night but it has worked well for staff.

Councilmember Howell liked that idea for consistency.

Councilmember Heineman commented he thought if the incumbents are going to interview they should stick to the same schedule as everyone else but with different questions.

Administrative Services Director Lasher stated she will draft the new version of what was just discussed and bring it forward at a future meeting for formal adoption to be effective for terms starting in 2023.

Councilmember Musgrove stated scope was discussed during the morning meeting. She stated because the Charter Commission is separate they thought it would be valuable to have that stated and reference to it. She thought the Charter Commission appointments were made by the Chief Justice of the 10th Judicial District, if they state the policy, she thought that would be enough because the policy spells that all out.

Administrative Services Director Lasher replied currently it says the Charter Commission has a separate policy, Charter Commission appointments are made by the Chief Justice of the 10th Judicial District. She thought it didn't seem to fit in the middle of the paragraph to say the Charter Commission has a separate policy. She offered to play with the language so it flows better.

Councilmember Howell commented that they were to put where it says the Charter Commission has a separate policy, just say for applying to the Charter Commission reference this link to redirect them rather than having an abrupt statement. She also commented that during the morning meeting they discussed ideas around term limits for Commission and Board members. She stated she wasn't a fan of term limits. She stated that Administrative Services Director Lasher had mentioned that getting people to serve was an issue and didn't want to discourage people from serving by having term limits. She proposed having a hybrid which wouldn't put term limits in place but would put term limits on the Chair position to try to bring other people up and not concentrate knowledge in one person. She stated Councilmember Musgrove had pointed out that on the Lower Rum River Watershed Management Organization where someone had tons of experience but when they left no one knew what to do. She stated the idea of allowing two four-year terms as a Chair and then take a break for four years during which time they can provide mentorship and come back after that if they want to. Allowing people to serve on without term limits but promote stepping into leadership as the Chair to spread the wealth of knowledge.

Deputy City Administrator/Community Dev. Director Hagen asked if a Chair could serve as a Vice Chair so if a Chair is absent there would be some to step in to run the meetings.

Councilmember Howell replied yes, the idea is to push someone into leadership and change things around. She stated it wouldn't apply to this round of reappointments. She stated it would only happen once every eight years so it wouldn't take a lot of extra work.

Councilmember Woestehoff replied he thought Councilmember Howell had a good point. He asked what sets the rules, or what is the process, around appointing a Chair.

Administrative Services Director Lasher replied she believed it is just discussion within the Board or Commission to get a nomination of who would be good at it.

Councilmember Woestehoff asked if it was reviewed annually.

Administrative Services Director Lasher replied it is always looked at in April.

Mayor Kuzma replied he liked the idea. He asked if there was consensus on adding that in, then noted there was Council consensus.

Administrative Services Director Lasher thanked Councilmember Howell for bringing that up.

2.02: Discuss Developing a Charter Commission Recruitment Policy

Administrative Services Director Lasher stated this case is to discuss the first Charter Commission Recruitment Policy. She stated a draft of a policy of how to approach Charter Commission openings which occur on a calendar year basis versus April to March is attached to the case. She reviewed the draft policy. She stated it was based on ideas from the city of Northfield. She stated the Charter Commission recruitment is different from other boards and commission in that those are handled by Human Resources and the Charter Commission will be handled by the City Clerk. She asked for feedback from the Council.

Mayor Kuzma commented he thought the section on authority should be kept in.

Administrative Services Director Lasher replied okay.

Councilmember Riley asked if this met her approval in her role as the City Clerk.

Administrative Services Director Lasher replied it is getting there. She stated it was a real rush to do. She thanked Councilmember Musgrove and Councilmember Howell for giving her language for it because prior to this morning, she didn't have language. She thought the discussion was going to start the process but now they have a head start on it and it was good information. She wanted it to be refined because it isn't in good form right now but it is a good start.

Councilmember Musgrove referenced the section labeled "Terms" and the statement that incumbents will be allowed to serve until a successor is appointed. She asked if that is the same for the Charter Commission and the Boards and Commissions.

Administrative Services Director Lasher replied she would need to double check.

City Attorney Knaak replied it is statutory that they remain until a successor is appointed.

CC Regular Session **6. 1.**

Meeting Date: 02/14/2023

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for Vacation of Drainage and Utility Easement in Lynwood (Project No. 22-141); Case of U.S. Home LLC dba Lennar

Purpose/Background:

The City has received an application from Lennar (the "Applicant") requesting to vacate a drainage and utility easement (the "Easement") over Outlot C Lynwood (the "Subject Property"). When Lynwood was approved, all of Outlot C was encumbered with the Easement. However, a portion of the Subject Property was always intended for a six (6) unit townhome building. With Lynwood Second Addition getting its approval in January, the Easement needs to be vacated to accommodate the new building. The Final Plat of Lynwood Second Addition includes the requisite drainage and utility easements, including Outlot B (location of one of the stormwater basins for the project).

Notification:

The City attempted to send a mailing, via standard U.S. mail, to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of the public hearing. The notice was also published in the Anoka County Union Herald for the February 14, 2023 City Council regular meeting. All private utility companies were also notified via email.

Time Frame/Observations/Alternatives:

As noted above, the Subject Property was always intended to include a six (6) unit townhome building. However, based on the phasing of the project, construction of this building was not going to occur with the initial addition of Lynwood. Thus, the entirety of the Subject Property was encumbered with the Easement, not just that portion over the stormwater basin. Staff has reviewed the request and has found that the Final Plat of Lynwood Second Addition includes all necessary drainage and utility easements.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends vacating the Easement.

Outcome/Action:

Motion to adopt Resolution #23-030 vacating the drainage and utility easement over Outlot C, Lynwood .

Attachments

Site Location Map

Exhibit Showing Existing Easement (to be Vacated) and New Easement (from Approved Final Plat of Lynwood 2nd Addition)

Easement Vacation Exhibit from Surveyor

Resolution #23-030 Easement Vacation

Form Review

Inbox	Reviewed By	Date
Chris Anderson (Originator)	Chris Anderson	02/06/2023 08:08 AM
Bruce Westby	Bruce Westby	02/07/2023 04:12 PM
Brian Hagen	Brian Hagen	02/08/2023 08:19 AM

Form Started By: Chris Anderson Started On: 01/17/2023 09:09 AM

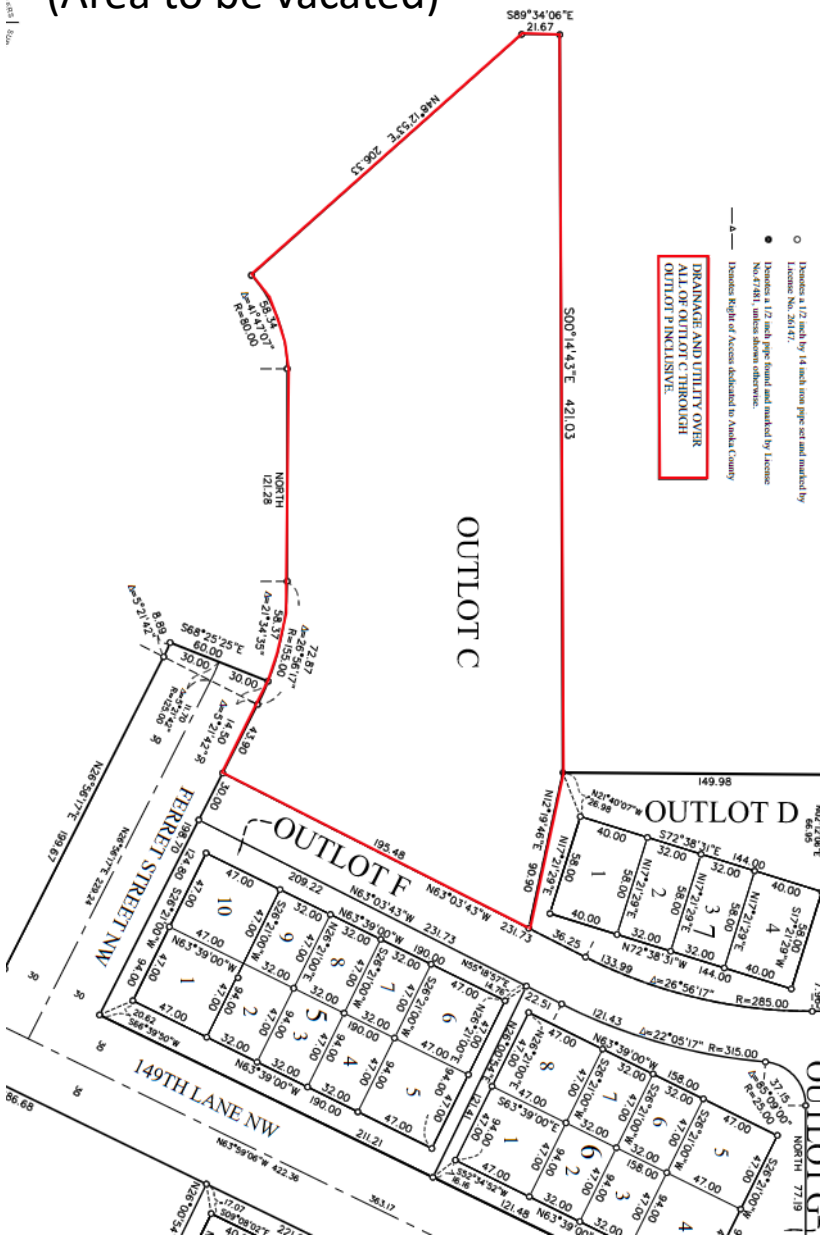
Final Approval Date: 02/08/2023

Site Location Map: Outlot C, Lynwood Addition; Easement Vacation

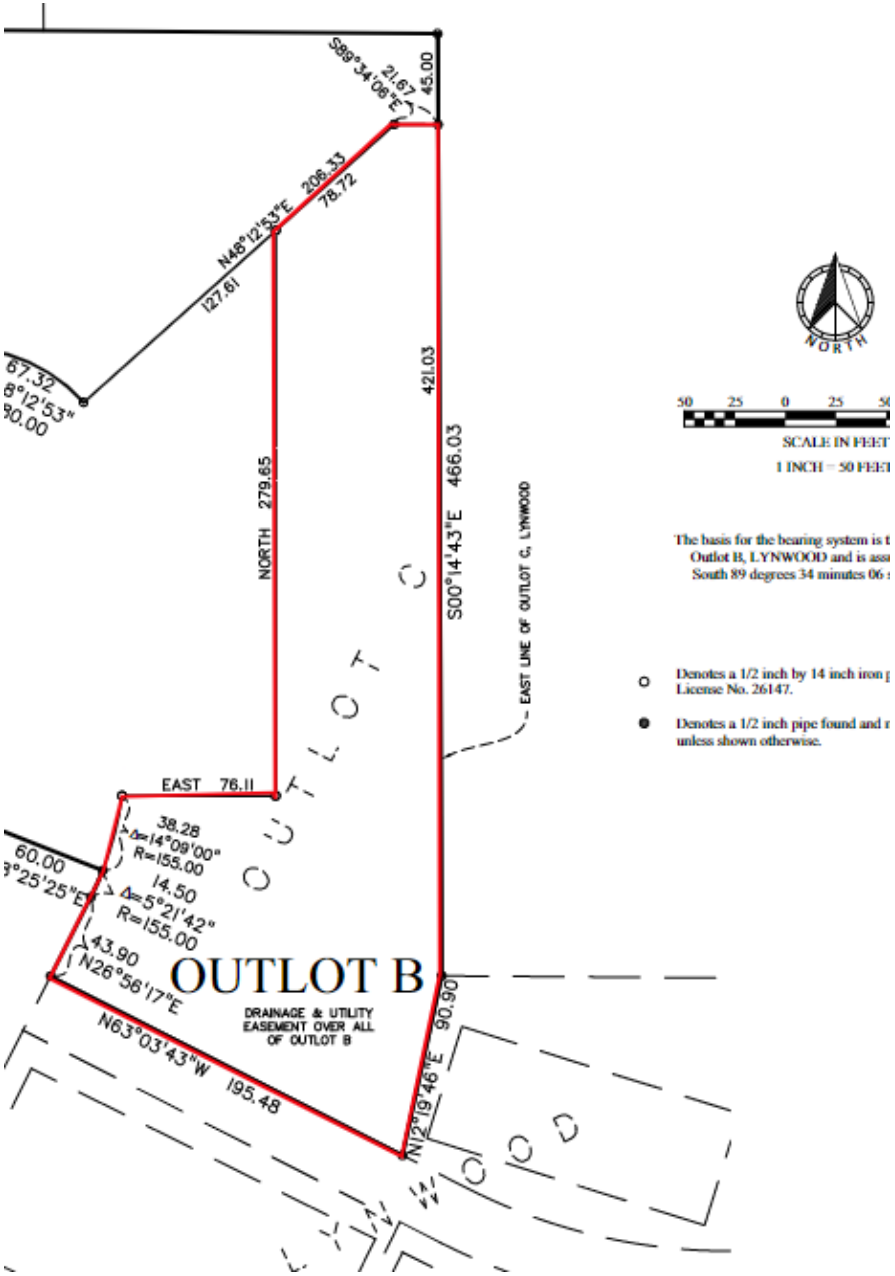
Print Date: January 17, 2023

0 0.0075 0.015 0.03 0.045 0.06 mi

Lynwood Addition D/U Easement Outlot C (Area to be vacated)



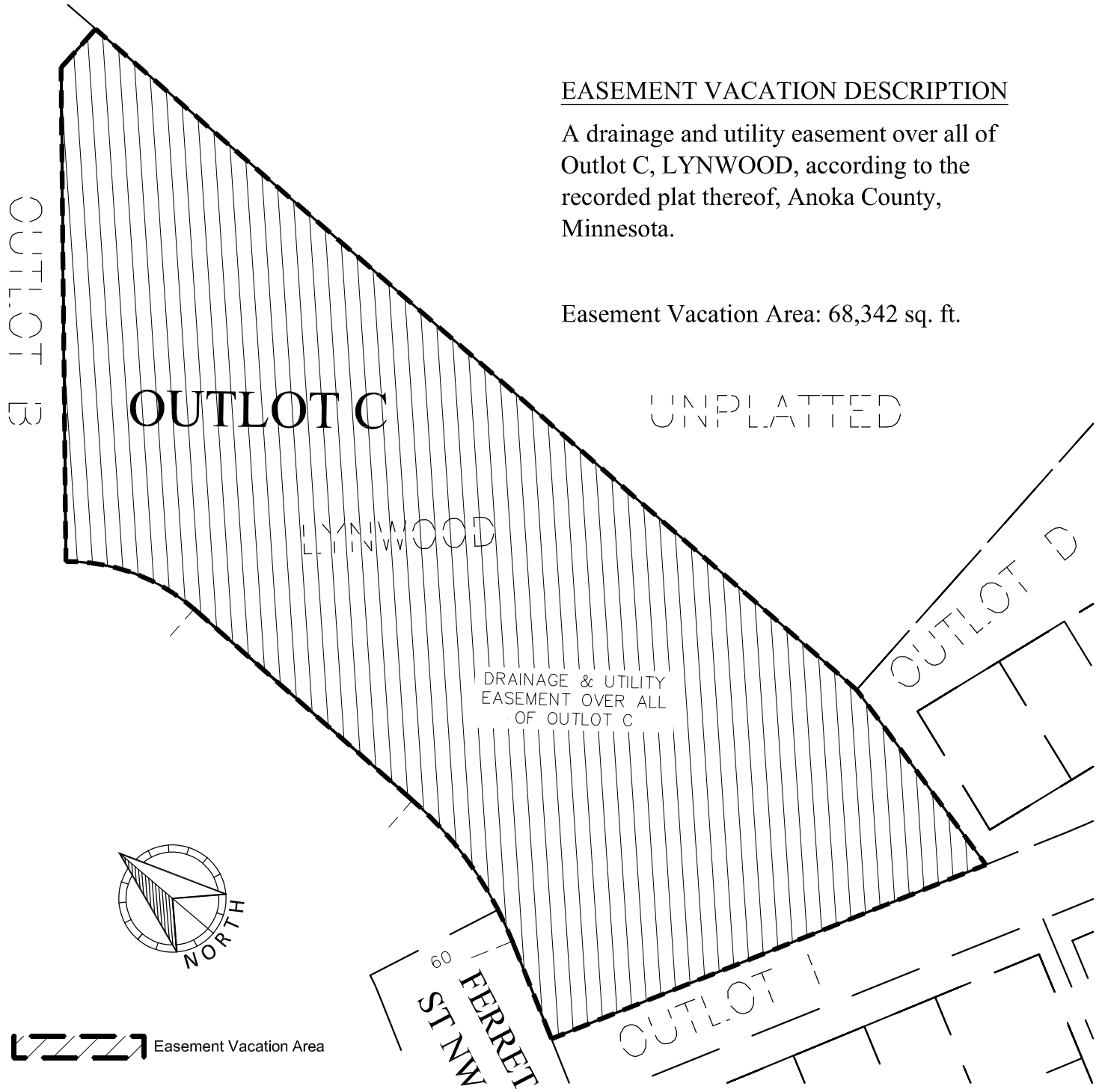
Lynwood Second Addition D/U Easement



EASEMENT VACATION DESCRIPTION

A drainage and utility easement over all of Outlot C, LYNWOOD, according to the recorded plat thereof, Anoka County, Minnesota.

Easement Vacation Area: 68,342 sq. ft.



I hereby certify that this survey, plan 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.

Dated this 13th day of January, 2023.

SATHRE-BERGQUIST, INC.

Daniel L. Schmidt

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

Easement Vacation Exhibit
Prepared For
LENNAR HOMES

Date: 1/13/23	Revision Date:
Prepared By: ABE	Check By: DLS
Layout Sheet:	1
Project Number: 5401-686	1

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

RESOLUTION #23-030

RESOLUTION APPROVING AN EASEMENT VACATION ON OUTLOT C, LYNWOOD

WHEREAS, U.S. Home LLC, dba Lennar, hereafter referred to as "Developer", properly applied for an Easement Vacation to vacate all of the drainage and utility easement encumbering the following legally described property located in the City of Ramsey:

Outlot C, Lynwood, Anoka County, Minnesota

(the 'Subject Property'); and

WHEREAS, the City Council approved the Final Plat of Lynwood Second Addition on January 10, 2023; and

WHEREAS, the Lynwood Second Addition Final Plat includes the necessary drainage and utility easements needed.

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 vacation of drainage and utility easement from Outlot C, Lynwood as shown in Exhibit A.

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:

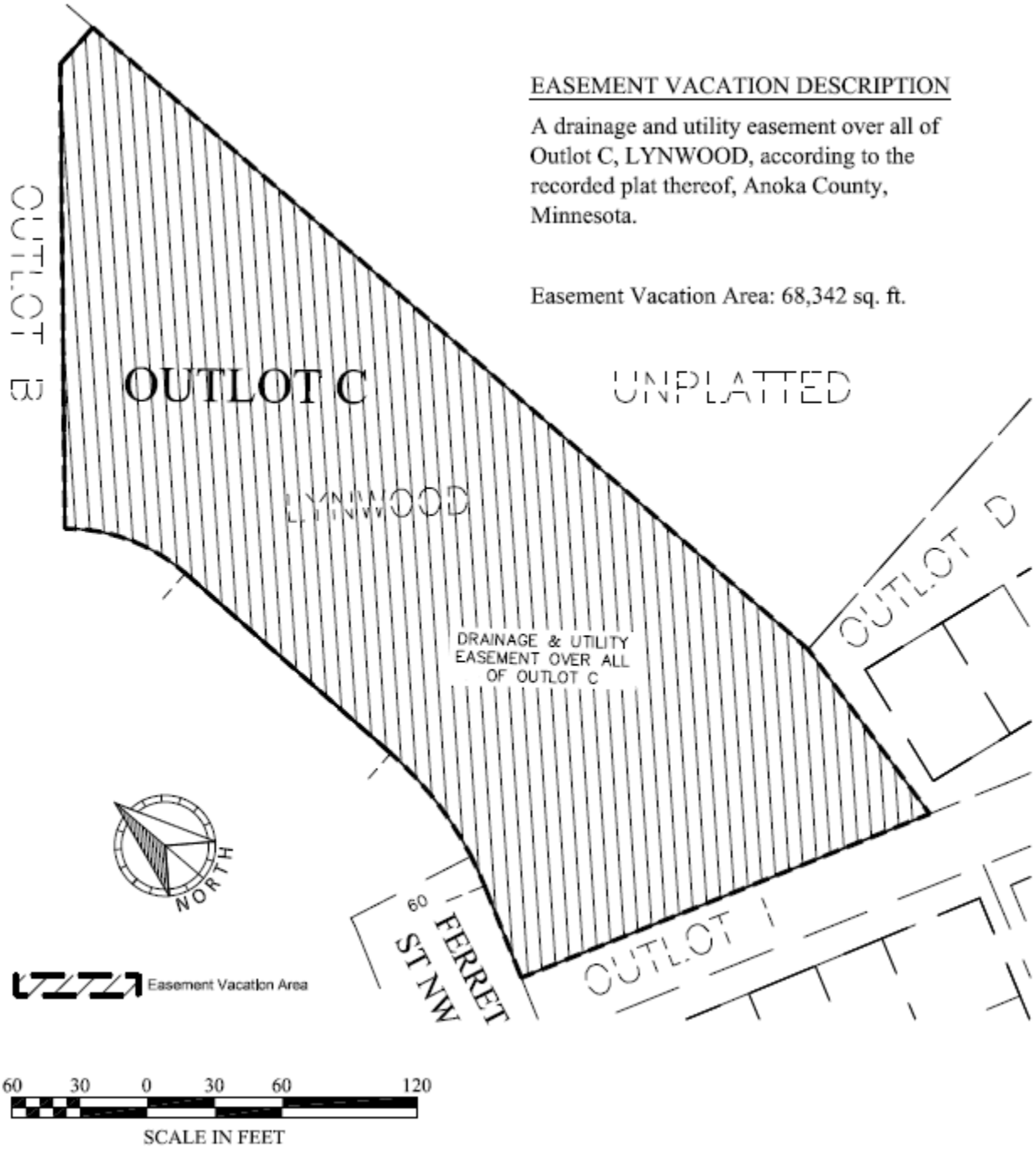
whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th day of February, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A


EASEMENT VACATION DESCRIPTION
A drainage and utility easement over all of Outlot C, LYNWOOD, according to the recorded plat thereof, Anoka County, Minnesota.
Easement Vacation Area: 68,342 sq. ft.
OUTLOT B
OUTLOT C
LYNWOOD
UNPLATTED
OUTLOT D
DRAINAGE & UTILITY EASEMENT OVER ALL OF OUTLOT C
NORTH
60
FERRET ST NW
OUTLOT I
Easement Vacation Area
60 30 0 30 60 120
SCALE IN FEET

CC Regular Session **6. 2.**

Meeting Date: 02/14/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Easement Vacations in HY-10 RAMSEY

Purpose/Background:

The existing plat of "HY-10 Ramsey" has several platted drainage and utility easements that are proposed to be vacated. Some of these easements will be re-established with the proposed plat of "ARAA Subdivision." Some of the easements contain private utilities and are located in areas where easements will be re-established with the proposed plat. The applicant is also working with Connexus Energy about revising private utility easements on the site.

Notification:

Notification was provided in the January 13, 2023, Anoka County UnionHearld newspaper. Mailed notices were sent to properties within 700 feet of the site. A "proposed development" sign was placed at the site fronting Ferret Street. All of the utility companies were provided a copy of the notice.

Time Frame/Observations/Alternatives:

Staff recommends approving the easement vacation conditioned upon recording the proposed plat of "ARAA Subidvision" to ensure protection of existing utilities.

Alternatives:

1. Approve the easement vacation as recommended by staff.
2. Approve the easement vacation with any modifications the Council desires.
3. Deny the easement vacation based on certain findings leaving the existing easements in place.

Funding Source:

All costs associated with this application are the responsibility of the applicant.

Recommendation:

Staff recommends approving Resolution #23-027 Approving Vacating Easements in Hy-10 Ramsey.

Outcome/Action:

Motion to waive the Charter provision of reading the resolution aloud and adopt Resolution #23-027 approving vacating easements in HY-10 Ramsey.

Attachments

Location Map

Easement Exhibit

ACTION - Resolution #23-027

Form Review

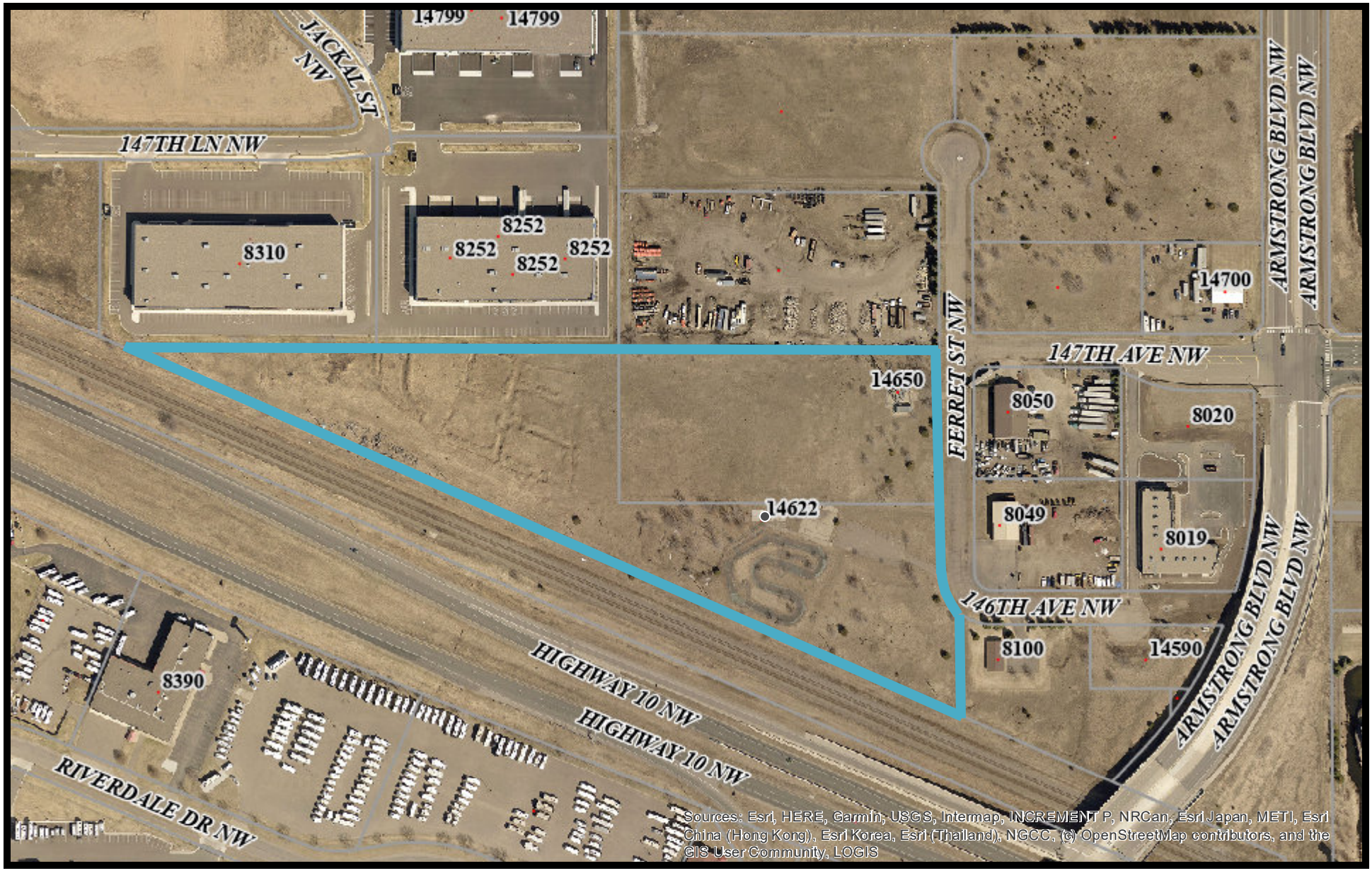
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/03/2023 10:01 AM
Form Started By: Todd Larson		Started On: 01/30/2023 10:34 AM
Final Approval Date: 02/03/2023		

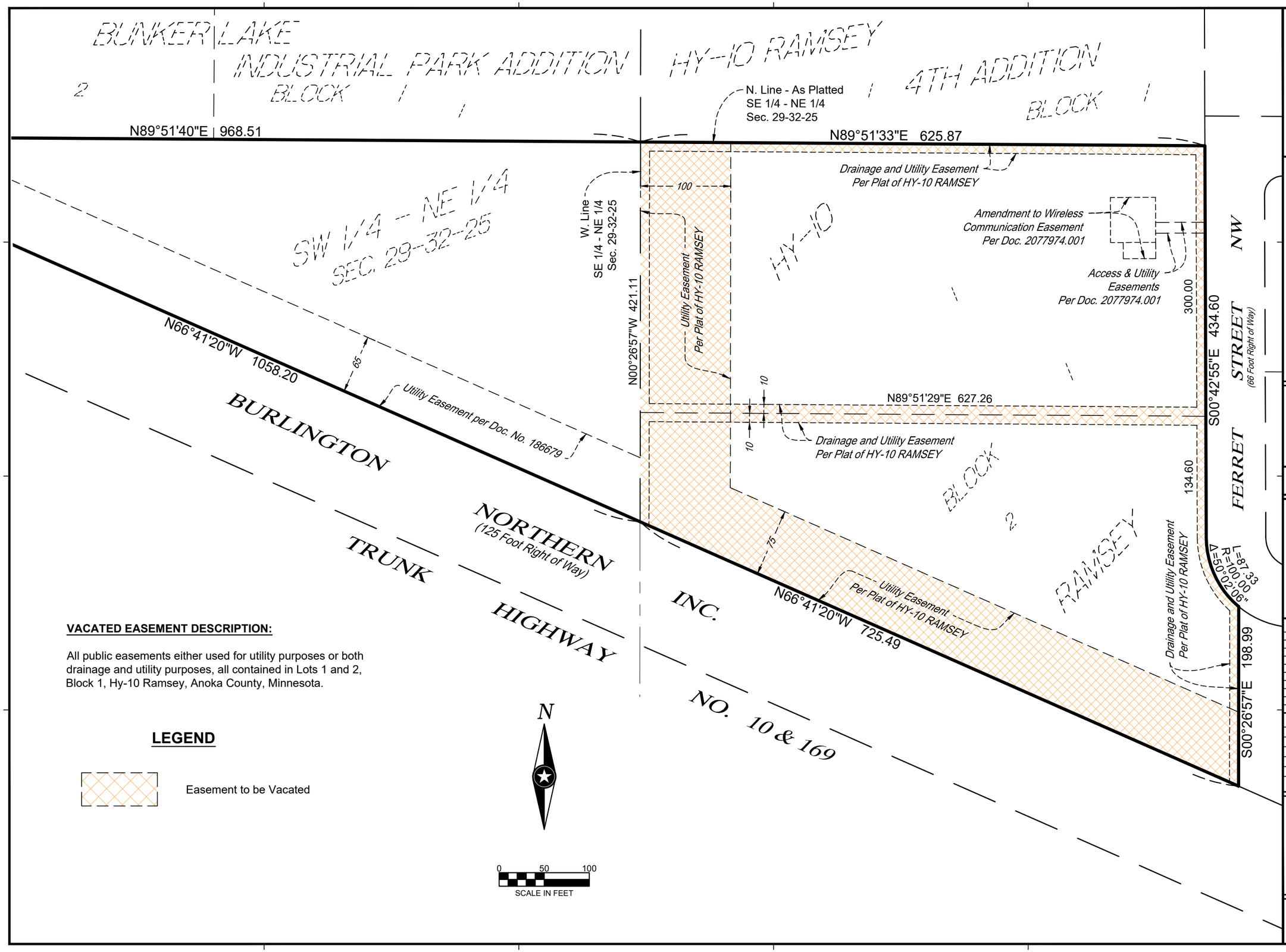
29-32-25-14-0005

29-32-25-14-0015

ARAA Athletic Dome

14622 Ferret St NW & 14650 Ferret St NW





VACATED EASEMENT DESCRIPTION:

All public easements either used for utility purposes or both drainage and utility purposes, all contained in Lots 1 and 2, Block 1, Hy-10 Ramsey, Anoka County, Minnesota.

LEGEND

Easement to be Vacated

N

0 50 100

SCALE IN FEET

ISG

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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,

DATE_____ LIC. NO._____

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION NEW DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-26051
CAD FILE NAME	26051 EASEMENT EXHIBIT A
DRAWN BY	RK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EASEMENT VACATION EXHIBT A

SHEET

1 OF 1

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

RESOLUTION #23-027

RESOLUTION APPROVING A VACATION OF DRAINAGE AND UTILITY EASEMENTS IN HY-10 RAMSEY

RECITALS

1. The City of Ramsey received an application from Anoka-Ramsey Athletic Association (the "Property Owner"), requesting a vacation of drainage and utility easements (the "Easements") on the properties generally known as 14622 and 14650 Ferret Street Northwest and legally described as follows:

   Lot1, Block 1, HY-10 Ramsey, Anoka County, Minnesota, subject to easements of record; and

   Lot 2, Block 1, HY-10 Ramsey, Anoka County, Minnesota, together with that part of the Southwest quarter of the Northeast quarter of Section 29, Township 32, Range 25, lying Northeasterly of the Northeasterly right-of-way line of the Burlington-Northern Railroad, subject to easements of record

   (the "Subject Property")

2. That the Property Owner appeared before the City Council for a public hearing pursuant to Section 117-56 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter on February 14, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the City Council reviewed and approved the plat of ARAA SUBDIVISION on February 14, 2023.

4. That the replatting of these parcels into a new parcel with adjusted lot lines necessitate reestablishing drainage and utility easements.

FINDINGS OF FACT

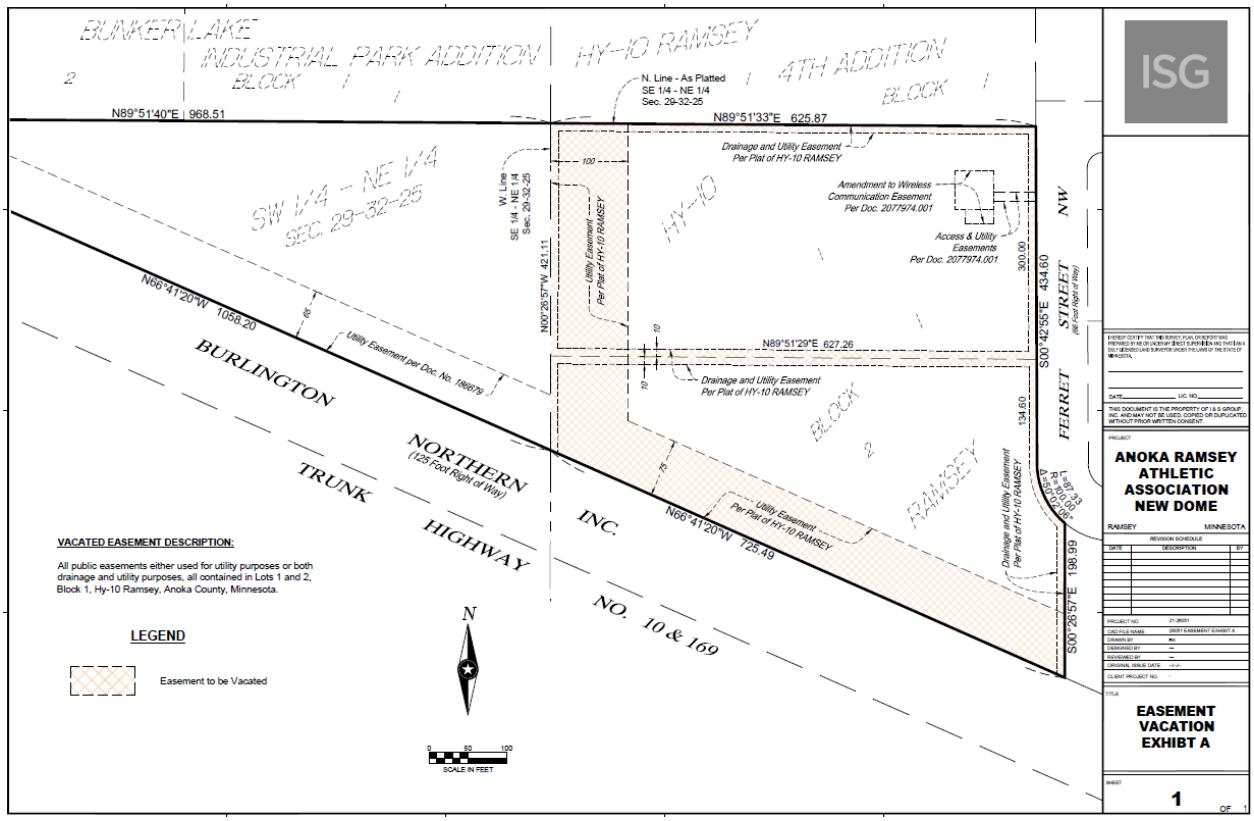
1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the Property Owner's intended purpose.

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

That the Ramsey City Council hereby grants approval of a vacation of all the **Easements** on the **Subject Property**, as shown on Exhibit A, contingent upon subsequently recording the plat of ARAA SUBDIVISION reestablishing new drainage and utility easements.

Exhibit A



Description of Easements to be Vacated:

All public Utility easements and Drainage and Utility easements on Lots 1 and 2, Hy-10 Ramsey, Anoka County, Minnesota, as dedicated on said plat of Hy-10 Ramsey.

CC Regular Session **7. 1.**

Meeting Date: 02/14/2023

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #23-044 Approving Purchase Agreement for a Portion of Lot 1, Lot 2 and Lot 3, Block 1, COR TWO; Case of ALDI
(Portions may be closed to the public)

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 of Lots 1, 2 and 3, Block 1, COR TWO, Anoka County Minnesota Property Tax ID Numbers 28-32-25-23-0011, 28-32-25-23-0012 and 28-32-25-23-0013

The City of Ramsey and ALDI have been in negotiations for over a year to bring a 20,664 square foot grocery store to the COR. The City executed a LOI outlining general terms to begin negotiations for a formal Purchase Agreement n September 9, 2022. The LOI included provision that required the use of an Aldi corporate purchase agreement rather than the typical purchase agreement the city uses. City Staff, the City Attorney and representatives form Aldi have negotiated to modify the purchase agreement to include concessions from typical deals from both Aldi and the City. The asking price for the land is $8.00 / SF ($986,200) and a purchase price has been negotiated for $5.88 / SF ($725,000). Staff believes that the addition of Aldi to the COR will bring another option for Ramsey residents that will compliment the existing Coborn's in North Star Marketplace. In addition, it will bring a tax-exempt parcel onto the tax rolls and allow the city to continue to recoup costs associated with land acquired in the COR in 2009.The time periods, and extensions outlined in the term sheet and PA are generally consistent with recent PA templates aside from the requirement for a Certificate of Occupancy being 24 months rather than the usual 12. The Right of Re-Entry Agreement has significant deviation from the typical agreement which calls for the purchase price to be refunded to the developer if the City chooses to exercise the right of re-entry. The change of the C/O date is due to the longer timeframes the construction industry is seeing for obtaining building materials. Staff is asking the City Council to consider approving the Purchase Agreement, which includes Use Restrictions and form of Right of Re-Entry Agreement.

The Planning Commission and City Council will still need to review the formal site plan and plat submittal to ensure the layout, building facade and building materials are consistent with COR zoning and city code. Aldi has provided some preliminary Building elevations.(Attached) Staff has communicated that the back of the building facing Sunwood Drive NW will need to have some additional articulation and potentially some windows added or enlarged to enhance street presence based on the COR framework.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

The Ramsey EDA met on February 9, 2023 to review the Purchase Agreement, Use Agreement and Right of Re-entry Agreement. The proposed site will be +/- 2.83 acres upon completion of the Final Plat. The proposed 20,664 SF building is depicted on the attached concept plan and in the Purchase Agreement. The purchase price of $725,000 ($5.88 / SF). This price per/SF is within the approved "deal range". The City has worked with brokers to help bring this deal forward and broker commission compensation is highlighted below. The developer has communicated a desire to obtain site plan approval in April / May 2023 and to construct the project in 2023. As previously mentioned in this case above, there are a number of new items, that are different to our standard purchase agreement which are underlined below.

Key Items from the Purchase Agreement include:

Real Estate Tax ID Numbers: 28-32-25-23-0012, 28-32-25-23-0013 and a Portion of 28-32-25-23-0011. Lots 2, 3 and Part of Lot 1, COR TWO (Parcel 42a, 42b, 42c)

Acreage Approximately 2.83 acres or 123,275 SF

Asking Price $986,200 ($8.00 / SF)

Offer Price $725,000 ($5.88 / SF) (SF Subject to change based on approved Plat)

Earnest Money $10,000 Non-refundable upon Closing of the property unless RORE exercised.

Contingency Period 180 days from Effective Date (Date City Council approves) (city requires plat/ site plan approval before sale). Note: there is not a Notice to Proceed clause that renders the Earnest Money to be non-refundable.

Closing Within 30 days of after Contingency Date.

Commission Staff has worked with the Broker for ALDI (David Daly from CBRE) and Brian Pankratz from CBRE to put this project together. David Daly will receive 4% ($29,000) Commission and Brian Pankratz will receive 3% ($21,750) Commission Per the terms of the listing/broker agreements.

Extensions Developer will deposit $10,000 in escrow for each 30 day extension (2 extensions allowed) of the Contingency Period. The $10,000 extensions are applied to the purchase price.

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 and work with City to complete.

Performance City to require construction of a minimum 20,664 SF commercial/retail building (Aldi Grocery Store) compliant with COR Zoning requirements and obtain a Certificate of Occupancy 24 months after Closing. If this is not done, the City may exercise the Right of Re-Entry. If the project does not move forward the Purchase price will be refunded to Aldi.

Assignment Requires city approval if not same owners / company.

Contingencies Section 3.02 of the Purchase Agreement defines the contingencies.

Use Restrictions Exhibit C of PA lists the restricted uses on the lots Aldi is purchasing and the lot retained by the City of Ramsey. An ECR Agreement will be drafted as part of the platting process defining required easements, use restrictions.

Property Tax and Job Creation
The City is not providing a business subsidy, so there will not be a minimum assessment agreement or a

requirement for job creation on the site. Staff does estimate that the project will be valued over 2 Million dollars which would generate over $60,000 on property taxes annually. Currently, due to the tax-exempt status, the property currently does not generate any property taxes. A representative form Aldi shared that the store will likely employ 10-20 people which would provide job opportunities for Ramsey residents. Facilitating new tax base and job creation are key elements to the function of the EDA and are consistent with the Strategic Plan adopted by the City Council.

Alternatives:

1. Adopt Resolution #23-044 Approving Purchase Agreement for a Portion of Lot 1, Lot 2 and Lot 3, Block 1, COR TWO; Case of ALDI (as presented) Subject to City Attorney Review (Staff/EDA recommendation)
2. Adopt Resolution #23-044 Approving Purchase Agreement for a Portion of Lot 1, Lot 2 and Lot 3, Block 1, COR TWO; Case of ALDI (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 February 9, 2023 and unanimously passed a motion approving a recommendation to the City Council to approve the attached Purchase Agreement, Use Restriction and Right of Re-Entry Agreement as presented, subject to City Attorney review.

As noted above. Planning Commission has yet to review this site concept, so this will be handled during the site plan application process and is subject to change.

Action:

Motion to Adopt Resolution #23-044 Approving Purchase Agreement for a Portion of Lot 1, Lot 2 and Lot 3, Block 1, COR TWO; Case of ALDI (as presented) Subject to City Attorney Review

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Attachments

Site Location Map

ACTION - Resolution #23-044

ACTION - Purchase Agreement RORE Agreement and Use Restrictions

Reference - Proposed Term Sheet

Reference - LOI September 2022

Concept Building Elevations

Clean Concept Plan

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	02/09/2023 11:34 AM
Brian Hagen	Brian Hagen	02/09/2023 12:56 PM
Form Started By: Sean Sullivan		Started On: 02/09/2023 07:07 AM
Final Approval Date: 02/09/2023		

Site Location Map - Aldi

Parcel Information:
28-32-25-23-0011, 12, 13

RAMSEY
MN 55303
Plat: COR TWO

Approx. Acres: 2.83
Commissioner: MATT LOOK

Owner Information:
RAMSEY CITY OF
7550 SUNWOOD DRIVE
RAMSEY
MN
55303

Sean Sullivan	1:2,400	Date: 2/9/2023

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 #23-044

RESOLUTION APPROVING PURCHASE AGREEMENT AND SALE FOR A PORTION OF LOT 1, LOT 2, AND LOT 3, BLOCK 1, COR TWO: CASE OF ALDI

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 Portion of Lot 1, all of Lot 2 and all of Lot 3, Block 1, COR TWO (the "Property") to **Aldi Inc. a Minnesota Corporation** and/or its assigns (the "Buyer"); legally described in Exhibit A, attached hereto; and

WHEREAS, the City and the Buyer have negotiated a purchase price of $725,000 on +/- 2.83 acres (123,275 square feet) as outlined in Exhibit A (the "Purchase Price"). The per square foot cost is $5.88 and could adjust the purchase price based on the final acreage of the final plat**;** and

WHEREAS, the City hereby 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 Purchase Agreement also include the form of a Use Restriction Agreement and a Right of Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, the Buyer is a company that is active and in good standing as documented in the Office of the Secretary of State as of February 9, 2023.

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

1) That the City hereby authorizes the sale of the Property to **Aldi Inc. a Minnesota Corporation** and/or its assigns, for $725,000 on +/- 2.83 acres (123,275 square feet) as outlined in Exhibit A (the "Purchase Price") subject to contingencies included in the Purchase Agreement. The per square foot cost is $5.88 and could adjust the purchase price based on the final acreage of the final plat; subject to City Attorney review

2) That the City Council 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; subject to City Attorney review

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of February, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Legal Description of the Property

Portion of Lot 1, all of Lot 2 and all of Lot 3, Block 1, COR TWO, to be platted as: T.B.D.

Anoka County PID Numbers: 28-32-25-23-0011, 28-32-25-23-0012 and 28-32-25-23-0013

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "**Agreement**") is made and entered into, effective on the date that both parties have executed and delivered this Agreement (the "**Effective Date**"), by and between **City of Ramsey**, a Minnesota municipal corporation ("**Seller**"), and **Aldi Inc. (Minnesota)**, a Minnesota corporation ("**Buyer**").

Background Information

A. Seller is the owner of a certain tract of real property located at the southwest corner of Armstrong Blvd. SW and 147th Ave. N, Ramsey, Minnesota, containing approximately 2.83 acres and being generally depicted on **Exhibit A**, attached hereto (said real property, together with all appurtenances and hereditaments thereto, shall be referred to as the "**Property**"). **Exhibit A** is a map/site plan, setting forth a general depiction of the size, location and configuration of the Property (the "**Site Plan**").

B. The Property is currently a part of a larger parcel which is owned by (the "**Overall Parcel**"). In the event that the transaction contemplated herein closes, the Overall Parcel shall be subdivided into 2 (or more) parcels – the Property and the remainder of the Overall Parcel, to be referred to herein as "**Seller's Residual**". The Overall Parcel and the development currently contemplated thereon are also depicted on the Site Plan. The land that comprises the Overall Parcel is more particularly described on **Exhibit B**, attached hereto.

C. Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, all of Seller's right, title and interest in the Property, at the price and on the terms and conditions hereinafter set forth.

Statement of Agreement

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the foregoing Background Information and as follows:

ARTICLE I
PURCHASE AND SALE OF PROPERTY

1.01 Agreement. On the terms and conditions set forth below, and in consideration of Buyer's delivery of $10,000.00 (which, together with interest accrued thereon, is referred to as the "**Earnest Money**"), within 5 business days after the Effective Date, to Northwest Title, 1160 Dublin Rd, Ste #500, Columbus, OH 43215, Attn: Shannon Carifa, (614) 682-8921 ("**Escrow Agent**"), Seller hereby agrees to sell the Property to Buyer and Buyer hereby agrees to purchase the Property from Seller.

ARTICLE II
PURCHASE PRICE

B: _____

S: _____

2.01 Amount of Purchase Price. The purchase price for the Property shall be $725,000.00 (the "**Purchase Price**"), payable to Seller at Closing (as hereinafter defined), in immediately available funds, adjusted by all prorations, credits, allowances and other adjustments specifically provided for herein.

ARTICLE III
CONTINGENCIES

3.01 Contingent Agreement. This Agreement shall be completely contingent upon Buyer's satisfaction of or Buyer's waiver (at Buyer's sole discretion) of the contingencies set forth in Section 3.02 below (the "**Contingencies**"), within 180 days of the Effective Date (the "**Contingency Period**"). In the event that Buyer has not satisfied the Contingencies within said 180-day period, then Buyer shall have the right to extend the Contingency Period for up to 2 additional 30-day periods upon delivery to Seller of notice of such extension at any time on or prior to the expiration of the original 180-day Contingency Period (as it may have previously been extended). If Buyer so elects to extend the Contingency Period, Buyer shall, upon each such election deposit an additional $10,000.00 (which amount plus the interest accrued thereon is referred to collectively and individually, as context requires, as the "**Additional Deposit**") with the Escrow Agent. The Additional Deposit shall be treated in the same manner as the Earnest Money. The date upon which all Contingencies are either satisfied or waived, pursuant to Section 3.03 or otherwise, shall be referred to as the "**Contingency Date**".

3.02 Contingencies. The Contingencies are as follows:

(a) Approval of the appropriate governmental agencies of a site plan and a City development agreement for the proposed retail grocery store to be developed on the Property including, but not limited to, approval of curb cuts and any off-site traffic management improvements deemed necessary for the operation of Buyer's business on the Property;

(b) Obtain all permits (for construction and signage), licenses and other necessary governmental and third-party approvals (including, but not limited to, "wetland" construction approval, if necessary) for the proposed development;

(c) Determination that the Property is properly zoned for Buyer's intended use, construction and development and that there are no other conditions or restrictions on Buyer's intended use and development thereof;

(d) Determination that the Property is not located within a flood plain and that the Property has drainage conditions acceptable to Buyer for the proposed development of the Property;

(e) Determination that all utilities necessary for the proposed development are available at, or within the right-of-way adjacent to, the boundary lines of the Property, in locations acceptable to Buyer, with sufficient capacity, pressure and depth to service the proposed development;

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(f) Obtain any and all easements benefiting the Property and/or cancel any and all easements encumbering (including, without limitation, the ECR [defined in Section 3.05 below]) the Property, as may be necessary for Buyer's proposed development and use of the Property;

(g) Receive a report, prepared by a certified environmental engineer engaged by Buyer, indicating that the Property is free of underground storage tanks and all hazardous wastes, substances and materials which may require remediation or which may result in penalties under applicable laws, rules or regulations;

(h) Determination that the Property has soil conditions which without substantial corrective measures permit construction of the proposed development;

(i) The Property is otherwise acceptable and economically feasible for Buyer's proposed development;

(j) Review and approve the plans and specifications for Seller's Site Obligations (defined in Section 8.02 below); and

(k) Approval by the applicable governmental authorities of documents necessary to create the Property as a separate legal lot (the "**Lot Split Documents**").

3.03 Notice of Satisfaction or Waiver. The Contingencies above shall be deemed to have been satisfied or waived, unless on or before the expiration of the Contingency Period (including any extensions as provided for in Section 3.01), Buyer delivers to Seller notice of Buyer's failure to satisfy the Contingencies and, consequently, termination of this Agreement (the "**Termination Notice**").

3.04 Earnest Money and Additional Deposit. The Earnest Money and the Additional Deposit, if applicable shall be held by Escrow Agent in accordance with the provisions of this Section 3.04:

(a) If Buyer timely delivers a Termination Notice, this Agreement shall terminate, in which case both parties shall be fully released from all further liability and obligations hereunder, and the Earnest Money (and the Additional Deposit, if applicable) shall be returned to Buyer;

(b) If the transaction contemplated hereby is closed, the Earnest Money (and the Additional Deposit, if applicable) shall be paid to Seller and credited to Buyer against the Purchase Price at Closing;

(c) If the transaction contemplated hereby fails to close due to a Defect in title (Article V hereof) or due to a taking pursuant to eminent domain (Article X hereof), the Earnest Money (and the Additional Deposit, if applicable) shall be returned to Buyer and neither party shall have any further liability hereunder, except as may be set forth in Section 5.04 hereof;

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(d) If the transaction contemplated hereby fails to close due to a default by Buyer, the Earnest Money (and the Additional Deposit, if applicable) shall be paid to Seller as liquidated damages hereunder (and not as a penalty) as Seller's sole and exclusive remedy, it being understood that Seller's actual damages in the event of such default are difficult to ascertain and that the Earnest Money (and the Additional Deposit, if applicable) represent the parties' best current estimate of the amount of such damages, and both parties shall be fully released from all further liability and obligations hereunder;

(e) If the transaction contemplated hereby fails to close due to the default of Seller, the Earnest Money (and the Additional Deposit, if applicable) shall be returned to Buyer, and Buyer may terminate this Agreement, without prejudice, however, to all rights and remedies which Buyer may have against Seller, at law or in equity;

The provisions of this Section 3.04 shall survive the termination of this Agreement.

3.05 ECR. With respect to the easements to be obtained by Buyer pursuant to Section 3.02(f) above, Buyer and Seller (and any lender who holds a mortgage or other security interest on Seller's Residual) shall agree in writing on the terms and conditions of an easement and restriction agreement (the "**ECR**") between the Property and Seller's Residual, the form of which shall be prepared by Buyer, providing for, *inter alia*,

(a) A perpetual, non-exclusive easement from Seller, for the benefit of the Property, over and across the driveways and walkways on Seller's Residual (including but not limited to the "**Critical Access Drives"** depicted on the Site Plan, which Seller shall not alter, relocate, or close without the prior written consent of Buyer),for the purpose of vehicular (including Buyer's delivery tractor trailers) and pedestrian ingress, egress and access between and among the Property, Seller's Residual and the public roads;

(b) A perpetual, non-exclusive easement from Buyer, for the benefit of Seller's Residual, over and across the driveways and walkways that are situated on the Property, for the purpose of vehicular and pedestrian ingress, egress and access between and among the Property, Seller's Residual and the public roads;

(c) If and to the extent necessary, perpetual, non-exclusive easements over and across Seller's Residual for the benefit of the Property for the purposes of installing, using, maintaining, repairing and replacing service lines, connections and related improvements to provide utility services to the Property;

(d) Intentionally deleted;

(e) A perpetual, non-exclusive easement over and across Seller's Residual for the benefit of the Property for the purpose of maintaining the visibility of Buyer's building and signage on the Property, whereby the portion of Seller's Residual, generally depicted on the Site Plan, as the "**No-Build Area**" shall be restricted

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against future construction of or use for any above ground improvements other than curbs, light poles, paving, signage, landscaping and street signage.

(f) Buyer shall have no obligation to contribute to maintenance costs within the Overall Parcel except the annual maintenance and operation of the Critical Access Drives shall be performed by Buyer following construction of the same. From and after commencement of any development of any portion of Seller's Residual, the cost of annual maintenance and operation of the Critical Access Drives shall be shared by all owners of developed parcels and/or owners of parcels in development within the Overall Parcel, pro-rata, based on the relative acreage of each such parcel;

(g) Subject to the provisions of Subsection (f) above, Seller shall be responsible for maintaining Seller's Residual at its sole cost and expense;

(h) Subject to the provisions of Subsection (f) above, Buyer shall be responsible for maintaining the Property at its sole cost and expense;

(i) Restrictions on the future uses to be conducted on the Overall Parcel, as set forth on **Exhibit C**, attached hereto;

(j) While any portion of the Overall Parcel remains undeveloped, the owner thereof shall keep such portion seeded and mowed, and in a sightly condition;

(k) Reciprocal parking easements between the Property and that portion of the Seller's Residual referred to herein and depicted on the Site Plan as "**Outlot A**"; provided, however: (i) such parking rights in favor of Seller and/or Outlot A on the Property shall not apply to, and Seller and/or Outlot A shall have no parking easement or other rights with respect to, that portion of the Property referred to herein and depicted on the Site Plan as "**Buyer's Exclusive Parking Area**", it being the agreement and intent of Buyer and Seller that Buyer shall have the sole and exclusive use of Buyer's Exclusive Parking Area; (ii) Buyer and Seller shall each maintain the parking spaces, including the number and width thereof, along with the parking spaces, parking lanes and parking bays, located on the Property and Seller's Residual, respectively, at a minimum, in accordance with all applicable laws without variance therefor; (iii) Seller's Residual shall contain sufficient parking spaces in order to independently comply with all governmental requirements without reliance upon and parking spaces located on the Property; and (iv) the foregoing easement is to permit cross parking by retail customers only; and

(l) A non-exclusive temporary construction easement and right-of-way for the benefit of the Property to the extent needed in accordance with good construction practices, but only during a period of construction on the Property, on, over, across and through the Overall Parcel for the purpose of providing a temporary means of access for construction vehicles to and from the Property, for the purpose of facilitating construction on the Property. All construction activities

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undertaken by Buyer shall be conducted so as to minimize interference with the business activities conducted in the Seller's Residual. Similarly, Seller hereby acknowledges and agrees that Seller shall, and shall cause all future tenants and assignees of the Seller's Residual to, conduct all construction activities so as to minimize interference with the business activities conducted on the Property.

ARTICLE IV
SUBMISSION MATERIALS

4.01 Seller's Cooperation. Seller agrees to submit to Buyer, within 5 days after the Effective Date, information and/or materials, to the extent the same is available to Seller, for Buyer's use in preparation for the purchase of the Property, including: (a) an existing revised ALTA/NSPS 2016 survey (including Table A items 1, 2, 3, 4, 5, 7A, 8, 11 and 14) (b) surveys, site plans, topographical studies, plat maps, property descriptions, zoning maps and engineering drawings for the utilities and public services servicing the Property; (c) soils reports for the Property; (d) environmental studies of the Property; (e) the most recent real estate tax bill; (f) a copy of the title insurance policy (or other form of title evidence) issued upon Seller's acquisition or financing of the Property; and (g) any existing declarations, easements and/or restriction agreements encumbering the Property. All materials provided to Buyer pursuant to this Article IV shall be deemed conditionally delivered. If this transaction is not closed in accordance with the terms hereof such materials shall be returned to Seller upon demand. Seller hereby agrees to cooperate with Buyer in all respects during the term of this Agreement, including Seller's joining in the execution of any and all reasonable applications, instruments, licenses and documents contemplated pursuant hereto.

ARTICLE V
EVIDENCE OF TITLE

5.01 Title Commitment. Seller shall, at Seller's sole cost and expense, obtain from Escrow Agent, a commitment (the "**Title Commitment**") to issue an American Land Title Association Owner's Title Insurance Policy (ALTA Form B, Rev. 2006) (the "**Title Policy**"), certified to at least the Effective Date of this Agreement, in the full amount of the Purchase Price. To be acceptable to Buyer, the Title Commitment shall show in Seller good and marketable title to the Property, and shall commit to insure said title free and clear of the standard printed exceptions contained in the Title Commitment and Title Policy and free and clear of all liens, charges, encumbrances and clouds of title, whatsoever, except the following:

(a) Those created or assumed by Buyer;

(b) Zoning ordinances, legal highways and public rights-of-way which do not interfere with Buyer's proposed development and operation of the Property as a retail grocery store;

(c) Real estate taxes which are a lien on the Property but which are not yet due and payable; and/or

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(d) Easements and restrictions of record acceptable to Buyer which do not interfere with the Buyer's proposed development and operation of the Property as a retail grocery store.

For title to the Property to be acceptable to Buyer, the Title Commitment must (i) commit to insure that all parcels of land are contiguous, if the legal description for the Property includes more than one parcel and that there are no gaps nor gores among them; (ii) commit to insure that on the Closing Date, the Property shall have direct access or access pursuant to the ECR to dedicated public highways or roads that abut the Property; (iii) fully and completely disclose all easements, negative or affirmative, rights-of-way, ingress or egress or any other appurtenances to the Property and provide insurance coverage in respect to all of such appurtenant rights; and (iv) include the results of a special tax search and examination for any financing statements filed of record which may affect the Property.

5.02 Endorsement at Closing. At the Closing and as a condition of Closing, Buyer may obtain an endorsement to the Title Commitment updating the Title Commitment to the Closing Date and showing no change in the state of the title to the Property. After Closing, a final Title Policy that comports with the foregoing terms and conditions may be issued at the Buyers expense in the amount of the Purchase Price.

5.03 Survey. Buyer may, at its sole cost and expense, obtain a current ALTA survey of the Property (the "**Survey**"), prepared by a surveyor registered in the State of Minnesota. The Survey shall comport with the depiction of the Property set forth on the Site Plan, shall include a legal description of the Property and shall be certified by the surveyor to Buyer and the title insurance company. Subject to the approval of the title insurance company, the legal description included in the Survey shall be used in the Title Commitment and Title Policy and in all documents of transfer contemplated hereby.

5.04 Defects. In the event that an examination of either the Title Commitment (including any endorsements) or the Survey obtained hereunder discloses any matter adversely affecting title to the Property, or if title to the Property is not marketable, or if the Property is subject to liens, encumbrances, easements, conditions, restrictions, reservations or other matters not specifically excepted by the terms of this Agreement, or in the event of any encroachment or other defect shown by the Survey (the foregoing collectively referred to as "**Defects**"), Seller shall have a reasonable time, not to exceed 30 days after written notice thereof, within which to cure or remove any such Defects. In the event Seller is unable to cure or remove the Defects within said 30-day period, Seller shall immediately give notice of Seller's inability to Buyer and thereafter, Buyer shall have 10 days after receipt of such notice within which to make its election either:

(a) To accept title to the Property subject to such Defects; or

(b) To withdraw from this transaction and terminate this Agreement, without prejudice, however, to any rights or remedies which Buyer may have at law or in equity.

In the event Seller commits to cure or remove a Defect prior to Closing and fails to do so, such failure shall be a Seller event of default.

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ARTICLE VI
DEED AND OTHER DOCUMENTS

6.01 Limited Warranty Deed. Seller shall, at the Closing, convey fee simple title to the Property to Buyer by a duly and validly executed, recordable limited warranty deed (the "**Deed**"), free and clear of all liens and encumbrances, except those permitted pursuant to the provisions of Section 5.01 hereof.

6.02 Right of Re-Entry Agreement. Buyer shall execute and deliver to Seller on the Closing Date a right of re-entry agreement in the form attached hereto as **Exhibit D**.

6.03 Other Documents. Buyer and Seller agree that such other documents as may be legally necessary or appropriate to carry out the terms of this Agreement shall be executed and delivered by the appropriate party at Closing. Such documents shall include, but not be limited to the ECR, Escrow Agreement (defined below), the Lot Split Documents, a closing statement, the most recent real estate tax bill(s), a certificate as to Seller's status under the Foreign Investment in Real Property Tax Act, Seller's affidavit regarding liens (mechanics' or other), unrecorded matters and parties in possession and, if requested, Seller's affidavit regarding the warranties and representations set forth in Article XI hereof.

ARTICLE VII
POSSESSION AND INSPECTION

7.01 Possession at Closing. Subject to Seller's obligation to perform and complete Seller's Site Obligations (defined below), Buyer shall be entitled to full and exclusive possession of the Property as of the Closing Date.

7.02 Inspection. For and during the continuance of this Agreement, Seller shall afford all representatives of Buyer free and full access to the Property, for inspection and examination, at reasonable times. This privilege shall include the right to make surveys, site plans, renderings, soil tests, environmental inspections, borings, percolation tests and other tests to obtain any relevant information necessary to determine subsurface, topographic and drainage conditions and the suitability of the Property for use and development by Buyer. Buyer shall indemnify and hold harmless Seller for any loss, cost or liability incurred by Seller due to Buyer's entry onto the Property pursuant to this Section 7.02.

ARTICLE VIII
CLOSING

8.01 Closing Date. The purchase and sale of the Property shall be closed (the "**Closing**") within 30 days after the Contingency Date, which Closing date may be extended by agreement of the parties and shall be extended by such time, if any, as is necessary to cure Defects, as set forth in Section 5.04 hereof. The date upon which the Closing occurs is referred to herein as the "**Closing Date**". The Closing shall be completed with the use of electronic mail and overnight courier services through the Escrow Agent and without the need of either party actually attending the Closing in person.

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8.02 Seller's Site Obligations. As part of the consideration for Buyer's purchase of the Property, Seller shall, at its sole cost and expense, perform the following (collectively, "**Seller's Site Obligations**") within 30 days following the Closing Date, in accordance with plans and specifications prepared by Seller and approved by Buyer during the Approval Period. Seller shall deliver to Buyer, during the Approval Period, Seller's estimate of the cost of performing Seller's Site Obligations, including copies of all bids (from qualified contractors) and backup materials upon which such estimate is based:

(a) Complete the installation of the following utility service lines to the boundary lines of the Property: storm sewer (15" outlet), sanitary sewer (6" line), domestic water (2" line), fire protection water (8" line); and

(b) Complete any other improvements on Seller's Residual that are required in order for Buyer to obtain a certificate of occupancy for Buyer's improvements on the Property.

8.03 Escrow Agreement. This Agreement and the Purchase Price for the Property are premised on Seller's proper and timely performance and completion of Seller's Site Obligations. The performance of Seller's Site Obligations is a significant element of the consideration which induced Buyer to enter into this Agreement. Seller's Site Obligations shall be performed in accordance with plans and specifications to be prepared by Seller, at its sole cost, and approved by Buyer in writing during the Approval Period. In the event that Seller does not complete any or all of Seller's Site Obligation prior to the Closing Date, then in order to secure Seller's obligations (to assure that Seller's Site Obligations are properly and timely constructed, installed and paid for) and Buyer's expectations with respect to the performance of Seller's Site Obligations, Buyer and Seller, together with Escrow Agent, shall enter into an escrow agreement at the Closing (the "**Escrow Agreement**"), the form of which shall be prepared by Buyer, that provides, *inter alia* (a) Seller shall deposit into escrow, from the proceeds of Closing, an amount equal to 125% of the estimated cost of completing Seller's Site Obligations; (b) disbursements from escrow shall be made not more frequently than one time per month, with each draw request to be approved in writing by Buyer, to include properly executed lien waivers and supporting documentation and to be for an amount equal to 90% of the costs incurred (i.e. 10% retainage); (c) if any of Seller's Site Obligations are not completed within 30 days following the Closing Date, Buyer may elect to perform any or all of such work, in which case Buyer shall be paid from the funds in escrow the full amount of such cost incurred by Buyer plus a management fee equal to 25% of the cost and expense incurred by Buyer to complete such items; (d) Seller shall be responsible to pay the excess costs incurred, if any, if the actual cost of completing Seller's Site Obligations exceeds the amount paid into escrow; (e) if excess funds remain in escrow after payment of all of the costs of completing Seller's Site Obligations, Escrow Agent shall remit such excess to Seller; (f) Seller's Site Obligations shall be deemed completed on the date that both of the following conditions are satisfied: (i) Buyer receives a certificate from Seller's civil engineer certifying to Buyer that Seller's Site Obligations have been completed and performed in accordance with the approved plans, specifications and permits therefor; and (ii) Buyer inspects Seller's Site Obligations to determine if they were performed in accordance with the approved plans, specifications and permits therefor. If Buyer fails to inspect Seller's Site Obligations within 10 business days following its receipt of the above-described certificate, then Seller's Site Obligations shall be deemed complete.

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ARTICLE IX
APPORTIONMENTS AND ADJUSTMENTS

9.01 Adjustments at Closing. On the Closing Date, Buyer and Seller shall apportion, adjust, prorate and pay the following items in the manner hereinafter set forth:

(a) Real Estate Taxes and Assessments. Seller shall pay all delinquent real estate taxes, together with penalties and interest thereon; all assessments which are a lien against the Property as of the Closing Date (both current and reassessed, whether due or to become due and not yet payable); all real estate taxes for years prior to the Closing Date; real estate taxes for the year of Closing, prorated through the Closing Date; and all agricultural use roll back taxes or tax recoupments, if any, for years through the year of Closing. The proration of undetermined taxes shall be based upon a 365-day year and on the last available tax rate, giving due regard to applicable exemptions, recently voted millage, change in tax rate or valuation (as a result of this transaction or otherwise), etc., whether or not the same have been certified. It is the intention of the parties in making this tax proration to give Buyer a credit as close in amount as possible to the amount which Buyer will be required to remit to the County Treasurer (or other applicable government agency or body) for the period of time preceding the Closing Date hereof. Seller and Buyer agree that the amount so computed shall be subject to later adjustment should the amount credited at Closing be incorrect based upon actual tax bills received by Buyer after Closing. Seller warrants and represents that all assessments now a lien are shown on the County Treasurer's (or other applicable government agency or body) records and that to the best of Seller's knowledge, no site or area improvement has been installed by any public authority, the cost of which is to be assessed against the Property in the future. Seller further warrants and represents that neither Seller nor any of its agents, employees or representatives have received notice, oral or written, or have knowledge of any proposed improvement, any part of the cost of which would or might be assessed against the Property;

(b) Seller's Expenses. Seller shall, at the Closing (unless previously paid), pay by credit against the Purchase Price the following:

(i) The cost of preparing the Deed;

(ii) The recording fees required for recording the Deed;

(iii) The cost of any deed stamps or conveyance fees required to be paid in connection with the recording of the Deed from Seller to Buyer;

(iv) The cost of all municipal services and public utility charges (if any) due through the Closing Date;

(v) The cost to obtain the Title Commitment (including, without limitation, any title exam or search fees);

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(vi) ½ the recording fees required for recording the ECR;

(vii) ½ of the fee charged by Escrow Agent for conducting the Closing.

(c) Buyer's Expenses. Buyer shall, at the Closing (unless previously paid), pay the following:

(i) The cost of the Title Policy

(ii) ½ the recording fees required for recording the ECR;

(iii) ½ of the fee charged by Escrow Agent for conducting the Closing; and

(iv) The recording fees required for recording the Lot Split Documents and Plat.

(d) Brokers. Seller and Buyer each hereby warrants and represents to the other that it has not, with the exception of CBRE, Inc., representing Buyer ("**Broker**"), engaged or dealt with any broker or agent in regard to this Agreement. Seller hereby agrees to pay all commissions and/or fees due to Broker pursuant to a separate agreement. Seller and Buyer (except as to Broker) shall indemnify and hold harmless the other from and against any other claim by any party claiming through Seller or Buyer, respectively, for any real estate sales commission, finder's fee, consulting fee, or other compensation in connection with the sale contemplated hereby and arising out of any act or agreement of such party. The indemnity obligations set forth above in this section shall survive both the Closing of the sale contemplated hereby and any termination of this Agreement.

ARTICLE X
EMINENT DOMAIN

10.01 Taking By Eminent Domain. If, prior to the Closing, eminent domain proceedings shall be threatened or commenced against the Property, or any part or portion thereof, Buyer shall have the option (a) to elect to proceed with this transaction, in which event any compensation award paid or payable as a result of such eminent domain proceedings shall be the sole property of Buyer, or (b) to terminate this Agreement, in which event Seller shall retain such award. Seller agrees that it shall give to Buyer written notice of any such threatened or actual eminent domain proceedings within 10 days after Seller first becomes aware thereof (or in any event, prior to Closing), and upon the giving of such notice, Buyer shall then have 30 days within which to exercise the options granted in this Section 10.01. If Buyer fails to exercise such options within said 30-day period, this Agreement shall terminate, the Earnest Money (and the Additional Deposit, if applicable) shall be returned to Buyer and thereafter both parties shall be released from further liability or obligation hereunder.

ARTICLE XI
WARRANTIES AND REPRESENTATIONS OF SELLER

B: _____

S: _____

11.01 Warranties and Representations. In addition to any other representation or warranty contained in this Agreement, Seller hereby represents, warrants, covenants, and agrees as follows:

(a) Seller has not received any notice or notices, either orally or in writing, from any municipal, county, state or any other governmental agency or body, of any zoning, fire, health, environmental or building violation, or violation of any laws, ordinances, statutes or regulations relating to pollution or environmental standards, which have not heretofore been corrected;

(b) The execution, delivery and performance of this Agreement, and the consummation of the transaction contemplated hereby, will not result in any breach of, or constitute any default under, or result in the imposition of any lien or encumbrance against, the Property, under any agreement or other instrument to which Seller is a party or by which Seller or the Property might be bound;

(c) Seller has not received any notice, either orally or in writing, of any change contemplated in any applicable laws, ordinances or restrictions, or any judicial or administrative action, or any action by adjacent landowners, which would prevent, limit or in any manner interfere with the proposed use of the Property;

(d) Seller has no knowledge of any fact or condition which would result in the termination or limitation of the existing pedestrian and/or vehicular access to the Property from abutting public roads;

(e) No other person or entity other than Seller currently owns or has any legal or equitable interest in the Property, and no other person or entity other than Buyer has or will have any right to acquire the Property, or any portion thereof;

(f) All taxes payable with respect to the operation, ownership or control of the Property which are allocable to the period ending on the Closing Date, and all prior periods, shall be or have been paid by Seller, and Seller shall be responsible for the timely filing of all returns or other documents required by any taxing authority claiming jurisdiction with respect to any such taxes;

(g) The execution, delivery and performance by Seller of this Agreement and the performance by Seller of the transactions contemplated hereunder, and the conveyance and delivery by Seller to Buyer of possession and title to the Property have each been duly authorized by such persons or authorities as may be required, and on the Closing Date, Seller shall provide Buyer and Escrow Agent with certified resolutions, or other instruments, in form satisfactory to Buyer, evidencing such authorization;

(h) Through and until the Closing Date and with the exception of the ECR, Seller shall not enter into any covenant, restriction, encumbrance, right of lien, easement, lease or other contract pertaining to the Property;

B: _____

S: _____

(i) To the best of Seller's knowledge, there are no underground storage tanks and no Hazardous Substances located in, on or about or generated from the Property which may require removal or remediation or which may result in penalties under any applicable law; Seller shall be responsible for the proper removal and disposal prior to Closing of any such Hazardous Substances, including but not limited to asbestos or asbestos containing materials currently located in any of the buildings situated on the Property. The terms "**Hazardous Substance**" and "**Hazardous Substances**" shall mean and refer to any substance, whether solid, liquid or gaseous in nature, which is or contains (i) any "hazardous substance" as now or in the future defined by the CERCLA or any regulations promulgated under CERCLA, (ii) any "hazardous waste" as now or in the future defined under RCRA or any regulations promulgated under RCRA, (iii) any substance regulated by the Toxic Substances Control Act (15 U.S.C. §2601 et seq.), (iv) gasoline, diesel fuel or other petroleum hydrocarbons or petroleum byproducts or derivatives, including crude oil or any fraction thereof (v) asbestos and asbestos containing materials, in any form, whether friable or non-friable, (vi) polychlorinated biphenyls, (vii) radon gas, (viii) urea formaldehyde foam insulation, (ix) mold, radon, lead paint, nuclear fuel or materials, radioactive materials, explosives or known carcinogens, and (x) any additional substances, materials, or wastes which are now or in the future classified or considered to be hazardous, toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous, contaminating or polluting, or dangerous, or otherwise are or become regulated in any manner by any federal, state or locate governmental agency under applicable environmental laws, the common law, or any other applicable laws related to the Property. Hazardous Substances shall include without limitation, any substance, whether solid, liquid, or gaseous in nature, the presence of which on the Property (i) requires reporting, investigation, or remediation under applicable environmental laws (ii) causes or threatens to cause a nuisance on the Property or to adjacent or neighboring properties, (iii) poses or threatens to pose a hazard to health or safety of persons on, in, at or about the Property, including without limitation vapor intrusion into the indoor air of any existing or future structures on the Property, (iv) which, if emanated or migrated from the Property constitute a trespass, or (v) which could give rise to a claim for damages or injunctive relief resulting from personal injury, or property or natural resource damages;

(j) Seller shall not, without the prior written consent of Buyer, alter the natural topography and vegetation currently existing on, in or about the Property, including, but not limited to the cutting, burning or removal of any trees, removing any minerals or topsoil, dumping of any soil, fill or other matter, or altering the natural flow of any water courses located on the Property;

(k) To the best of Seller's knowledge, there are no laws, ordinances, regulations, covenants, conditions or restrictions pertaining to or encumbering the Property which would, in any way, impair, interfere with or prevent Buyer's intended use of the Property as a retail grocery store;

B: _____

S: _____

(l) Seller is not a "Foreign Person" as that term is defined in the Foreign Investment in Real Property Tax Act;

(m) There is no litigation and are no other proceedings pending or threatened in any way relating to the Property.

The warranties, representations, covenants and agreements set forth in this Agreement shall not be cancelled by performance under this Agreement, but shall survive the Closing and the delivery of the deed of conveyance hereunder. All representations and warranties set forth in this Article XI shall be true and correct as of the date hereof and as of the Closing Date, and at Closing, if requested by Buyer, Seller shall so certify, in writing, in form reasonably requested by Buyer. Seller hereby agrees to indemnify and hold Buyer harmless from and against any and all claims, demands, liabilities, costs and expenses of every nature and kind (including attorneys' fees) which Buyer may sustain at any time (i) as a result of, arising out of or in any way connected with the operation, ownership, custody or control of the Property prior to the Closing Date; or (ii) by reason of the untruth, breach, misrepresentation or nonfulfillment of any of the covenants, representations, warranties or agreements made by Seller in this Agreement or in any documents or agreements delivered in connection with this Agreement or with the closing of the transaction contemplated hereby. The foregoing indemnity by Seller shall survive the Closing and delivery of the Deed or the termination of this Agreement.

11.02 Breach of Warranties Prior to Closing. If, during the pendency of this Agreement, Buyer determines that any warranty or representation given by Seller to Buyer under this Agreement shall be untrue, incorrect or misleading, in whole or in part, the same shall constitute a default by Seller hereunder. In such event, Buyer may give written notice thereof and shall thereafter have such rights and remedies as may be available to Buyer as provided herein, at law or in equity, including, but not limited to, the right to receive compensation for damages and/or the right to terminate this Agreement and to have the Earnest Money (and the Additional Deposit, if applicable) returned to Buyer.

ARTICLE XII
NOTICES

12.01 Notice Procedure. Any notices required hereunder shall be in writing, shall be deemed effective upon transmittal, may be transmitted by the parties' respective legal counsel, and shall be transmitted by (a) personal service, (b) reputable overnight delivery service, (c) facsimile (confirmed receipt), (d) email transmission, or (e) certified mail, postage prepaid, return receipt requested, and shall be addressed to the parties as follows:

(a) If intended for Seller, to:

City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

With a copy to:

B: _____

S: _____

Holstad and Knaak
4501 Allendale Drive
North Oaks, MN 55127
Attention: Fritz Knaak, Esquire
Email: fknaak@klaw.us

(b) If intended for Buyer, to:

Aldi Inc. (Minnesota)
4201 Bagley Ave N.
Faribault, MN 55021
Attention: Andrew Mack, Director of Real Estate
Fax #: (507) 333-9475
Email: Andrew.mack@aldi.us

With a copy to:

Kayne Law Group, CO., P.A.
612 Park Street, Suite 100
Columbus, OH 43215
Attention: Jacob Worrel, Esq.
Email: jworrel@kaynelaw.com

ARTICLE XIII
GENERAL PROVISIONS

13.01 Governing Law. This Agreement is being executed and delivered in the State of Minnesota and shall be construed and enforced in accordance with the laws of the State of Minnesota. For all litigation, disputes and controversies which may arise out of or in connection with this Agreement, the undersigned hereby waive the right to trial by jury and consent to the jurisdiction of the courts in the State of Minnesota.

13.02 Entire Agreement. This Agreement constitutes the entire contract between the parties hereto, and may not be modified except by an instrument in writing signed by the parties hereto, and supersedes all previous agreements, written or oral, if any, of the parties. Exhibits referred to in this Agreement are attached hereto and incorporated herein by reference.

13.03 Time of Essence. Time is of the essence of this Agreement in all respects. Any time period providing for the performance of the parties' obligations herein which would otherwise end on a Saturday, Sunday or national holiday shall be extended to the next succeeding business day.

13.04 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, legal representatives, successors and assigns.

B: _____

S: _____

13.05 Invalidity. In the event that any provision of this Agreement shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Agreement.

13.06 Waiver. No waiver of any of the provisions of this Agreement shall be deemed, nor shall the same constitute a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing waiver. No waiver shall be binding, unless executed, in writing, by the party making the waiver.

13.07 Headings. The section headings contained in this Agreement are for convenience only and shall not be considered for any purpose in construing this Agreement. As used in this Agreement, the masculine, feminine and neuter genders, and the singular and plural numbers shall be each deemed to include the other whenever the context so requires.

13.08 Seller's and Buyer's TIN. Buyer's and Seller's tax identification numbers shall be provided to Escrow Agent (if and as applicable) at Closing.

13.09 Counterparts. This Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed an original, but such counterparts together shall constitute but one and the same document.

13.10 Like-Kind Exchange. Buyer may exchange fee title to the Property for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder. Buyer expressly reserves the right to assign its rights but not its obligations hereunder to a "Qualified Intermediary" as provided in IRC Reg. 1.1031(k)-(g)(4) in connection with such an exchange at any time on or before the Closing Date. Seller hereby agrees to cooperate with Buyer (at no cost to Seller) in effectuating any such exchange.

13.11 Assignment. Buyer hereby reserves the right to assign this Agreement to its nominee. Buyer shall notify Seller of any such assignment at least 5 days prior to the Closing Date by delivery of notice in the manner otherwise required hereunder.

13.12 Attorney Fees. In the event either party hereto brings or commences legal proceedings to enforce any of the terms of this Agreement, the successful party shall then be entitled to receive from the other of said parties, in every such action commenced, a reasonable sum as attorneys' fees and costs, including all fees and costs incurred upon any appeals, to be fixed by the court in the same action.

13.13 Default. Neither party shall declare the other party in default of this Agreement unless the non-defaulting party has given the defaulting party written notice of the default, and the non-defaulting part has not cured the default within 10 days after receipt of written notice of same.

13.14 No Presumption Against Drafter. This Agreement is an agreement between parties who are experienced in sophisticated and complex matters similar to the transaction contemplated under this Agreement, is entered into by both parties in reliance upon the economic

B: _____

S: _____

and legal bargains contained herein and therein, and shall be interpreted and construed in a fair and impartial manner without regard to such factors as the party which prepared the instrument, the relative bargaining powers of the parties or the domicile of any party. Buyer and Seller were each given opportunity to consult with independent legal counsel of such party's choice competent in advising them of their obligations and liabilities hereunder.

13.15 No Offer. The submission of a draft of this Agreement or a summary of some or all of its provisions does not constitute an offer to purchase the Property. Neither Buyer nor Seller shall be legally obligated with respect to a purchase of the Property unless and until this Agreement has been executed by both Buyer and Seller and fully executed copies have been delivered to each party.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
[Signature Page Follows]

B: _____

S: _____

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on the dates set forth below, respectively.

SELLER:

City of Ramsey
a Minnesota municipal corporation

By: _____
Name: Mark E. Kuzma
Its: Mayor

Date: _____

By: _____
Name: Brian Hagen
Its: City Administrator

Date: _____

BUYER:

Aldi Inc. (Minnesota),
a Minnesota corporation

By: _____
Daniel J. Gavin, Vice President Real Estate

Date: _____

Reviewed By:

_____
Andrew Mack, Director of Real Estate

Date: _____

Index of Exhibits:

B: _____

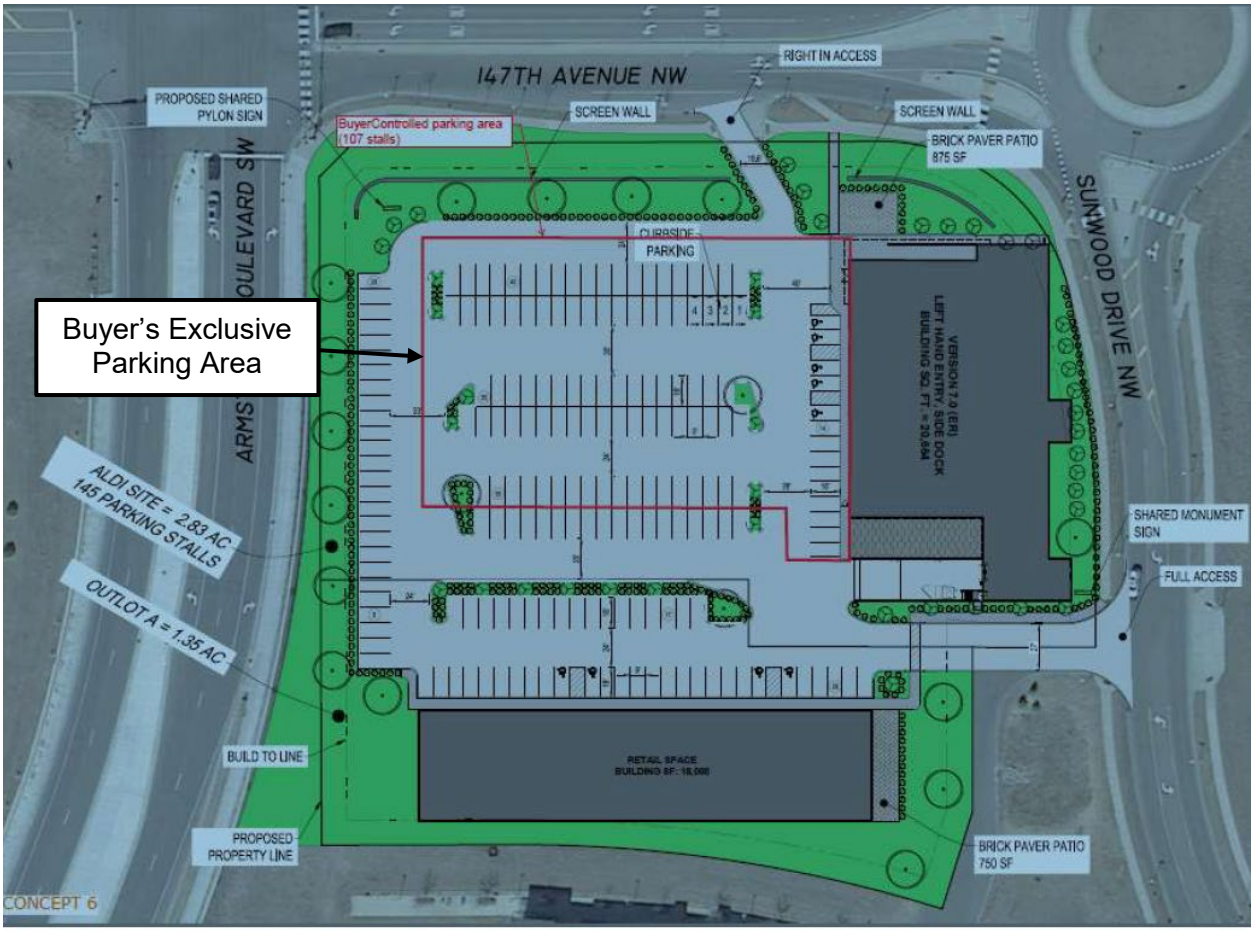
S: _____

A. Site Plan
B. Legal Description of Overall Parcel
C. Use Restrictions
D. Form of Right of Re-Entry Agreement

B: _____

S: _____

EXHIBIT A
SITE PLAN



B: _____

S: _____

EXHIBIT B
LEGAL DESCRIPTION OF OVERALL PARCEL

Lots 1, 2 and 3, Block 1, COR TWO, Anoka County Minnesota Property Tax ID Numbers 28-32-25-23-0011, 28-32-25-23-0012 and 28-32-25-23-0013

B: _____

S: _____

EXHIBIT C
USE RESTRICTIONS

Seller hereby covenants and agrees that it will not lease, rent, sell or otherwise permit to be owned, controlled, leased, used or occupied any portion of Seller's Residual for any of the uses set forth in items (a) through (cc) below:

(a) a Retail Grocery Store. The term "**Retail Grocery Store**" means a supermarket, a meat market, a grocery store, a fruit and vegetable store or stand, a frozen or otherwise processed food store, and any other store where more than 1,500 square feet (including adjacent aisle space) is used for the sale or display of grocery items. "Retail Grocery Store" shall also include the operation of a grocery pick-up service (e.g. Clicklist, Curbside Pickup or similar service) anywhere within the Overall Parcel, whether or not the premises from which the service is offered is also used for the sale and display of grocery items. "Retail Grocery Store" does not include a delicatessen or any restaurant wherein prepared food is sold for on-premises or "take-out" consumption;

(b) a business selling alcoholic beverages for on-premises consumption except for a restaurant with sit down table service as its primary operation in which the sale of alcoholic beverages does not exceed 50% of its gross sales; however, this restriction shall not prohibit a Tap Room, Brewery or Brew Pub;

(c) any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for the use with or in consumption of any narcotic, dangerous drug, or other controlled substance (provided that the foregoing is not intended and shall not be construed to prohibit a drug store); any store or operation where the sale of cannabis (including marijuana) or cannabis derivatives and related products exceeds 50% of such store or operation's gross sales;

(d) adult book store, an establishment selling or exhibiting pornographic materials (provided that this restriction shall not prohibit sales by national book retailers such as Barnes and Noble) or any form of adult entertainment or an operation whose principal use is an exotic dancing and/or massage parlor (provided this restriction shall not prohibit massages in connection with a beauty salon, health club or athletic facility, or a national massage chain such as Massage Envy);

(e) a pool or billiard hall; arcade;

(f) night club or dance club;

(g) movie theater or cinema;

(h) gym or health club greater than 5,000 square feet;

(i) school or learning center having more than thirty students at any one time,

(j) children's play or party center; trampoline center; laser tag operation; skating rink; bowling

B: _____

S: _____

alley; race track; go-karting track;

(k) telemarketing; polling and surveying center; office use (other than office uses within and ancillary to a permitted retail use);

(l) an abortion clinic; Planned Parenthood;

(m) a pet store; except, however, a national pet store (e.g., Petsmart or Petco) shall be permitted if the location of such use is not adjacent to the Property;

(n) an auto repair shop (provided, however, a retail auto supply store that does not perform repairs shall be permitted); the sale of used automobiles;

(o) a mobile home park; trailer court (except that this provision shall not prohibit the temporary use of construction trailers during any periods of construction, reconstruction or maintenance); mobile home sales; living quarters; hotel; apartment building;

(p) off-track betting establishment, bingo parlor or any gambling use (other than the ancillary operations of state sponsored lottery);

(q) a use or operation which would emit or produce noxious or harmful, fumes, contaminants, gases, excessive dust, dirt or loud noises

(r) dry cleaner/laundry operation performing cleaning on-site, except for environmentally safe cleaning;

(s) a public or private nuisance

(t) an assembly, manufacturing, distilling, refining, smelting, industrial, agricultural, drilling or mining operation;

(u) a junk yard, stock yard, animal raising operation, a dump or disposal or any operation for the incineration or reduction of garbage of refuse;

(v) a gun/firearms shop or gun/firearms range;

(w) a pawn shop, tattoo parlor or flea market;

(x) a thrift store, consignment shop or “re-sell” shop, a “Good Will” or “Salvation Army” type store, or any “drop box” or similar collection facility for donated goods;

(y) a store dedicated to the sale of tobacco products;

(z) a mortuary or funeral home;

(aa) a church or other place of worship; banquet hall; auditorium or meeting hall;

B: _____

S: _____

(bb) the outdoor display, sale or storage of merchandise in parking area (Christmas trees, pumpkins, produce, flowers, art work, fireworks, novelties, clothing, etc.); and/or

(cc) carnival, amusement park, car show, festival, political event/rally, circus or other similar public event.

B: _____

S: _____

EXHIBIT D
FORM OF RIGHT OF RE-ENTRY AGREEMENT

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement (this "**Agreement**") is entered into on _____, 202_, by and between the **City of Ramsey**, a Minnesota municipal corporation ("**Seller**"), and **Aldi Inc. (Minnesota)**, a Minnesota Corporation ("**Buyer**").

Recitals

A. On _____, 20__, Seller conveyed title of the following real property to Buyer (the "**Property**"):

Insert Platted Legal Description, Anoka County, Minnesota

B. Title to the Property was conveyed subject to Buyer fulfilling the Condition as set forth below.

C. Pursuant to Section 6.02 of that certain Real Estate Purchase Agreement between Seller and Buyer, with an Effective Date of **INSERT DATE OF PURCHASE AGREEMENT** (the "**Purchase Agreement**"), 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 Condition set forth below.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, as Seller's sole and exclusive remedy, to re-enter and take fee title to the Property pursuant to Paragraph 3 below, in the event that Buyer fails, subject to Force Majeure (defined below), casualty, condemnation, or other circumstance out of the reasonable control of Buyer, to obtain a certificate of

occupancy from Seller (the "**Condition**"), for an ALDI branded select assortment retail grocery store at the Property on or prior to Insert date 24 months after Closing date (the "**Condition Satisfaction Deadline**"), and such failure continues for a period of 30 days after Buyer's receipt of written notice from Seller. Seller agrees that Seller shall not unreasonably withhold, condition, deny, or delay said required certificate of occupancy and that a failure of satisfaction of the Condition on or prior to the Condition Satisfaction Deadline that is due to or attributable to (a) any such delay by Seller shall not entitle Seller to its remedy set forth in this Agreement, and/or (b) Seller's failure to timely complete Seller's Site Obligations as set forth in the Purchase Agreement.

3. If Buyer has failed, subject to Force Majeure (defined below), casualty, condemnation, or other circumstances out of the reasonable control of Buyer, to satisfy the Condition on or prior to the Condition Satisfaction Deadline, and such failure continues beyond the notice and cure period, then at any time thereafter until the Condition is satisfied, at the written request of the Seller, Buyer shall convey to Seller in exchange for payment by Seller to Buyer (in immediately available funds) of seven hundred twenty-five thousand dollars ($725,000) or the actual purchase price paid by the Buyer, the Property. If Seller so elects to re-enter and retake the Property as provided herein, Buyer shall, within 30 days after receipt of Seller's written notice, deliver to Seller a limited warranty deed, subject to all matters of records other than for monetary liens for which Buyer is responsible, as well as any other reasonable ancillary documents reasonably necessary to transfer fee title to the Property to Seller. All applicable deed tax required to be paid by the transfer to the Seller will be paid by Buyer.

4. This document constitutes the entire Agreement between the parties with respect to the subject matter hereof. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

5. This Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed an original, but such counterparts together shall constitute but one and the same document.

6. This Agreement shall automatically terminate and be of no further force or effect upon the date that Buyer satisfies the Condition, and Seller agrees to immediately execute and deliver to Buyer, in recordable form, a document removing this Agreement of record. If Seller fails to deliver said termination within 5 business days after receipt of written request from Buyer (which may be by email), then Buyer may unilaterally record a termination of this Agreement of record and Seller agrees that such termination shall conclusively be deemed effective, and may be relied upon by title companies and future purchasers of the Property.

7. If Buyer is delayed or hindered in or prevented from satisfying the Condition by Force Majeure, the Condition Satisfaction Deadline shall be extended for the period of the delay. The term "**Force Majeure**" means a delay beyond the reasonable control of the delayed party caused by labor strikes, lock outs, industry wide inability to procure materials, extraordinary restrictive governmental laws or regulations (such as gas rationing),delays caused by any governmental or quasi-governmental entity, delays caused by utility service

B: _____

S: _____

providers, mass riots, war, military power, sabotage, material fire or other material casualty, a Pandemic Event (defined below), Severe Weather, or an extraordinary and material act of God (such as a tornado or earthquake). The term "**Severe Weather**" means weather that a reasonable person would find unusual and unanticipated at the time of the scheduling of the activity based on recent weather patterns for the period in question in the vicinity of the Property, provided that the delayed party delivers to the other party, upon request, reasonable documentation from an unbiased weather authority substantiating such claim. The term "**Pandemic Event**" means any of the following: state of emergency or public health emergency or pandemic (including, without limitation, Covid-19), government mandated quarantine or travel bans, government mandated closures, disruption, breakdown, delayed production or interruption for any period of time, interruptions to transportation, or the use of equipment, labor, or materials, including, without limitation, the closure of government buildings, airports, harbors, railroads, or pipelines, or other infrastructure due to worldwide or regional pandemic or other health related event disruptions.

8. This Agreement shall not be assignable by Buyer or Seller.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

[Signature and Acknowledgement Pages Follow]

B: _____

S: _____

SELLER:

CITY OF RAMSEY,
a Minnesota municipal corporation

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 202_, by Mark E. Kuzma and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

_____
Notary Public

BUYER:

B: _____

S: _____

Aldi Inc. (Minnesota),
a Minnesota Corporation

By: _____
Daniel J. Gavin, Vice President Real Estate

This instrument was acknowledged before me on _____, 202___, Daniel J. Gavin, Vice President Real Estate of Aldi Inc. (Minnesota), a Minnesota corporation, on behalf of the corporation.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

B: _____

S: _____

TERM SHEET FOR Aldi Inc – 2.3.2023

Real Estate	Tax ID Numbers: 28-32-25-23-0012, 28-32-25-23-0013 and a Portion of 28-32-25-23-0011. Lots 2, 3 and Part of Lot 1, COR TWO (Parcel 42a, 42b, 42c)
Acreage	Approximately 2.83 acres or 123,275 SF
Asking Price	$986,200 ($8.00 / SF)
Offer Price	$725,000 ($5.88 / SF) (SF Subject to change based on approved Plat)
Earnest Money	$10,000 Non-refundable upon Closing of the property unless RORE exercised.
Contingency Period	180 days from Effective Date (Date City Council approves) (city requires plat/ site plan approval before sale). Note: there is not a Notice to Proceed clause that renders the Earnest Money to be non-refundable.
Closing	Within 30 days of after Contingency Date.
Commission	Staff has worked with the Broker for ALDI (David Daly from CBRE) and Brian Pankratz from CBRE to put this project together. David Daly will receive 4% ($29,000) Commission and Brian Pankratz will receive 3% ($21,750) Commission Per the terms of the listing/broker agreements.
Extensions	Developer will deposit $10,000 in escrow for each 30 day extension (2 extensions allowed) of the Contingency Period. The $10,000 extensions are applied to the purchase price.
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 and work with City to complete.
Performance	City to require construction of a minimum 20,664 SF commercial/retail building (Aldi Grocery Store) compliant with COR Zoning requirements and obtain a Certificate of Occupancy 24 months after Closing. If this is not done, the City may exercise the Right of Re-Entry. If the project does not move forward the Purchase price will be refunded to Aldi.
Assignment	Requires city approval if not same owners / company.
Contingencies	Section 3.02 of the Purchase Agreement defines the contingencies.
Use Restrictions	Exhibit C of PA lists the restricted uses on the lots Aldi is purchasing and the lot retained by the City of Ramsey. An ECR Agreement will be drafted as part of the platting process defining required easements, use restrictions.
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry/ Closing Planning Commission (Todd/Staff): Land Use, Development Agreement, Site Plan, Plat. **City Council: Final Approval on both items**

FARIBAULT DIVISION

4201 BAGLEY AVENUE NORTH
FARIBAULT, MN 55021

P: 507-333-9460
F: 507-333-9475
E: andrew.mack@aldi.us

August 26, 2022

Brian Pankratz
CBRE Inc. - Senior Vice President
Sent via email: brian.pankratz@cbre.com

RE: Non-Binding Letter of Intent to Purchase approximately 2.83-acre parcel located at the SWQ of Armstrong Blvd. SW & 147th Ave. N, Ramsey, MN, as shown on the attached site plan

Dear Brian:

Set forth below is the proposal by Aldi Inc. (Minnesota) to purchase the above referenced Property. The terms are as follows:

Seller:
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

Buyer:
Aldi Inc. (Minnesota)
4201 Bagley Avenue North
Faribault, MN 55021

Property:
Approximately 2.83-acre (123,275 square feet) parcel located at the SWQ of Armstrong Blvd. SW & 147th Ave. N, Ramsey, MN, as shown on *Exhibit A*

Purchase Price:
Seven hundred twenty-five thousand dollars ($725,000 cash).

Earnest Money Deposit:
Ten thousand dollars ($10,000.00) upon full execution of the Purchase Agreement.

All earnest money shall be applied to the Purchase Price at closing and shall be fully refundable to Buyer.

Contingency Period:

Buyer shall have 180 days from the date the Purchase Agreement is fully executed to (a) perform, in Buyer's sole discretion, any analysis and investigations with respect to the Property, and (b) to obtain the necessary permits and approvals for Buyer's intended use (collectively, the "**Contingencies**").

If Buyer has not satisfied its Contingencies by the expiration of said 180-day period, then Buyer may elect to extend the Contingency Period for up to 2 (30) day periods. Upon the exercise of such extension, Buyer shall deposit ten thousand dollars ($10,000.00) with the escrow agent, which sum shall be refundable to Buyer (unless Buyer defaults), and applicable to the Purchase Price.

Easements:

Seller shall grant to Buyer permanent non-exclusive easements for purposes of:

- Ingress / egress
- Signage
- Drainage
- Utilities
- Shared parking

As part of the City Entitlement period

OEA / REA / ECR:

Seller and Buyer will enter into an operating/development agreement for purposes of easements.

Use Restrictions:

Seller will restrict the balance of the following parcels 28-32-25-23-0012, 28-32-25-23-0013, 28-32-25-23-0011development from the list of uses as shown on *Exhibit B*.

Lot Split:

Within 30 days of the execution of the purchase and Sale Agreement, Seller shall deliver to Buyer a boundary survey of Sellers parcel, together with a metes and bounds legal description of the Property and Sellers residual. Seller will provide the Buyer an existing revised ALTA/NSPS 2016 survey (Table A, items 1, 2, 3, 4, 5, 7A, 8, 11 and 14) for the lot split. [Note to Seller: It's Buyer's understanding that the Property is already platted but any subdivision will be at Buyer's sole expense. .

Sellers Site Obligations:

- Utilities to property line
- Buyer during City Entitlements to submit for Pylon/Monument sign approval. City will not build monument signage.
- Remediation of contamination **[Note to Seller: is there contamination at the site that Seller is aware of? No contamination based on Sellers Knowledge. Please provide a copy of Seller's Phase 1. for Buyer's review]**

Purchase Agreement:

Buyer's attorney shall prepare the Purchase Agreement.

Signage:

Buyer shall construct a free-standing pylon and monument sign on the Property at its cost and expense. Buyer will have top position (Note to Buyer: The City will not own any signs that will allow for the placement of advertising for Buyer. There will likely be privately owned signs that the Buyer can purchase advertising from. The existing City Sign used for offsite advertising at the NE Corner of Ramsey Blvd and Hwy 10 does not have any room to add advertising. This sign will be permanently removed when the Ramsey Boulevard Interchange is constructed in 2025.

Parking:

Buyer will have a shared parking agreement with Outlot A. Buyer will have a controlled parking area (non-shared) as outlined in Exhibit A.

Closing:

Closing shall occur within 30 days after the expiration or earlier waiver of the Contingency Period. A Right of Re-Entry Agreement will be entered into by Buyer and Seller. The Right of Re-Entry Agreement will require the Buyer to obtain a Certificate of Occupancy for a minimum 20,000 square foot building on the property 24 months after Closing. In the event that a Certificate of Occupancy is not received by the Buyer the Seller re-enter and take physical possession of the property for seven hundred twenty-five thousand dollars ($725,000 cash). (Right of Re-Entry Agreement to be negotiate and added as an exhibit to the PSA)

Brokers Commission:

Seller shall be responsible for all brokerage commission relating to this transaction. Buyer recognizes CBRE, Inc as its sole and exclusive Brokers with regard to this transaction.

Corporate Contingency:

This agreement is subject to review and approval by Aldi Corporate officers.

The parties recognize that this and all other communications are intended to be preliminary only and neither party shall have any obligations to each other with respect to the Property that is the subject of this correspondence unless and until a mutually satisfactory Purchase Agreement has been fully executed and delivered by both parties.

Respectfully,

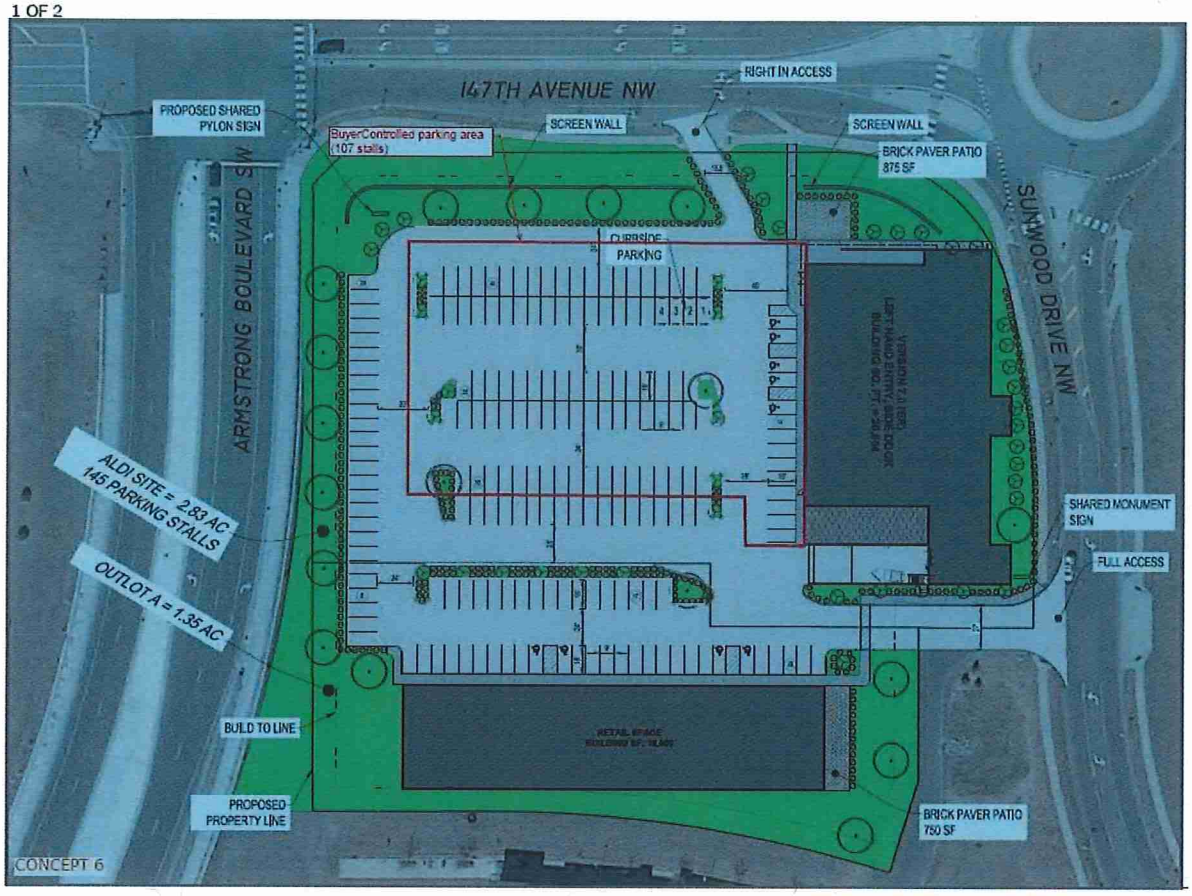
Andrew Mack
Director of Real Estate
Aldi Inc. (Minnesota)

Agreed and accepted this 9th day of September, 2022;

By:_____
Brian Hagen, City Administrator

EXHIBIT "A"
SITE PLAN

1 OF 2



above for the purposes of USE RESTRICTIONS

EXHIBIT "B"
USE RESTRICTIONS

(a) a Retail Grocery Store. The term "Retail Grocery Store" means a supermarket, a meat market, a grocery store, a fruit and vegetable store or stand, a frozen or otherwise processed food store, and any other store where more than 1,500 square feet (including adjacent aisle space) is used for the sale or display of grocery items. "Retail Grocery Store" shall also include the operation of a grocery pick-up service (e.g. Clicklist, Curbside Pickup or similar service) anywhere within the Center, whether or not the premises from which the service is offered is also used for the sale and display of grocery items. "Retail Grocery Store" does not include a delicatessen or any restaurant wherein prepared food is sold for on-premises or "take-out" consumption;

(b) a business selling alcoholic beverages for on-premises consumption except for a restaurant with sit down table service as its primary operation in which the sale of alcoholic beverages does not exceed 50% of its gross sales; (Exception for Tap Room, Brewery or Brew Pub)

(c) any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for the use with or in consumption of any narcotic, dangerous drug, or other controlled substance (provided that the foregoing is not intended and shall not be construed to prohibit a drug store); any store or operation where the sale of cannabis (including marijuana) or cannabis derivatives and related products exceeds 50% of such store or operation's gross sales;

(d) adult book store, an establishment selling or exhibiting pornographic materials (provided that this restriction shall not prohibit sales by national book retailers such as Barnes and Noble) or any form of adult entertainment or an operation whose principal use is an exotic dancing and/or massage parlor (provided this restriction shall not prohibit massages in connection with a beauty salon, health club or athletic facility, or a national massage chain such as Massage Envy);

(e) a pool,billiard hall,arcade;

(f) night club or dance club;

(g) movie theater or cinema;

(h) gym or health club greater than 5,000 square feet;

(i) school or learning center having more than thirty students at any one time,

(j) children's play or party center; trampoline center; laser tag operation; skating rink; bowling alley; race track; go-karting track;

(k) telemarketing; polling and surveying center; office use (other than office uses within and ancillary to a permitted retail use);

(l) an abortion clinic; Planned Parenthood;

(n) an auto repair shop (provided, however, a retail auto supply store that does not perform repairs shall be permitted); the sale of used automobiles;

(o) a mobile home park; trailer court (except that this provision shall not prohibit the temporary use of construction trailers during any periods of construction, reconstruction or maintenance); mobile home sales; living quarters; hotel; apartment building;

(p) off-track betting establishment, bingo parlor or any gambling use (other than the ancillary operations of state sponsored lottery);

(q) a use or operation which would emit or produce noxious or harmful, fumes, contaminants, gases, excessive dust, dirt or loud noises

(r) dry cleaner/laundry operation performing cleaning on-site, except for environmentally safe cleaning;

(s) a public or private nuisance

(t) an assembly, manufacturing, distilling, refining, smelting, industrial, agricultural, drilling or mining operation;

(u) a junk yard, stock yard, animal raising operation, a dump or disposal or any operation for the incineration or reduction of garbage of refuse;

(v) a gun/firearms shop or gun/firearms range;

(w) a pawn shop, tattoo parlor or flea market;

(x) a thrift store, consignment shop or "re-sell" shop, a "Good Will" or "Salvation Army" type store, or any "drop box" or similar collection facility for donated goods;

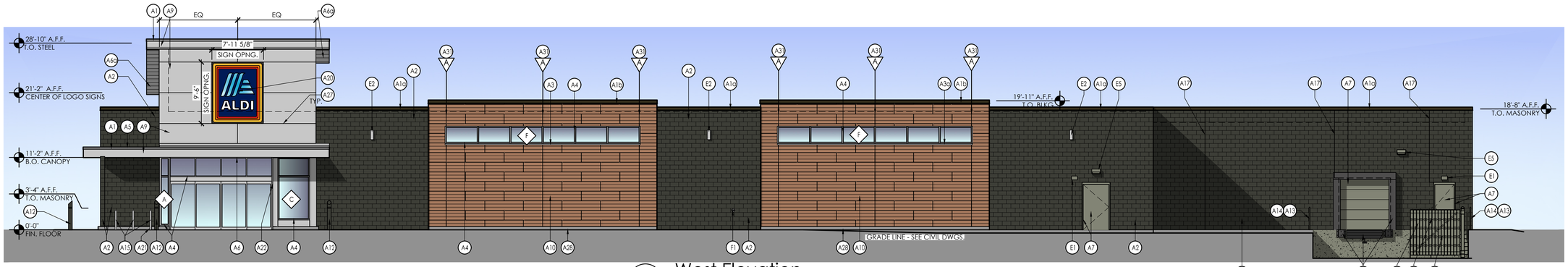
(y) a store dedicated to the sale of tobacco products;

(z) a mortuary or funeral home;

(aa) a church or other place of worship; banquet hall; auditorium or meeting hall;

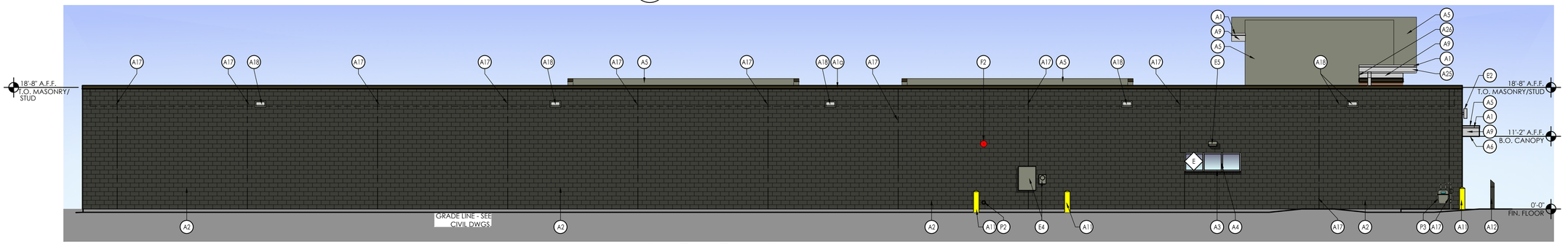
(bb) the outdoor display, sale or storage of merchandise in parking area (Christmas trees, pumpkins, produce, flowers, art work, fireworks, novelties, clothing, etc.); and/or

(cc) carnival, amusement park, car show, festival, political event/rally, circus or other similar public event.



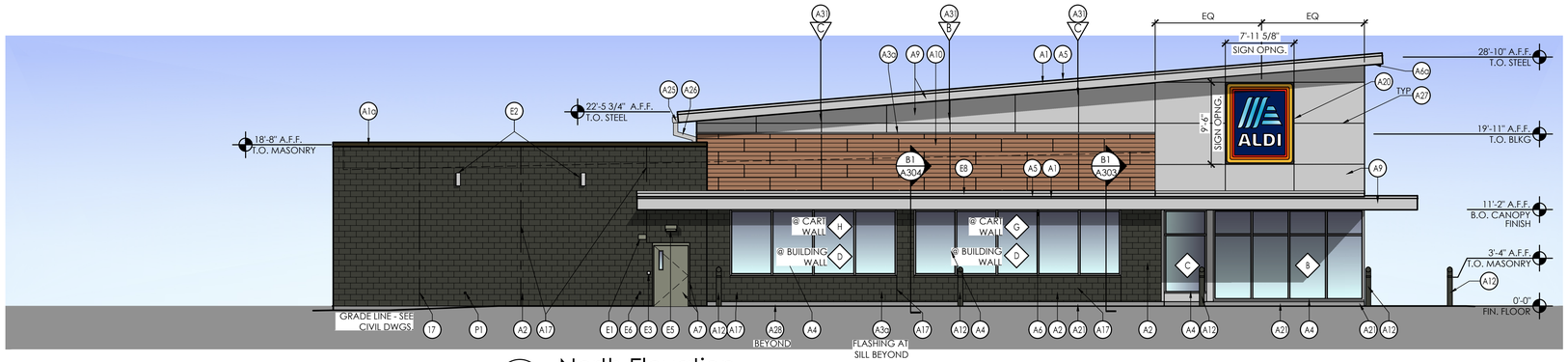
4 West Elevation

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



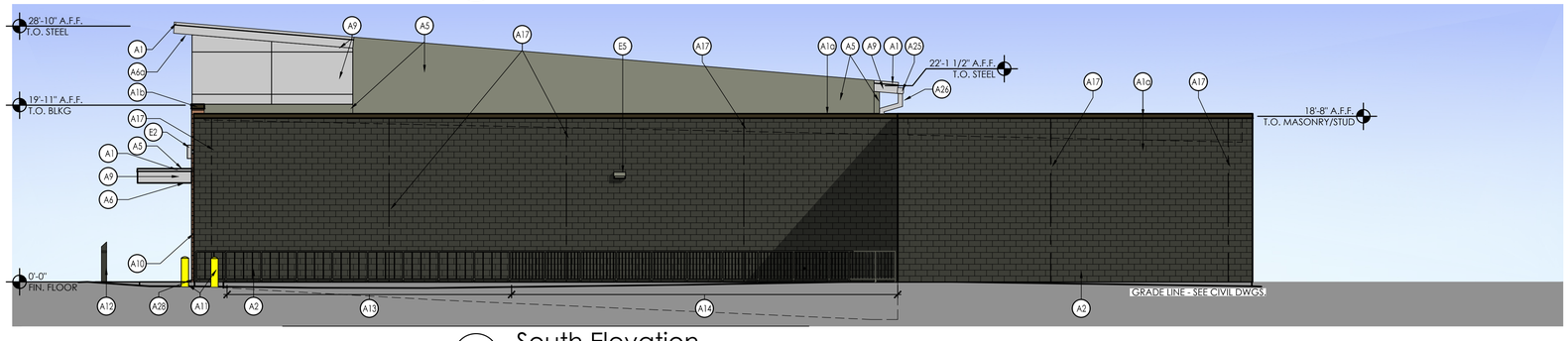
3 East Elevation

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



2 North Elevation

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



1 South Elevation

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

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

PLOTTED: 7/26/2022 5:10 PM

Issued:		Date:
A	Issued for Use Client Review	07/25/22
B		
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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APD Engineering & Architecture
615 Fishers Run
Victor, NY 14564
585.742.2222
www.apd.com

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APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

ALDI Inc.
4201 Bagley Avenue North
Faribault, MN 55021
(507) 333-9460
(507) 333-9475 fax

ALDI Inc. Store #: XX
Ramsey, MN

Ramsey, MN
Anoka County
Project Name & Location:

Exterior Elevations
Drawing Name:

Date: 07/22/22

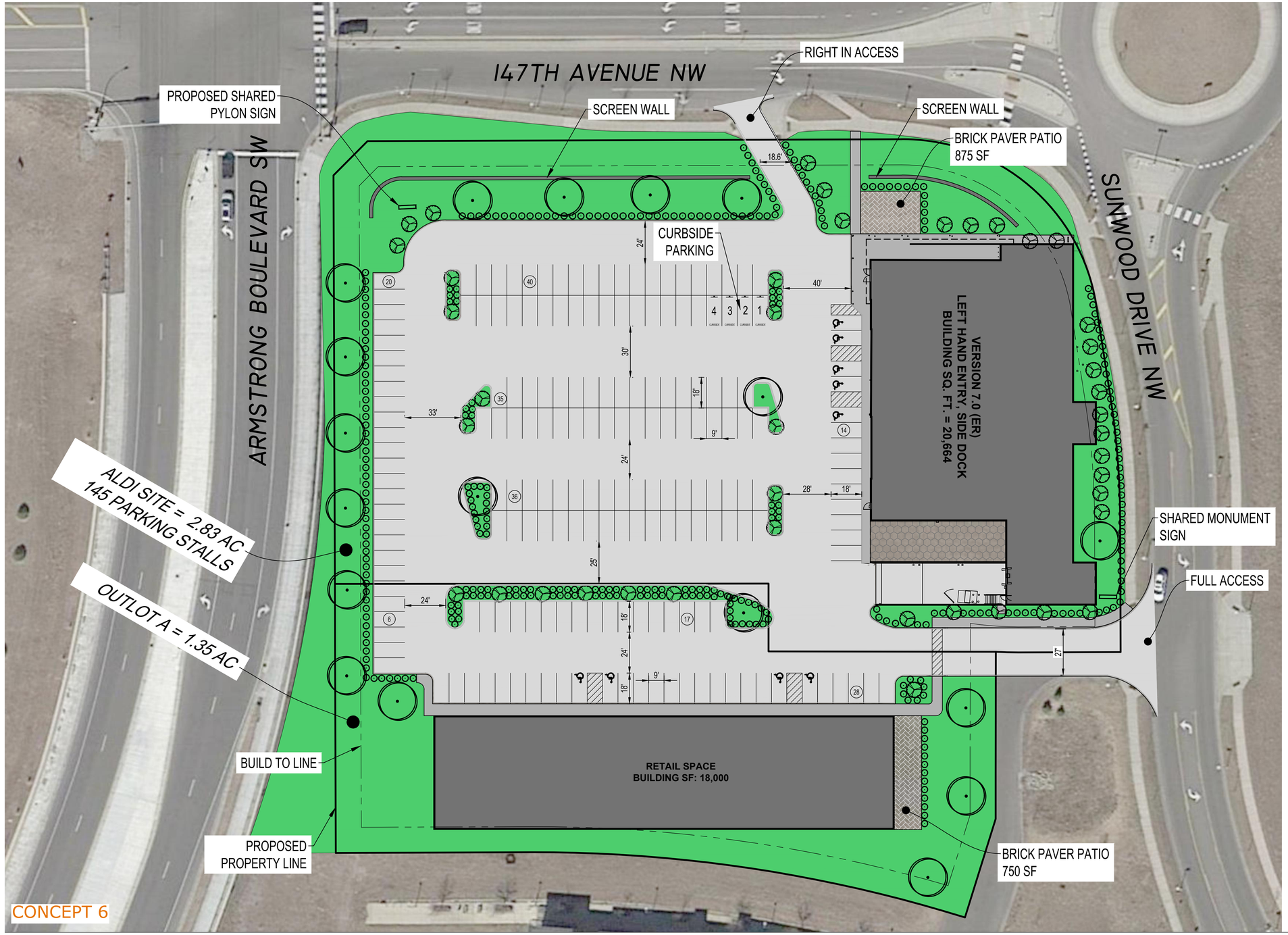
Type: RHSDV7ER

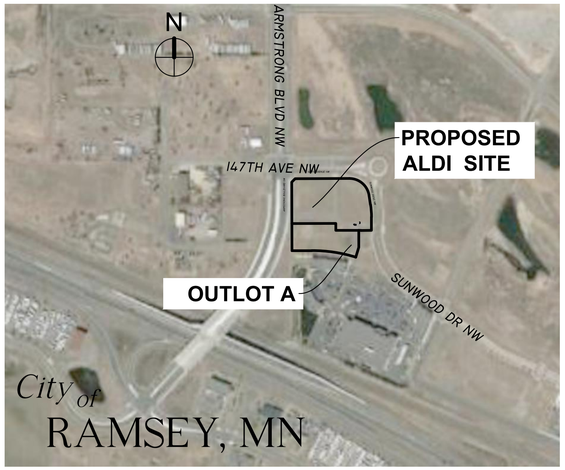
Drawn By: CB

Scale: As Noted

Project No.
22-0395A

CEE-1
Drawing No.





SITE DATA:

ADDRESS:
COR AREA COMMERCIAL SITE DEVELOPMENT
RAMSEY, MN 55044

ALDI SITE: 2.83 ACRES
OUTLOT A: 1.35 ACRES
TOTAL SITE: 4.18 ACRES

SETBACK DATA:

ZONED: COR-2 (COMMERCIAL SUBDISTRICT)

	BUILD TO LINE
FRONT	15'

MIN. 40% OF SIDE WITHIN BUILD TO LINE

PARKING DATA:

ALDI BUILDING AREA = 20,664 SQ.FT

MIN. PARKING STALLS REQUIRED = 83
(2 SPACES PER 500 SQ.FT.)
MAX. PARKING STALLS REQUIRED = 166
(4 SPACES PER 500 SQ.FT.)

PARKING STALLS PROVIDED = 145

H.C. STALL REQUIRED = 5
H.C. STALL PROVIDED = 5

PARKING DATA:

RETAIL BUILDING AREA = 18,000 SQ.FT

MIN. PARKING STALLS REQUIRED = 72
(2 SPACES PER 500 SQ.FT.)
MAX. PARKING STALLS REQUIRED = 144
(4 SPACES PER 500 SQ.FT.)
PARKING STALLS PROVIDED = 51

H.C. STALL REQUIRED = 2
H.C. STALL PROVIDED = 4

SIGNAGE DATA:

BUILDING SIGNAGE
PROTOTYPICAL SIGNAGE WILL BE ALLOWED.

FREESTANDING SIGNAGE

TYPE:	MONUMENT/ PYLON
SIZE:	MAX. 50' IN HEIGHT. SURFACE AREA SHALL NOT EXCEED 150 S.F.

REFERENCE SCALE
1 INCH = 30 FEET
0 15 30 60

N

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING www.is-grp.com

ALDI INC.
Ramsey, Minnesota
March 14, 2022
ISG Project No. 18-21339

ALDI Inc.
4201 Bagley Avenue North
Faribault, MN 55021
(507) 333-9460
(507) 333-9475 fax
ISG

CAD FILE NAME 21339 - CONCEPT 6

CC Regular Session **7. 2.**

Meeting Date: 02/14/2023

By: Todd Larson, Community Development

Information

Title:

ARAA Dome Site Plan and Plat - 14600 Ferret St. NW

Purpose/Background:

The Anoka Ramsey Athletic Association (ARAA) is proposing a large inflatable dome on a 12.89 acre site north of Highway 10 west of Armstrong Boulevard. The dome will primarily be used for practices and training sessions for its members. Occasional games, tournaments, and other events are likely to occur.

At its meeting on January 26, the Planning Commission unanimously recommended approval of a site plan for an athletic training facility and the plat of "ARAA Subdivision." They also approved the variance to the height maximum.

The Planning Commission previously reviewed a rezoning request for the property in the summer of 2022. The City Council approved the rezoning to E-3, the same district as the adjacent Bunker Lake Industrial Park to the northwest. This district was selected due to the building design allowances and uses on the site (recreation and restaurant). A text amendment was also processed to allow medical clinics in the E-3 district in the event a sports medicine clinic were to co-locate on the site. The clinic and restaurant uses are not being proposed at this time and a new Land Use Application will be required at the time they are proposed.

The site currently consists of two parcels. A plat is proposed to consolidate the existing lots into one large lot. Indoor recreation is a permitted use, therefore the site is subject to a Site Plan Review. Previously, one of the parcels were used for recreation uses with a go-kart track and paintball, though that business has been closed for several years. Lastly, the dome exceeds the 65-foot height limit of the E-3 district and a variance was approved by the Planning Commission.

Notification:

Staff mailed notices to owners of property within 700 feet of the site. A legal notice was published in the Anoka Union Herald Newspaper on January 13, 2023. A Land Use Application sign was placed on the property.

Observations/Alternatives:

Use

The use of the facility will primarily be used for youth sports training. The applicant has stated that they will, from time-to-time, have games, tournaments, and other events, though nothing has been specified. Tournaments and other events must be limited in capacity due to the occupancy of the building per the Building Code and availability of parking on-site.

During the 2022 rezoning application, it was anticipated that the site would include a sports medicine clinic and a restaurant. These uses are not proposed at this time. A concept plan is attached. When those users are identified, a new Land Use Application will be required for review of those uses, structures, and site improvements. It should also be noted that a telecommunications tower is located on the site and it will remain in place.

Building Architectural Design & Variance

The building consists of two parts--the dome and a support building. The 175,500 square foot air-supported fabric dome will be 78 feet in height. The nearly 3,700 square-foot one-story brick support building is proposed off the northeast corner of the dome. The support building houses the lobby, restrooms, a storage room, an

office, and a pass-through garage bay.

The maximum building height in the E-3 district is 65 feet. A height of 78 feet to the top is proposed (roughly the height of a six-story office building). The applicant's narrative addresses the considerations for justifying a variance according to City Code. The dome needs to have enough height (interior clearance) so that sports like baseball and softball can reasonably be played indoors without a fly ball hitting the ceiling. As an arched structure, the top of the roofline will not be visible from close views due to its curvature. It will be noticeable from farther distances. The Planning Commission used their authority and granted the variance. The Commission's decision may be appealed to the City Council.

Access & Parking

Access to the site is provided via two one-way drives off Ferret Street. The northern in-bound driveway is located very close, though offset, to the intersection of 147th Avenue. Due to the offset, outbound traffic will not be permitted here due to traffic safety and operational concerns. The outbound driveway is approximately 190 feet to the south. This loop system allows for a drop-off zone in front of the support building.

The applicant has provided a traffic and parking analysis which is attached to this report to explain different parking scenarios depending on use of the building. The 135-space parking lot is located on the north side of the building. If the building is used for younger children's practices, it is expected that many of the children will be dropped off. If it is used for high school driving-aged teens, then it is expected that many of the users will drive themselves and park. Some additional parking is also provided for spectators. Staff concurs with the report as being adequate for *typical* use of the facility.

Space for additional parking is located to the west of the building. This area is being reserved for the clinic and restaurant uses, though it could be used to create more parking if it is needed.

A building perimeter paved pathway is shown for maintenance and emergency access. The pavement is needed to catch the snow that falls from the structure and is sturdy enough to plow it away. This pathway must be kept clear at all times.

Pedestrian Connections

Ferret Street will likely be reconstructed in 2023. This reconstruction will include a sidewalk. The applicant is showing a walkway connection from the building to the future public sidewalk. It is anticipated that during events, people may want to walk to the planned retail and restaurant uses nearby on a break. As a youth-centered facility, area children may ride a bike to the site and bike racks are being provided.

It should be noted that the walkway between the parking lot and the dome will also collect the snowfall from the roof as noted earlier. Extra attention will need to be given to this area while the building is in use during snowfall to keep it clear and safe.

Landscaping and Screening

The applicant has submitted a landscape plan that meets the requirements of City Code. The design of the site focuses most of the trees to the north side of the parking lot and east side of the property. The Environmental Policy Board (EPB) reviewed the plans on January 23 and recommended the plan's approval.

Adjacent to the north and east sides of the building are pads for mechanical units. Once the units are determined, they will need to be screened for safety and visual aesthetic with a privacy fence.

Utilities

Public water and sanitary sewer mains are in the vicinity of the site. These utilities will be extended to the site with the upcoming reconstruction of Ferret Street and 147th Avenue. The facility will be connected to municipal services. The proposed plans have some minor adjustments and corrections needed by the time of building permit.

Storm Water Management

A series of storm water management basins are shown across the site. Preliminary review reveals additional design capacity is likely and should be able to be accommodated on site easily. WMO review will be required based on the size of the site as well as a maintenance agreement.

Lighting

The applicant has submitted a lighting plan with photometrics that has a well-lit parking lot and pedestrian walkways. All lights are downcast and shielded.

Funding Source:

Costs of processing the application are the responsibility of the applicant. Park dedication and development fees will be collected with the plat.

Recommendation:

The Planning Commission recommended approval of the plat and site plan review on January 26, 2023.

Alternatives to consider:
1. Approve the project as recommended by the Planning Commission.
2. Approve the project with any modifications that the City Council would like.
3. Deny the project based on certain findings.

Action:

Two motions are requested:

Motion to waive the Charter provision of reading the resolution aloud and adopt Resolution #23-025 Approving Plat of "ARAA Subdivision;" and

Motion to waive the Charter provision of reading the resolution aloud and adopt Resolution #23-026 Approving Site Plan Review for an athletic training facility at 14600 Ferret St. NW.

Attachments

Site Location Map
Applicant's Narrative
Parking and Traffic Report
Draft Final Plat
Rendering
Architectural Plans
Civil Details
Civil SWPPP Plans
Civil Utilities and Landscape Plans
Future Site Plan Concept
ACTION - Resolution #23-025 Plat
ACTION - Resolution #23-026 Site Plan Review

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/08/2023 08:26 AM
Form Started By: Todd Larson		Started On: 01/30/2023 09:51 AM

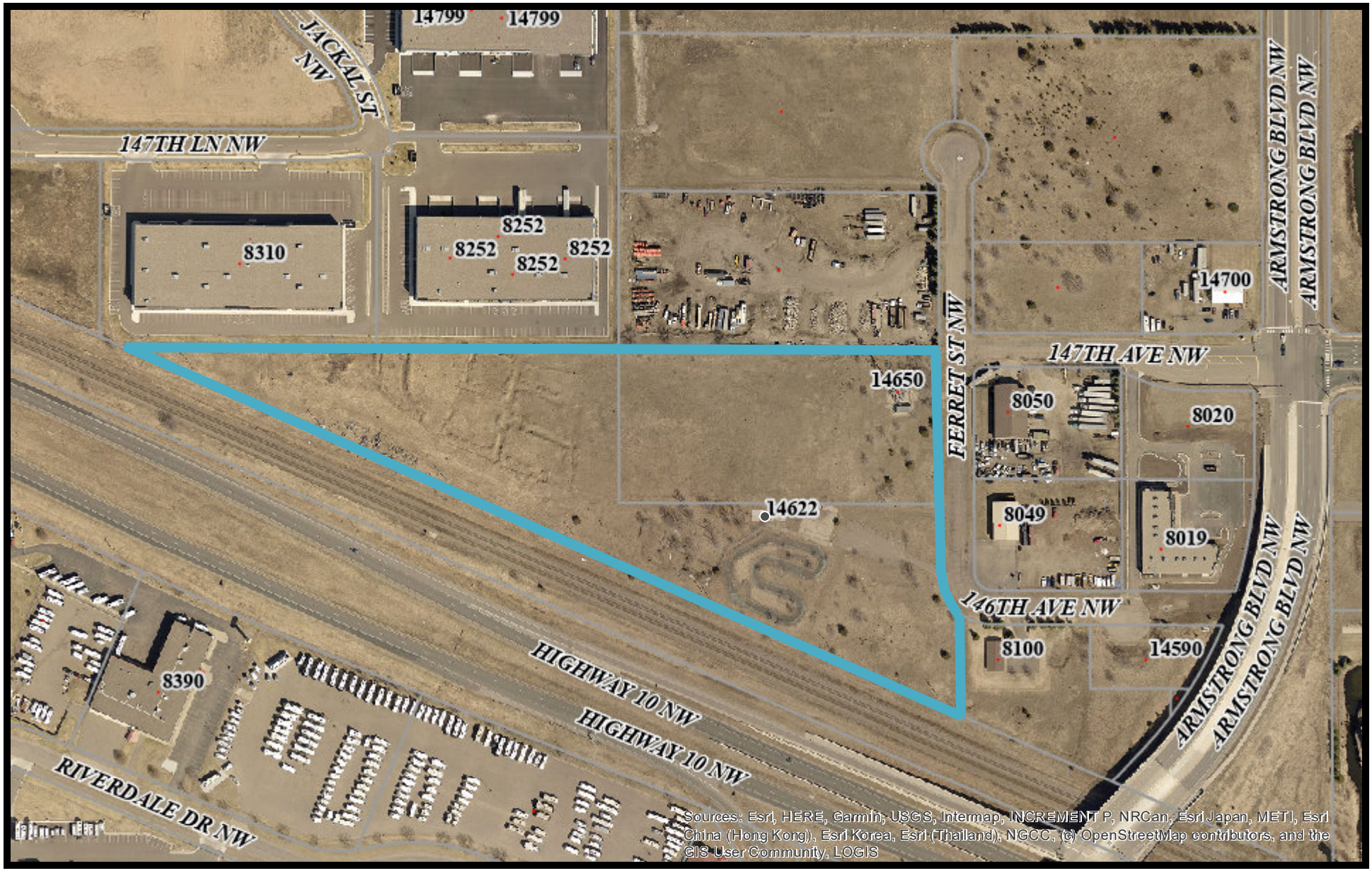
Final Approval Date: 02/08/2023

29-32-25-14-0005

29-32-25-14-0015

ARAA Athletic Dome

14622 Ferret St NW & 14650 Ferret St NW



DECEMBER 16, 2022

Todd Larson
Planning Manager
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

RE: SITE PLAN, PRELIM/FINAL PLAT, EASEMENT VACATION APPLICATIONS
ATHLETIC DOME– RAMSEY, MN

Todd,

On behalf of the Anoka Ramsey Athletic Association, ISG is submitting a Site Plan, Preliminary Plat, Final Plat and Easement Vacation application for the vacant property north of Highway 10, west of Ferret Street NW. The area consists of the parcels identified as:

1. **Parcel ID:** 29-32-25-14-0015
   Parcel Address: 14622 FERRET ST NW, Ramsey, MN 55303
   Parcel Size: 8.57 Acres

2. **Parcel ID:** 29-32-25-14-0005
   Parcel Address: 14650 FERRET ST NW, Ramsey, MN 55303
   Parcel Size: 4.31 Acres

These parcels are owned by the Anoka Ramsey Athletic Association and were recently rezoned to the E-3 district.

PROJECT DESCRIPTION

The proposed development is for the Anoka Ramsey Athletic Association's indoor athletic dome, with a potential clinic and restaurant use on the site as well. At this time, the site plan application is specific to the athletic dome, and the other uses would proceed with separate site plan approvals at the time of their development. The plan is to mass grade the site with this initial development and make it pad-ready for the other uses. Construction is planned for the athletic dome to start in April with the opening of the facility in November 2023.

The athletic dome will generally be open 7 days a week, with the weekdays open from around 2:00 pm – 10:00 pm and the weekends open from 7:00 am – 11:00 pm. There will be around 2 full-time employees and 6 part-time employees, with many youth sports volunteers. The peak season is from November-April.

The proposed athletic dome will be a year-round facility consisting of a ~ 175,500 sq ft dome (1.5 turf fields and 8 rubberized multipurpose courts). There will be a 3,698 sq ft support building housing the dome access, lobby, toilets, office, and emergency vehicle access. The primary purpose of the facility will be that of a sports practice/training facility. There may be occasional tournaments or large gatherings/shows in the dome. The dome will have limited spectator seating of 336 seats.

The dome will be Type II-B construction and classified as an A-4 occupancy. It will have a maximum occupancy of 636. The Dome will not have a fire suppression system. The support building will have a fire suppression system. Refer to the code analysis for a complete presentation of code compliance.

Entrance to the site will be from Ferrett Street. There will be 135 parking spaces. Overall, during the development of the dome and support building, 46.1% of the site will be impervious area, resulting in 53.9% as open/green space. An assumed additional 1.51 acres of impervious space will be generated during future phases which results in an ultimate impervious percentage of 63.7%, 36.3% pervious area.

Stormwater will be collected via structures and pipes and directed to four infiltration basins. One on the west side of the site will be used for a portion of the dome which may be expanded or placed underground as future development occurs. Stormwater for the parking lot and the rest of the dome will be directed to the three western.

The Preliminary Plat and Final Plat application are to combine the two lots into one. Additionally, an easement vacation request is included to vacate a portion of existing utility and drainage easements to allow for development on the site. The Final Plat shows that there will still be an easement on the entire perimeter of the site to adequately accommodate the existing and proposed utilities.

VARIANCE REQUEST

The proposed athletic dome will be 78 -ft tall at the highest point. Because the height limit of the E-3 zone district is 65-ft, we are requesting a height variance. Please see the sheet AS-2 Elevations Variance Area to show the portion of the top of the dome that exceeds the height limitation and the proportional area in scale to the overall dome. Article II, Division 2, Section 117-53(b)(2)(a) in the City Code provides the review criteria for a variance request. Following are the review criteria with a statement on how this variance request addresses each criterion:

A. In considering all requests for a variance and in taking subsequent action, the city staff, the board and the council shall make a finding of fact that the proposed action will not:

1. *Impair an adequate supply of light and air to adjacent property.*

   Response: There will be no impairment to the supply of light and air to the adjacent properties. The athletic dome complies with building setbacks and a 13-ft increase in height for the rounded portion of the dome top does not pose any encroachment issue of air or light to adjacent properties. Adjacent to the south is Highway 10. No shadowing will occur from the additional dome height to the south. To the west of the dome is a large portion of the subject site where there will be a future support clinic and restaurant building and therefore the dome does not encroach to any adjacent property to the west. To the north of the dome is the parking lot, and therefore the adjacent properties to the north are far enough away from the dome that they will not be impacted by the requested height increase. Directly to the east of the site is the local street, and the closest lot across the street is far enough to not be impacted either by the requested height increase.

2. *Unreasonably increase the congestion in the public street.*

   Response: The request for a height variance for the athletic facility will not impact traffic. While a height variance for most buildings is associated with an additional floor space and more people, the height for a

dome does not increase the number of people coming to the building. Rather, the height is necessary for athletic practice operations.

3. *Have the effect of allowing any uses prohibited in the applicable zoning district, permit a lesser degree of public health, safety, and general welfare protection than established by this chapter, or permit standards which are lower than those required by state law.*

   Response: The proposed use is permitted within the zone district and granting a height variance does not permit a lesser degree to the public health, safety or welfare.

4. *Increase the danger of fire or endanger the public safety.*

   Response: The increased height request does not increase the danger of fire or to the public. Our team has met with the city building division and will be conducting operations and designing the facility to comply with the building code.

5. *Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this chapter.*

   Response: The proposed facility and the height variance request would not negatively impact or impair property values in the area. On the contrary, this type of facility has a proven history of revitalizing local business and supporting economic development in the local community.

6. *Violate the intent and purpose of the comprehensive plan.*

   Response: The increased height request does not violate the intent and purpose of the comprehensive plan. A height variance is critical to the design and function of this dome. By granting a height variance, this proposed design will then become viable and will allow the development application to proceed. The athletic training facility will be an asset to the community, offering a gathering place for youth, families and adult athletes to train in athletics. This supports goals of community-building, health and wellness and economic development.

7. *Violate any of the terms or conditions of subsection (b)(2)b of this section.*

   Response: A height variance would not violate an of the terms or conditions in subsection (b)(2)b.

A check for the application fees and escrow was mailed to the city on 12/9/22. Enclosed with the application submittal for review are the following documents:

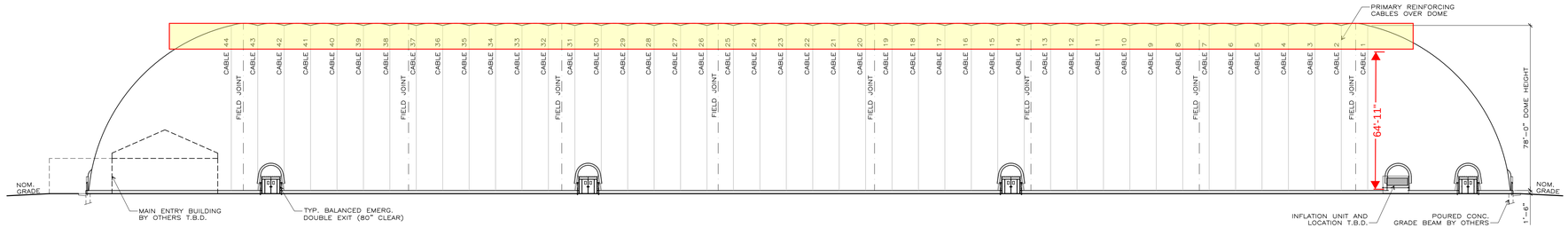
1. Land Development Application
2. LRRWMO Application
3. Connexus Authorization
4. Title Report
5. Vesting Deed
6. Code Analysis
7. Site/Civil Plans
8. Rendering

9. Exterior Elevations – Dome
10. Exterior Elevations – Support Building
11. Traffic and Parking Impact Letter
12. Stormwater Report
13. Preliminary Sketch Plat
14. Final Plat
15. Easement Vacation Exhibit A
16. Easement Vacation Exhibit B
17. Elevations – Variance exhibit

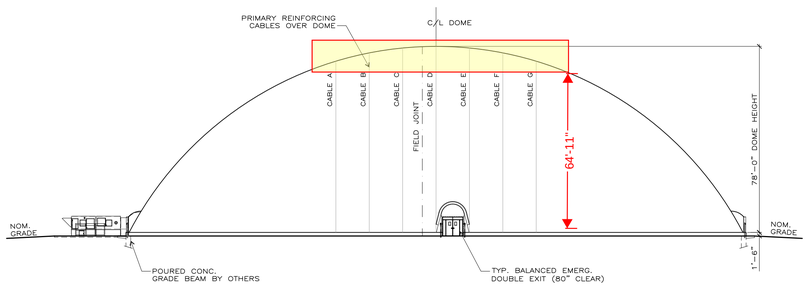
Please contact me at 952.426.0699 or via email at Andrea.Rand@ISGInc.com with any questions or if there is any additional information I can provide in support of this project.

Sincerely,

Andrea Rand, AICP
Project Coordinator

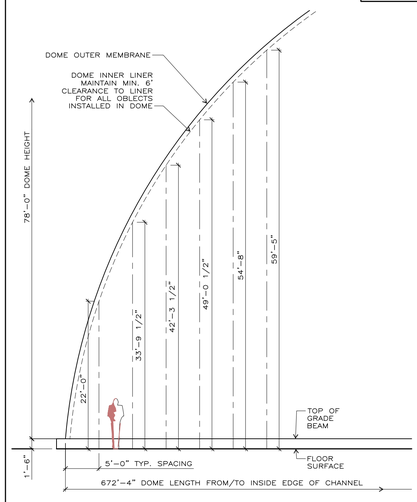


1 / AS2 **SIDE ELEVATION**
SCALE : 1"=30'-0"

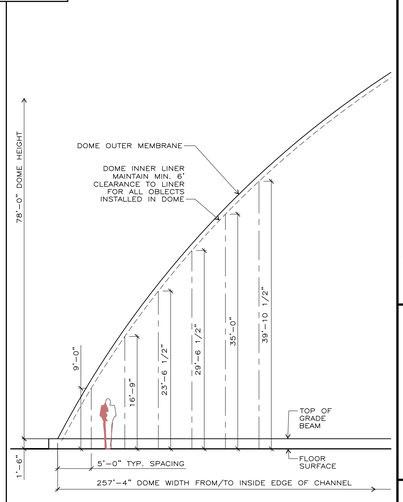


2 / AS2 **END ELEVATION**
SCALE : 1"=30'-0"

NOTE:
GRID HEIGHTS SHOWN ARE APPROXIMATE



3 / AS2 **APROX. DOME PROFILE AT END**
SCALE : 3/32"=1'-0"



4 / AS2 **APROX. DOME PROFILE AT SIDE**
SCALE : 3/32"=1'-0"

GENERAL NOTES:

1. DESIGN LOADS:

i) THIS STRUCTURE IS AN AIR SUPPORTED STRUCTURE IN WHICH THE FABRIC IS SUPPORTED BY INTERNAL PRESSURE.
THE INTERNAL PRESSURE IS MONITORED DAILY BY THE OWNER AND IS INCREASED PRIOR TO HIGHER WINDS OR TO SNOWFALLS, AS DIRECTED IN THE OWNER'S MANUAL, IN ORDER TO PROVIDE REQUIRED RESISTANCE TO THE WEATHER LOADS.

ii) WIND : IN ACCORDANCE WITH 2015 IBC AND 2016 ASCE-7.
- 110 MPH (ULT), EXPOSURE C, PRESSURE DISTRIBUTION TO 2016 ASCE 7.
- RISK CATEGORY II, MAXIMUM OCCUPANCY IN DOME < 300

iii) INTERNAL DESIGN PRESSURE :
- INTERNAL DESIGN PRESSURE IS : 9.36 PSF (1.80" W.C.). THIS IS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY DURING WEATHER EVENTS.
- DURING NON-WEATHER EVENTS, THE OWNER MAY REDUCE THE INTERNAL PRESSURE, AT THEIR OWN DISCRETION. MINIMUM INTERNAL PRESSURE IS : 3.9 PSF (0.75" W.C.).
- STANDBY SET FOR 0.12 kPa (2.6 PSF, 0.5"W.C.) FOR THE "ON" VALUE.

iv) SNOW :
- GROUND SNOW 50PSF
- SNOW IMPORTANCE FACTOR Is=1.1, SNOW EXPOSURE FACTOR Ce=0.9, THERMAL FACTOR Ct=0.85
- DOME WILL SHED SNOW DUE TO CURVATURE OF MEMBRANE, INTERNAL PRESSURE AND HEAT. SNOW STARTS TO MELT ON CONTACT, THEN AS IT ACCUMULATES, A LAYER OF MELTWATER FORMS BETWEEN THE SNOW AND THE MEMBRANE SURFACE ALLOWING THE ACCUMULATED SNOW TO SLIDE OFF.
- SNOW TO BE MANUALLY REMOVED BY OWNER IF EXTREME CONDITIONS EXIST (ASCE 55-16 6.11)
- SNOW TO BE REMOVED FROM ALL SIDES OF DOME BY OWNER AFTER EVERY SNOWFALL
- IF SNOW IS FORECAST, THE OWNER MUST HAVE PERSONNEL AVAILABLE TO MONITOR DOME OPERATION DURING THE SNOW EVENT.

v) DEAD LOAD : SELF WEIGHT OF DOME, INSULATION AND CABLES

2. STRUCTURAL:

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

THE ENGINEER SHALL BE GIVEN 48 HOURS MINIMUM NOTICE BY THE CONTRACTOR FOR ALL REQUIRED INSPECTIONS OF FOUNDATION, REINFORCING STEEL, STRUCTURAL STEEL AND FRAMING.

THIS SET OF DRAWINGS REPLACES ALL PREVIOUS DRAWINGS.

ALL SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

ALL SURFACES OF STRUCTURES DIRECTLY EXPOSED TO THE INTERIOR OF THE AIR STRUCTURE SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 30 PSF, OF AIR PRESSURE.

FABRIC STRESS RELIEF CABLES ABOVE OPENINGS IN THE PRIMARY MEMBRANE SHALL BE DESIGNED AS CATENARY SPANS OF STEEL CABLE, SELECTED AND SUPPLIED BY YEADON FABRIC STRUCTURES IN ACCORDANCE WITH THE FABRIC STRESS CALCULATIONS PROVIDED BY THE ENGINEER FOR THIS PROJECT.

THIS AIR STRUCTURE HAS BEEN DESIGNED USING CSA DOCUMENT CSA S367-12 AND ASCE 55-16 AS GUIDES.

3. EXCAVATION AND BACKFILL:

SOIL CONDITIONS SHALL BE REPORTED TO THE ENGINEER AT THE TIME OF EXCAVATION AND AT HIS DISCRETION THE ENGINEER MAY REQUIRE FURTHER SOILS INVESTIGATION, OR MODIFICATIONS TO THE GRADE BEAM DESIGN.

REMOVE ALL TOP SOIL AND DELETERIOUS MATERIAL FROM BENEATH ALL STRUCTURE COMPONENTS.

USE ONLY ENGINEER APPROVED COMPACTED FILL TO RAISE GRADES WHERE REQUIRED BENEATH STRUCTURES.

COMPACT ALL GRANULAR FILL TO 98% SPDD. COMPACTION TESTING SHALL BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO INSTALLATION OF ANY STRUCTURES SUPPORTED ON FILL.

SLOPE ALL GRADES AWAY FROM THE AIR STRUCTURE AND IT'S COMPONENTS.

PROTECT EXCAVATIONS AND GRADE BELOW SLABS FROM FROST PENETRATION BY PROPER USE OF STRAW, THERMAL BLANKETS AND TARPS.

4. CONCRETE:

ALL CONCRETE AND REBAR SHALL CONFORM TO ACI CODE 318-LATEST EDITION.

CONCRETE STRENGTH SHALL BE 3000 PSI, 6% +/-1% AIR ENT. IN ALL CASES, UNLESS OTHERWISE SPECIFIED.

USE ONLY GRADE 60 (60,000 PSI) DEFORMED REBAR.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXCESSIVE EVAPORATIVE WATER LOSS AND ENSURE PROPER CURING.

ALL CONCRETE SHALL BE TESTED BY AN ACI CERTIFIED CONCRETE TESTING LABORATORY.

USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES FOR AT LEAST (7) DAYS FOLLOWING CONCRETE PLACEMENT.

PROVIDE GROUT CLEANED RUBBED FINISH IN ACCORDANCE WITH ACI 301-10 FOR ALL FORMED CONCRETE SURFACES EXPOSED TO VIEW.

ENSURE 2" MINIMUM COVER FOR ALL REBAR IN FORMED CONCRETE, 3" MINIMUM COVER FOR CONCRETE POURED AGAINST SOIL.

PROVIDE VERTICAL CONTROL JOINTS @ 20'-0" O.C. MAX. LOCATE MID DISTANCE BETWEEN CABLE ANCHORAGE. KEY EA. FACE 1" MIN AND CAULK. CUT EVERY OTHER HORIZ. BAR.

RE-BAR LAP/SPLICE LENGTHS:
#4 = 22"
#5 = 28"
#6 = 32"

5. ELECTRICAL NOTES:

(SEE ALSO ELECTRICAL DRAWINGS BY OTHERS ISSUED FOR THIS PROJECT)

EXITS:

THE CONTRACTOR SHALL PROVIDE (1) 277V/15A DEDICATED CIRCUIT FOR EMERGENCY LIGHTING ONLY AND ALL EMERGENCY LIGHTS SHALL BE POWERED BY THIS CIRCUIT.

POWER SUPPLY FOR EMERGENCY EXITS SHALL BE BROUGHT WITHIN 12" OF EACH EXIT DOOR OPENING AS LOCATED IN THE CONSTRUCTION DRAWINGS.

WHERE THE POWER SUPPLY IS RUN IN CONDUIT CAST INTO THE FOUNDATION GRADE BEAM, 10" CLEARANCE MUST BE PROVIDED BELOW FINISHED CONCRETE SURFACE TO AVOID CONTACT WITH ANCHOR BOLTS.

LIGHTING:

POWER SUPPLY FOR LIGHT FIXTURES SHALL BE BROUGHT TO RECEPTACLE BOXES AS LOCATED IN THE CONSTRUCTION DRAWINGS.

ELECTRICAL CONTRACTOR TO TRIM AND INSTALL PLUG ENDS ON EACH LIGHT CORD IN PROPER LOCATIONS.

VOLTAGE, AMPERAGE AND J-BOX LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES, IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

IT IS RECOMMENDED THAT LIGHTING CONTACTORS BE USED WITH REMOTE LOCATION SWITCHING AT A CONTROL POINT, LOCATED BY THE OWNER / DEVELOPER.

FOR SUSPENDED LIGHTING, EVERY EFFORT IS MADE TO ALIGN LIGHTS VERTICALLY AND HORIZONTALLY. DUE TO THE CURVATURES OF THE DOME AND THE DIFFERING LOCATIONS OF THE FIXTURES ON THE INDIVIDUAL PANELS, VARIATIONS IN HEIGHT AND HORIZONTAL ALIGNMENTS MAY OCCUR. OTHER FACTORS SUCH AS DOME PRESSURE MAY ALSO AFFECT THE LOOK AND ALIGNMENT OF THE FIXTURES.

6. MECHANICAL EQUIPMENT:

SEE MECHANICAL DRAWINGS (BY OTHERS) ISSUED FOR THIS PROJECT.

POWER SUPPLY FOR MECHANICAL EQUIPMENT SHALL BE BROUGHT TO LOCATIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS. (NOTE: EQUIPMENT IS SUPPLIED WITH MAIN DISCONNECT).

VOLTAGE AND AMPERAGE REQUIREMENTS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

THE ELECTRICAL CONTRACTOR SHALL COMPLETE ALL ELECTRICAL TERMINATIONS AND CONNECTIONS.

THE INFLATION UNIT IS SLIT IN SECTIONS FOR SHIPPING, FIELD ASSEMBLY REQUIRED. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTING THE ELECTRICAL SPLITS ON THE SECTIONS.

ELECTRICAL CONTRACTOR SHALL TEST ROTATION PRIOR TO MANUFACTURER FACTORY STARTUP.

FOR PRESSURE SENSING TUBING, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 3/4" CONDUIT FROM CONTROL PANEL TO STUB UP IN BOX INSTALLED IN GRADE BEAM IN DOME INTERIOR, AND FROM CONTROL PANEL TO ATMOSPHERE, TO TERMINATE IN BOX WITH SCREENED VENT.

FOR BOTTOM DISCHARGE UNITS, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL TEMPERATURE SENSORS IN THE DISCHARGE AND RETURN AIR DUCTS.

FOR REMOTE PC/MOBILE ACCESS, ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND INSTALL ETHERNET CABLE FROM REMOTE PC LOCATION TO INFLATION UNIT.

OWNER TO PROVIDE IP ADDRESS AND PC CONNECTED AT TIME OF INSTALL FOR REMOTE ACCESS OPTION.

7. FABRIC SPECIFICATIONS:

SHELTER RITE	STYLE 8028	STYLE 9032
BASE TYPE FABRIC WEIGHT	POLYESTER (7.5 oz/yd²)	POLYESTER (10.0 oz/yd²)
FINISHED COATED WEIGHT ASTM D751	(28 +2/-1 oz/yd²)	(32 +2/-1 oz/yd²)
TONGUE TEAR ASTM D751	(8" x10" SAMPLE @ 12"/MIN.) (275/275 lbf)	(8" x10" SAMPLE @ 12"/MIN.) (300/300 lbf)
TRAPEZOID TEAR ASTM D4533	(85/85 lbf)	(100/100 lbf)
GRAB TENSILE ASTM D751	(700/700 lbf)	(840/840 lbf)
STRIP TENSILE ASTM D751 PROCEDURE B	(515/515 lbf/in)	(650/650 lbf/in)
ADHESION (MINIMUM) ASTM D751 DIELECTRIC WELD	(10 lbf/in)	(10 lbf/in)
HYDROSTATIC RESISTANCE ASTM D751 PROCEDURE A	(500 psi)	(500 psi)
DEAD LOAD MIL-T-52983E (MODIFIED) PARA 4.5.2.19	(2" SEAM, 4 HRS, 1" STRIP) (266 lbf @ ROOM TEMPERATURE) (133 lbf @ 160° F)	(2" SEAM, 4 HRS, 1" STRIP) (266 lbf @ ROOM TEMPERATURE) (133 lbf @ 160° F)
LOW TEMPERATURE ASTM D2136 1/8" MANDREL 4HRS	(LTC: PASS @ -40° F) (LTA: PASS @ -67° F)	(LTC: PASS @ -40° F) (LTA: PASS @ -67° F)

FLAME RESISTANCE
MEETS NFPA 701; CAN/ULC-S109; ASTM 6413-2 SECOND FLAMEOUT
REGISTERED BY CALIFORNIA FIRE MARSHAL (NO. F-10301); GB8824-2006;
ASTM E84 & ULC-S102 - FLAME SPREAD INDEX <25, SMOKE DEVELOPMENT RATING <450

YEADON®
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128 WOOLWICH ST, SUITE 201, GUELPH ONT. N1H 3V2

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DRAWINGS SHALL NOT BE SCALED

NO.	DESCRIPTION	DATE

REVISIONS:

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
ANOKA RAMSEY ATHLETIC ASSOCIATION MULTI SPORT DOME

PROJECT LOCATION:
RAMSEY, MN.

DRAWING:
ELEVATIONS GEN. NOTES

SCALE:
AS NOTED

DATE:
02/DEC/22

DRAWN BY:	APPROVED BY:
R.K./D.K.	D.K.

PROJECT NO.:	DWG. NO:
	AS-2

TRAFFIC & PARKING IMPACT LETTER - DRAFT

Anoka Ramsey Athletic Association Dome
Ramsey, MN

January 10, 2023

Project No. 21-26051

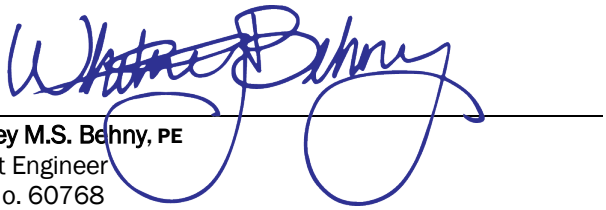
ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
Dustin Reeder
President
Anoka Ramsey Athletic Association
PO Box 265
Anoka, MN 55303

FROM:
ISG
Whitney M.S. Behny, P.E.
7900 International Dr., Suite 550
Bloomington, MN 55425

SIGNATURE SHEET

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE 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.



Whitney M.S. Behny, PE
Project Engineer
Reg. No. 60768

ISG
7900 International Drive, Suite 550
Minneapolis, MN 55425

Documents covered by this seal:
Anoka Ramsey Athletic Association Dome Traffic & Parking Impact Letter

Anoka Ramsey Athletic Association Dome
Ramsey, MN

Engineer's Project Number: 21-26051

Dated this 10th day of January 2023

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EXECUTIVE SUMMARY

Studied Intersection Description and Location

This study has been prepared in anticipation of the proposed Anoka Ramsey Athletic Association Dome (ARAA). The site is located in the City limits of Ramsey, Minnesota and northwest of the intersection of US-10 / US-169 and Armstrong Boulevard Northwest / Riverdale Drive Northwest / County State Aide Highway (CSAH) 83. The property is planned on two (2) separate parcels (PID: 29-32-14-0005 and 29-32-25-14-0015).

The site is anticipated to develop to a multi-use athletic facility for the Anoka Ramsey Athletic Association (ARAA) that will contain one and a half (1.5) multipurpose synthetic turf field and eight (8) sport (basketball / volleyball) courts. The project is anticipated to be open to the public in late 2023 or early 2024. Three (3) years after opening of the athletic center, it is anticipated that a separate sports clinic and restaurant will be established on the property. A copy of the current proposed site plan is provided in **Appendix A**. The site will maintain access from Ferret Street Northwest. Ferret Street Northwest provides connection to the surrounding roadway network. Additional growth is anticipated within the neighboring area and surrounding roadways. Discussion on surrounding growth can be found in the **Existing Traffic Volumes and Analysis Assumptions** section of this report.

This Traffic and Parking Impact Letter studied current, projected, and future traffic conditions at four (4) locations in the City of Ramsey, Carver County, Minnesota. These locations included:

- Intersection 1 – The intersection of 147th Avenue Northwest and Armstrong Boulevard Northwest (CSAH 83).
- Intersection 2 – The intersection of 147th Avenue Northwest and Ferret Street Northwest.
- Intersection 3 – The intersection of Ferret Street Northwest and Access A.
- Intersection 4 – The intersection of Ferret Street Northwest and Access B.

EXISTING CONDITIONS

Area Roadway System

Through and adjacent to the study area:

- Armstrong Boulevard Northwest (CSAH 83) is a north-south minor expander.
- Ferret Street Northwest is a north-south local roadway.

MINOR ARTERIAL ROADWAYS AND CONNECTIONS TO THE STUDY AREA

Armstrong Boulevard Northwest (CSAH 83) is functionally classified as an "A-Minor Expander" within the Anoka County roadway network. Minor arterials with regional importance are labeled with the letter grade due to their ability to relieve, expand, or complement the principal arterial system. The minor arterials connect urban service area with cities and towns outside the Twin Cities region and serve medium to long distance trips.

The roadway infrastructure was intentionally sized for future development within the vicinity of the proposed development in concurrence with the City's plan for "The COR". The COR is a downtown development that spans 300+ acres and is focused on transit oriented and walkable urban development.

The minor expander is currently four (4)-lane divided asphalt roadway. Armstrong Boulevard Northwest (CSAH 83) has a posted speed limit of 55 miles-per-hour (MPH). Where local roadways connect with the minor expander, turn lanes are generally provided at the intersecting road feature. At the time of this study, the intersection of Armstrong Boulevard Northwest (CSAH 83) and 147th Ave Northwest (Intersection 1) is a signalized intersection. The intersection has designated pedestrian crossings across the southbound and westbound approaches. Landings are provided in the northwest and southwest quadrant to allow for future pedestrian crossing. It was noted that a recent access was constructed within the eastbound right-turn lane taper. Access is provided to an existing daycare facility. The report will evaluate queue lengths within all approaches and will note any concern of stacking limiting movement to the existing facilities. The previously completed report should be consulted.

It is assumed that Intersection 1 is actuated and coordinated with additional signal(s) along the Armstrong Boulevard Northwest (CSAH 83) corridor within proximity. Additionally, it is presumed that the traffic signal system utilizes near-stop-bar detectors in all lanes with additional advance detectors within the thru lanes. The cycle and split times are optimized per future scenario (2024 Opening No Build, 2027 Full Build No Build, 2034 Future No Build). Existing signal timing has not been provided and is currently optimized for current traffic volumes. Additional discussion on the scenarios can be found within the **Existing Traffic Volumes and Analysis Assumptions of this Report.**

LOCAL ROADWAYS AND CONNECTIONS TO THE STUDY AREA

Ferret Street Northwest is a local roadway that currently serves and connects to existing industrial and retail facilities. The roadway's primary outlet to the surrounding roadway network is via Intersection 1. The roadways are part of the public street network and are understood to have a speed limit of 30 MPH per City Comments on

December 20th, 2022. At the time of the traffic study, speed limit signs were not observed adjacent to the development.

The intersection of Ferret Street Northwest and 147th Avenue Northwest (Intersection 2) is an uncontrolled t-intersection. There are no sidewalk crossings or connections provided along Ferret Street Northwest.

At the time of this study, there are preliminary discussions on extending Ferret Street Northwest to the north and connecting to Bunker Lake Boulevard. There is no definitive plan on this extension, for the purpose of this report, it is assumed that current and future circulation will not be served through the potential new intersection created by Ferret Street Northwest and Bunker Lake Boulevard.

Existing Traffic Volumes and Analysis Assumptions

Traffic count data was not collected for this report and historical annual average daily traffic (AADT) within The COR was provided by the City of Ramsey. Historical data contained counts within The COR at nineteen (19) locations from 2017 to 2022. A copy of the PDF is provided in **Appendix B** to refer to the corresponding intersection. **Figure 1** below illustrates the collected traffic counts across The COR for reference.

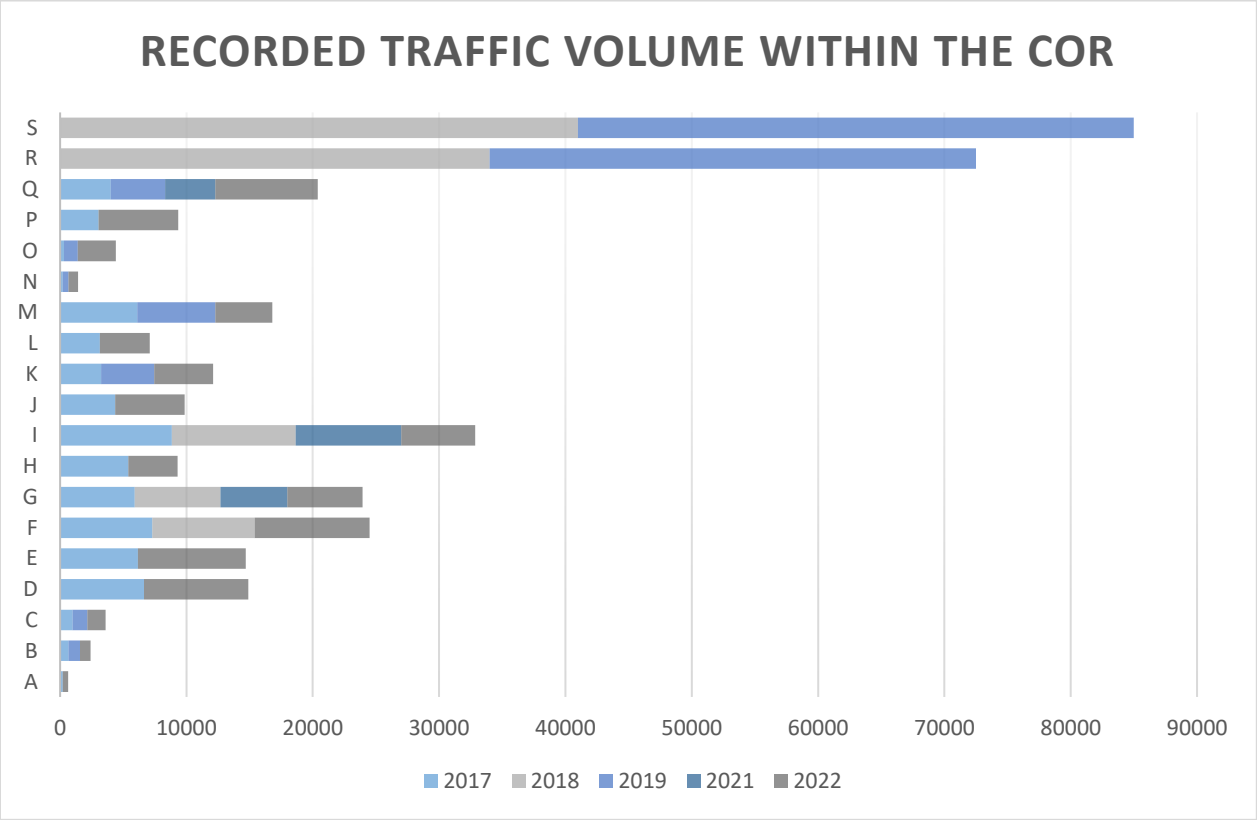


Figure 1: Historical AADT within th City of Ramsey's The COR.

The historical AADT volumes were analyzed per location for annualized growth trends with the overall average growth rate of 11% over the past five (5) years throughout The COR. The proposed development is planned to impact the roadway network of Intersections 1 and 2 of this study. An overall analyzed growth of 11% is unlikely sustainable in the vicinity of the proposed development due to the amount of developable area. The locations of E, F, and K were selected to evaluate growth adjacent to of the proposed development. Locations E, F, and K correspond to the following locations:

- Location E – the northern approach of Intersection 1.
- Location F – the southern approach of Intersection 1.
- Location K – the eastern approach of Intersection 1.

Figure 2: Locations within The COR historical AADT volumes analyzed to determined annualized average growth. From the City of Ramsey, 2022.

The three locations were assessed and determined to have an average annualized growth rate of 7%. This growth rate may occur within the future years and will likely decrease once the surrounding area is developed. The 7% annualized growth rate was utilized for this study and applied to the background traffic in all conditions and scenarios. Scenarios that are provided within this report are the following:

- Existing 2022 **|** Utilized as a base model to evaluate current conditions for comparison.
- Opening 2024 **|** Characterized by the anticipated completion of the ARAA facility and supporting infrastructure.
- Full Build 2027 **|** Characterized by the anticipated opening of the onsite clinic and restaurant adjacent to the ARAA facility.
- Future 2034 **|** Provided 10-years after facility opening.

Existing Trip Generation Along Ferret Street Northwest

Existing trip generation has not been collected in the past for the western approaches of Intersections 1 and 2. The existing facility sizes were approximated, and utilizing the ITE Trip Generation manual, 11th Edition current trip generated was estimated and shown within **Table 1**.

Day Care Facility											
ITE Code	565	Day Care Facility					14.7	1000 SF GFA			
	Average Rate / Fitted Curve Equation	# of Generated Trips	% Entering	% Exiting	# of Generated Trips Entering	# of Generated Trips Exiting	% New Trips	# of New Trips Entering	# of New Trips Exiting	R^2	# of Studies
Weekday	4.09	60	50%	50%	30	30	100%	30	30	--	27
Saturday	0.00	0	50%	50%	0	0	100%	0	0	--	5
Note: Sums may not add as expected due to rounding. Utilized Trip Generation Manual, 11th Edition.											
Industrial Users											
ITE Code	110	General Light Industrial					16.5	1000 SF GFA			
	Average Rate / Fitted Curve Equation	# of Generated Trips	% Entering	% Exiting	# of Generated Trips Entering	# of Generated Trips Exiting	% New Trips	# of New Trips Entering	# of New Trips Exiting	R^2	# of Studies
Weekday	T=3.76(X)+50.47	113	50%	50%	57	57	100%	57	57	0.61	37
Saturday	0.67	11	50%	50%	6	6	100%	6	6	--	1
Note: Sums may not add as expected due to rounding. Utilized Trip Generation Manual, 11th Edition.											

Table 1: Existing ITE Trip Generation along Ferret Street Northwest.

A summary of the total existing trips is shown within **Table 2**.

2022 EXISTING SUMMARY			
	# of Generated Trips	# of Generated Trips Entering	# of Generated Trips Exiting
Weekday	173	87	87
Saturday	11	6	6

Table 2: Summary of 2022 Existing ITE Trip Generation.

Existing Intersection Turning Movements

Intersection turning movements were modeled utilizing the following equation for Intersection 1:

$$DDHV = (K)(D)(AADT)$$

Directional Design-Hour Volume (DDHV) is the proportion of AADT in the peak-hour (design hour) in the predominant direction of traffic flow. DDHV is determined from field measurements on the facility under consideration. The Florida DOT's TURNS5 Turning Movement Analysis Tool utilizes this equation assist with trip distribution within an intersection and was utilized for Intersection 1. Intersection 2 was determined based on a 50/50 split in westbound left- and right-turning movements and a 50/50 split for southbound left-turns and northbound right-turns. The turning movements were assigned using the TURNS5 Turning Movement Analysis Tool. A copy of the work completed can be found in **Appendix C.**

To analyze the traffic conditions within the study area, Synchro version 11's Synchro Control Delay (Percentile Method) and the Highway Capacity Manual 6th Edition delay methods were utilized for this report. Intersections 1 and 2 were modeled. The resulting Synchro analysis worksheets were prepared for the existing and No Build conditions (Intersections 3 and 4 are not included within the tables as they will be a result of the proposed development) and are provided in **Appendix D**. **Table 3** displays the No Build and Existing intersection level of service (LOS), delay, and utilization for Intersection 1 and 2 for the assumed PM Peak Hour period.

No Build Scenarios

Year of Analysis	Intersection 1 147th Avenue Northwest and Armstrong Boulevard Northwest (CSAH 83)			Intersection 2 147th Avenue Northwest and Ferret Street Northwest		
	Intersection LOS	Intersection Delay (seconds)	Intersection Utilization (%)	Intersection LOS	Intersection Delay (seconds)	Intersection Utilization (%)
2022 Existing	B	13.1	34.6	A	0.0	13.3
2024 Opening	B	13.4	36.7	A	0.0	13.3
2027 Full Build	B	14.1	39.9	A	0.0	13.3
2034 Future	B	15.7	46.7	A	0.0	13.3

Table 3: Intersections 1 and 2 Existing (2022), Opening (2024), Full Build (2027), Future (2034) LOS, Delay, and Utilization.

Using Synchro version 11, multiple delay computation methods are available, including the Percentile Delay Method, the Highway Capacity Manual 6th Edition methodology, Highway Capacity Manual 2010 Edition methodology, and Highway Capacity Manual 2000 Edition methodology. Synchro's core delay calculation, the Percentile Delay Method is recommended by Synchro when evaluating actuated signals.

LEVEL OF SERVICE AND DELAY

For this report the Level of Service (LOS) will be analyzed. For signalized intersections, the LOS is defined in terms of the average total vehicle delay of all movements through an intersection. Vehicle delay is a method of quantifying several intangible factors, including driver discomfort, frustration, and lost travel time. Specifically, LOS criteria is stated in terms of average delay per vehicle during a specified time period (peak hour). Vehicle delay is a complex measure based on variables including signal phasing, signal cycle length, and traffic volumes with respect to intersection capacity. **Figure 3** shows the LOS table for signalized intersections.

Table 1. Level of Service Criteria for Signalized Intersections

Level of Service	Average Control Delay (sec/veh)	General Description (Signalized Intersections)
A	≤10	Free Flow
B	>10 - 20	Stable Flow (slight delays)
C	>20 - 35	Stable flow (acceptable delays)
D	>35 - 55	Approaching unstable flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55 - 80	Unstable flow (intolerable delay)
F	>80	Forced flow (jammed)

Figure 3 Highway Capacity Manual (HCM) 6th Edition, 2016 Signalized Intersection LOS.

For unsignalized intersections LOS criteria can be further reduced into two (2) intersection types: all-way-stop-controlled and two-way-stop-controlled. All-way, stop-controlled intersection LOS is expressed in terms of the average vehicle delay of all of the movements, much like that of a signalized intersection. Two-way-stop-controlled intersection LOS is defined in terms of the average vehicle delay of an individual movement(s). This is because the performance of a two-way, stop-controlled intersection is more closely reflected in terms of its individual movements, rather than its terms of its individual movements. **Figure 4** shows the LOS table for unsignalized intersections.

Table 2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay (sec/veh)
A	0 - 10
B	>10 - 15
C	>15 - 25
D	>25 - 35
E	>35 - 50
F	>50

Figure 4 Highway Capacity Manual (HCM) 6th Edition, 2016 Unsignalized Intersection LOS.

The studied intersections currently operate at a high LOS with the lowest LOS rating of B at Intersection 1. Delays experienced are approximately 15.7 seconds within the intersection.

PROPOSED CONDITIONS

Existing background traffic was projected to create a two (2)-year (2024) Opening, (2027) Full Build, and a 10-year (2034) Full Build traffic for the weekday PM peak hour. The method for determining these traffic projections included trip generation and distribution analyses based on estimates from the ITE Trip Generation Manual, 11th Edition and existing traffic data.

Site Traffic

TRIP GENERATION FOR OPENING 2024

The proposed ARAA dome facility is anticipated to start construction in the spring of 2023 with an opening date in 2024. It is expected that by 2024 the facility will be completed and operating at full capacity, conservatively. The additional traffic created as a result of the proposed development will be composed of new trips generally created by the recreational teams they attract. For this study, a trip is defined as a one-way movement between an origin and a destination. The expected number of trips the proposed development will generate was estimated using the ITE Trip Generation Manual, 11th Edition.

For the Sports Dome, ITE Code 488 (Soccer Complex) was utilized for the multipurpose field and court facility. The facility will hold one and a half (1.5) high school level fields which can be converted into three (3) fields for youth sports or softball fields. In addition, the dome will hold eight (8) courts that can be used for basketball or volleyball. The facility will be used for practice similar to the already established TCO Dome at Lakeville North or West St. Paul Regional Athletics Center. Other land use codes were evaluated and determined to be unrealistic for the use of this facility or had an insufficient amount of data. Additional discussion on evaluation can be provided upon request.

2024 OPENING | TRIP GENERATION SUMMARY			
	# of Generated Trips	# of New Trips Entering	# of New Trips Exiting
Weekday AM (AM Peak Hour of Generator)	9	5	4
Weekday PM (PM Peak Hour of Generator)	85	40	45

Table 4 Trip Generation of the Proposed Facility in 2024 Opening Condition.

The anticipated Trip Generation is summarized in **Table 4**. Peak facility activity is expected to be from November 1st through April 30th. The facility's peak hour is typically during the 7:00 PM to 9:00 PM timeframe on weekdays. This is supported based on rental rates of similar facilities. In general, the facility's peaking hour will not be during standard peaking hours of the surrounding roadway network. For the purpose of this study, the PM peak hour of the proposed facility is modeled to occur during the adjacent network's PM peak hour.

TRIP GENERATION FOR FULL BUILD 2027

Three (3) years after the opening of the ARRA dome, there is potential for a sports clinic and restaurant to be established on the property. The additional traffic is represented within the "Full Build" scenario of this report where the clinic, restaurant, and dome are operating in full capacity. Following ITE Trip Generation, Codes 630 (Clinic) and 930 (Fast Casual Restaurant) were utilized to project the number of generated trips. **Table 5** summarizes the combined peak hour generated trips.

2027 FULL BUILD | TRIP GENERATION SUMMARY			
	# of Generated Trips	# of New Trips Entering	# of New Trips Exiting
Weekday AM (AM Peak Hour of Generator)	47	28	19
Weekday PM (PM Peak Hour of Generator)	154	78	76

Table 5: Trip Generation of the Proposed Facilities in 2027 Full Build Condition.

TRIP GENERATION FOR FUTURE 2034

No additional construction beyond the future clinic and fast casual restaurant is planned on site 10-years after opening the dome. The scenario is provided to evaluate how increased background traffic and the site's generated traffic impacts the surrounding roadway network. The traffic generated from the facility is not likely to increase overtime as the use is not anticipated to change. Trip generation for the proposed facility will follow volumes listed within **Table 5**.

Total Future Traffic

TRIP DISTRIBUTION AND ASSIGNMENT

It is assumed that the facility's new trips would follow similar existing traffic patterns within the study area. Based on distance and Existing (2022) Level of Service (LOS) ratings, it is anticipated that internal traffic on the local roadways will continue to access the minor arterial roadways via the quickest route. A copy of the Trip Distribution and Assignment is provided within **Appendix E**. It is assumed that no other route is provided within this study. As formerly mentioned, there is discussion on Ferret Street Northwest being improved and extended to the north. The modification to the surrounding roadway network would redistribute traffic to the facility and surrounding roadway network. It is advised the impacts are considered with the public improvements reporting. **Table 6** summarize the Build Scenarios, 2024 Opening, 2027 Full Build, and 2034 Future, during the weekday PM peak hour for Intersections 1, 2, 3, and 4.

Build Scenarios

Year of Analysis	Intersection 1 147th Avenue Northwest and Armstrong Boulevard Northwest (CSAH 83)			Intersection 2 147th Avenue Northwest and Ferret Street Northwest		
	Intersection LOS	Intersection Delay (seconds)	Intersection Utilization (%)	Intersection LOS	Intersection Delay (seconds)	Intersection Utilization (%)
2024 Opening	B	14.9	36.7	A	4.7	13.3
2027 Full Build	B	11.0	39.9	A	5.0	13.3
2034 Future	B	12.1	46.7	A	5.1	13.3
Year of Analysis	**Intersection 3** Ferret Street Northwest and Access A			**Intersection 4** Ferret Street Northwest and Access B		
	Intersection LOS	Intersection Delay (seconds)	Intersection Utilization (%)	Intersection LOS	Intersection Delay (seconds)	Intersection Utilization (%)
2024 Opening	A	0.0	13.3	A	7.3	13.3
2027 Full Build	A	0.0	13.3	A	7.7	13.3
2034 Future	A	0.0	13.3	A	7.4	13.3

Table 6: Intersection 1, 2, 3, and 4 Opening (2024, Full Build (2027), Future (2034) LOS, Delay, and Utilization.

Appendices F, G, and **H** shows the corresponding Synchro analysis worksheets for 2024 Opening, 2027 Full Build, and 2034 Future conditions.

INTERSECTION ANALYSIS AND RECOMMENDATIONS

According to the completed traffic modeling, the new traffic generated as a result of the proposed facility will increase vehicle traffic volumes to varying degrees at the studied intersections:

INTERSECTION 1

- Will operate at a LOS B for all No Build and Build scenarios.
- The proposed traffic will increase the intersection delay in 2024 Opening by 1.5 seconds compared to the No Build scenario without modifying the signal timing. Cycle length is estimated to be 70 seconds.
- The intersection signal timing was optimized for the 2027 Full Build and 2034 Future scenarios from the No Build scenarios. This resulted in a reduction of the intersection delay of 3.1-3.6 seconds from the No Build scenarios. A 70-second cycle length.
- It is recommended to evaluate the existing access within the eastbound left-turn-lane taper of Intersection 1 to reduce conflict and delay. The potential improvements to Ferret Street Northwest are recommended to explore circulation improvements within The COR.
- Intersection utilization is not changed from No Build to Build scenarios.

INTERSECTION 2

- Will operate at a LOS A for all No Build and Build scenarios.
- Currently the intersection is not signed with all approaches moving freely. With the low traffic volumes, the intersection is anticipated to minorly be impacted as traffic continues to grow. Per MUTCD, unsignalized intersections in a signalized area should not be uncontrolled. It is recommended that with future improvements, the westbound approach equipped with a stop sign. All build scenarios are modeled with this modification. Note that if improvements are made to Ferret Street Northwest, the operations of this intersection will be impacted.
- Delay increases for the overall intersection by 4.7 to 5.1 seconds compared to the No Build scenarios.
- Intersection utilization is not changed from No Build to Build scenarios.

INTERSECTION 3

- Intersection 3 is the intersection of Ferret Street Northwest and the proposed facility's entrance driveway. It is currently designed as a one-lane approach accommodating inbound movements only. Intersection 3 is located 27.5 feet from Intersection 2, measured center-to-center. The close proximity of Intersections 2 and 3 will create a skewed alignment with additional conflict points and minimum queuing length. Navigation through Intersection 2 and 3 may be difficult for drivers. It is recommended that with future improvements of Ferret Street Northwest, that Intersections 2 and 3 are aligned.
- Overall the approach will operate at a LOS A during peak time and delay will likely be due to driver error from the intersection proximity.

INTERSECTION 4

- Intersection 4 is created as the exit for the proposed facility and is currently designed as a one-lane outbound movement only which turns onto a single lane for northbound and southbound traffic. It is recommended that the eastbound lane is signed with a stop sign at the intersection.
- Overall the approach will operate at a LOS A during peak time and delay will likely be due to driver error.

It is unlikely that the proposed facility and the surrounding roadway network will experience their PM peak hour concurrently. The provided analysis shows that the current infrastructure can support this occurrence with the increase in background traffic and optimization of the split times at Intersection 1. Additional improvements to Intersections 1, 2, 3, and 4 are related to geometric and signing needs to reduce conflict points and increase safety. With the potential improvements to Ferret Street Northwest it is recommended to address alignment and circulation concerns for this portion of The COR.

The addition of the proposed traffic as a result of the Anoka Ramsey Athletic Association Dome development, potential clinic, and potential restaurant will have minimal effect on level of service and delay currently experienced and projected to be experienced within the PM peak hour.

PARKING ANALYSIS

Reviewing the proposed use of sports dome, an analysis was completed based on the courts and fields within the facility. The dome is proposed to hold one and half (1.5) multi-purpose fields and eight (8) courts that can be used for high school or youth sports. It is common that youth practices are earlier in the evening and high school level sports later in the evening. The site plan in **Appendix A** has 135 parking stalls.

YOUTH SPORTS

For youth sports it is assumed that guardians will drop-off and pick-up their players within a varying time before and after scheduled practice times. Primary parking needs for youth sports would be for the coaches. To support this assumption, seating for viewing is limited within the facility. The multi-purpose field can support three (3) youth size fields and eight (8) courts, the maximum and average use of the facility was analyzed. **Tables 7** and **8** list the maximum and average use of the space for youth sports.

Total No. of Youth Courts	No. of Players per Court	No. of Coaches per Court	Total No. of Users per Courts	Percentage of Users Parking	No. of Vehicles Parking
8	10	3	104	15%	**16**
Total No. of Youth Fields	**No. of Players per Field**	**No. of Coaches per Field**	**Total No. of Users per Fields**	**Percentage of Users Parking**	**No. of Vehicles Parking**
3	15	3	54	15%	**9**
Maximum No. of Parking Stalls Utilized During Practice for Youth Level Sports Only					**25**

Table 7: Maximum parking needs of ARAA for youth sports.

Average No. of Youth Courts in Use	Average No. of Players per Court	Average No. of Coaches per Court	Percentage of Users Parking	No. of Vehicles Parking
5	59	3	15%	**10**
Average No. of Youth Fields in Use	**Average No. of Users Youth Fields in Use**	**Average No. of Coaches per Field**	**Percentage of Users Parking**	**No. of Vehicles Parking**
2	36	3	15%	**6**
Average No. of Parking Stalls Utilized During Practice for Youth Level Sports Only				**16**

Table 8: Average parking needs of ARAA for youth sports.

The parking needs for youth sports at maximum capacity is around 19% of the total parking provided. It is likely that within the practice time for youth rated sports the pick-up / drop-off will be utilized more than the general parking lot. Queuing may be experienced within the parking lot at the beginning and end of practice times but will likely be cleared with minimum impact to the surrounding roadway network. Note this is assuming that bus shuttles are not being provided for teams.

HIGH SCHOOL LEVEL SPORTS

For high school level sports there is a higher demand of parking needs due to the fact that the players are around the age where they can drive themselves to practice. If it is assumed that 80% of the players and coaches drive themselves independently the following volumes are generated (**Table 9** and **10**).

Total No. of High School Courts	No. of Players per Court	No. of Coaches per Court	Total No. of Users per Courts	Percentage of Users Parking	No. of Vehicles Parking
8	10	2	96	80%	**77**
Total No. of High School Fields	**Average No. of Players per Field**	**Average No. of Coaches per Field**	**Total No. of Users per Fields**	**Percentage of Users Parking**	**No. of Vehicles Parking**
1.5	15	2	26	80%	**21**
Maximum No. of Parking Stalls Utilized During Practice for High School Level Sports Only					**98**

Table 9: Maximum parking needs of ARAA for high school level sports.

Average No. of High School Courts in Use	Average No. of Players per Court	Average No. of Coaches per Court	Percentage of Users Parking	No. of Vehicles Parking
5	60	2	80%	**50**
Average No. of Youth Fields in Use	**Average No. of Users Youth Fields in Use**	**Average No. of Coaches per Field**	**Percentage of Users Parking**	**No. of Vehicles Parking**
1	17	2	80%	**16**
Average No. of Parking Stalls Utilized During Practice for High School Level Sports Only				**66**

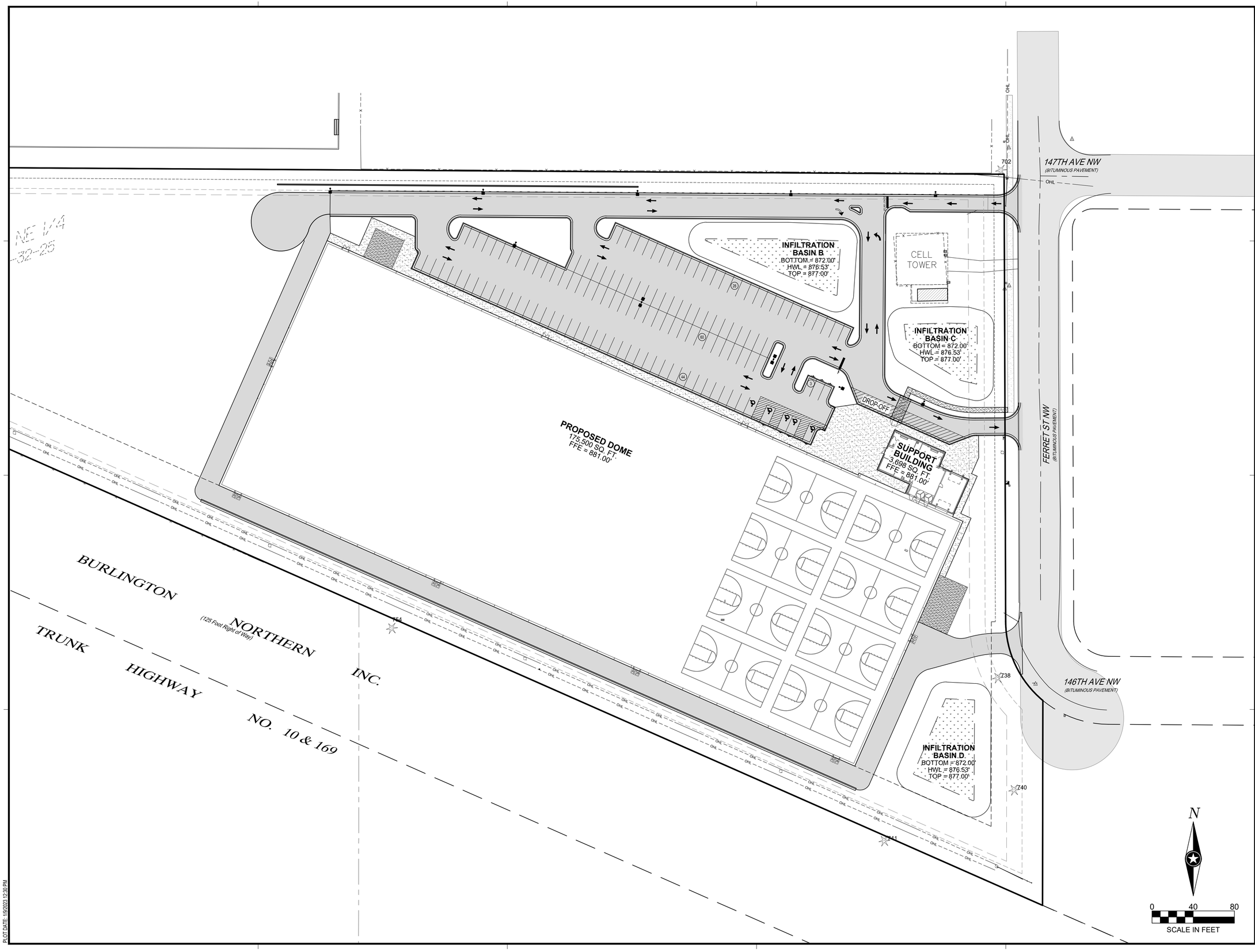
Table 10: Average parking needs of ARAA for high school level sports.

The parking needs for high school level sports at maximum capacity is around 73% of the total parking provided. It is likely that within the practice times the parking lot will be utilized more than the pick-up / drop-off lane. Note this is assuming that bus shuttles are not being provided for teams.

SUMMARY

The proposed facility as shown within **Appendix A** provides ample parking for day-to-day operations ranging from 12% to 73% utilization of the overall parking lot. With the potential improvements to Ferret Street Northwest, it is recommended that signing and roadway width are evaluated. The roadway is currently wide enough for on-street parking.

Appendix A: Proposed Site Concept



PLOT DATE: 1/9/2023 12:30 PM

PRELIMINARY NOT FOR CONSTRUCTION

ISG

ANOKA RAMSEY ATHLETIC ASSOCIATION

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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.

REESE A. SUDTELGTE

DATE 12/15/2022 LIC. NO. 54243

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MITCHELL R. WORKMON

DATE 12/15/2022 LIC. NO. 53748

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION NEW DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-26051
FILE NAME	26051 C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

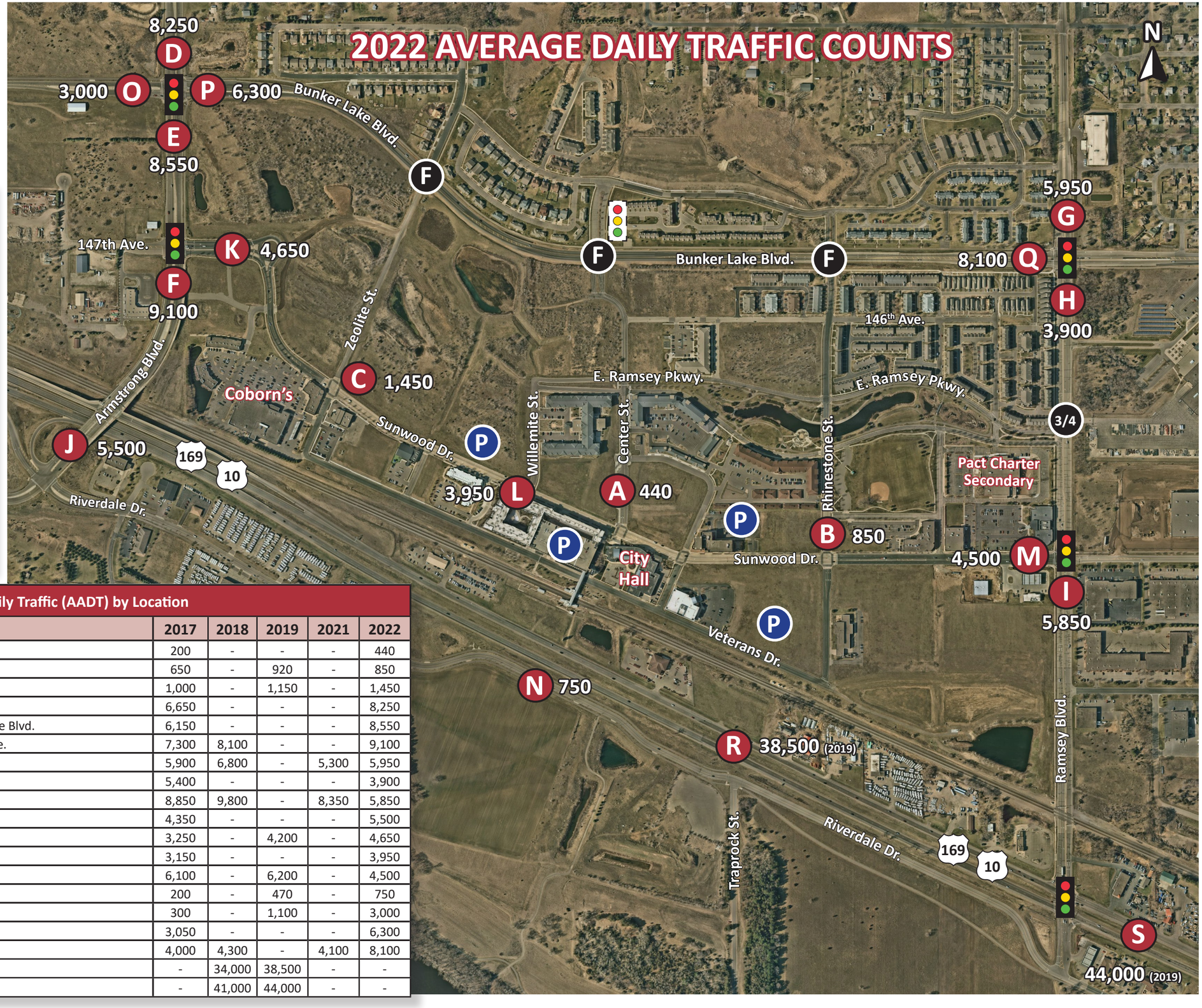
C3-10

Appendix B: Historical AADT Volumes of The COR

THE COR AT RAMSEY

LEGEND

- 1,000 — Annual Average Daily Traffic (AADT)
- Existing Signalized Intersection
- Future Signalized Intersection
- A — Location Marker
- P — Parking Ramp
- F — Full Intersection
- 3/4 — No Left Outbound Movements



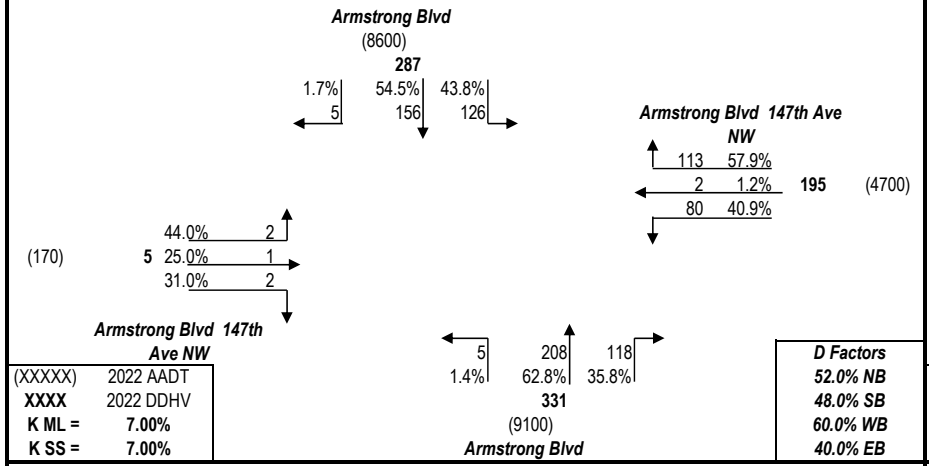
Annual Average Daily Traffic (AADT) by Location

	Location	2017	2018	2019	2021	2022
A	Center St.	200	-	-	-	440
B	Rhinestone St.	650	-	920	-	850
C	Zeolite St.	1,000	-	1,150	-	1,450
D	Armstrong Blvd. - North of Bunker Lake Blvd.	6,650	-	-	-	8,250
E	Armstrong Blvd. - Sunwood Dr./147th Ave. to Bunker Lake Blvd.	6,150	-	-	-	8,550
F	Armstrong Blvd. - Hwy. 10/169 to Sunwood Dr./147th Ave.	7,300	8,100	-	-	9,100
G	Ramsey Blvd. - North of Bunker Lake Blvd.	5,900	6,800	-	5,300	5,950
H	Ramsey Blvd. - Sunwood Dr. to Bunker Lake Blvd.	5,400	-	-	-	3,900
I	Ramsey Blvd. - Hwy. 10/169 to Sunwood Dr.	8,850	9,800	-	8,350	5,850
J	Armstrong Blvd. - Between Hwy. 10/169 Ramps	4,350	-	-	-	5,500
K	Sunwood Dr. - East of Armstrong Blvd.	3,250	-	4,200	-	4,650
L	Sunwood Dr. - City Hall	3,150	-	-	-	3,950
M	Sunwood Dr. - West of Ramsey Blvd.	6,100	-	6,200	-	4,500
N	Riverdale Dr. - West of Traprock St.	200	-	470	-	750
O	Bunker Lake Blvd. - West of Armstrong Blvd.	300	-	1,100	-	3,000
P	Bunker Lake Blvd. - East of Armstrong Blvd.	3,050	-	-	-	6,300
Q	Bunker Lake Blvd. - West of Ramsey Blvd.	4,000	4,300	-	4,100	8,100
R	Hwy. 10/169 - Armstrong Blvd. to Ramsey Blvd.	-	34,000	38,500	-	-
S	Hwy. 10/169 - Ramsey Blvd. to Sunfish Lake Blvd.	-	41,000	44,000	-	-

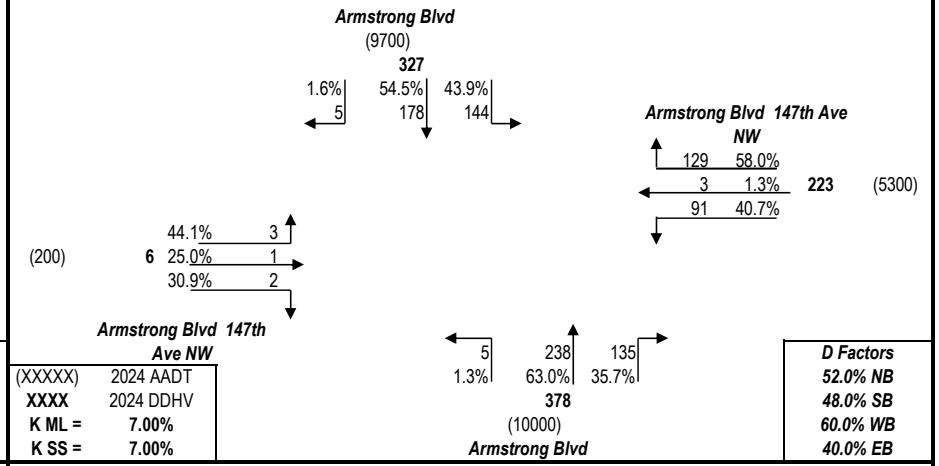
Appendix C: Intersection 1 Turning Movement Analysis

PROJECT TRAFFIC FOR Armstrong Blvd AT Armstrong Blvd 147th Ave NW

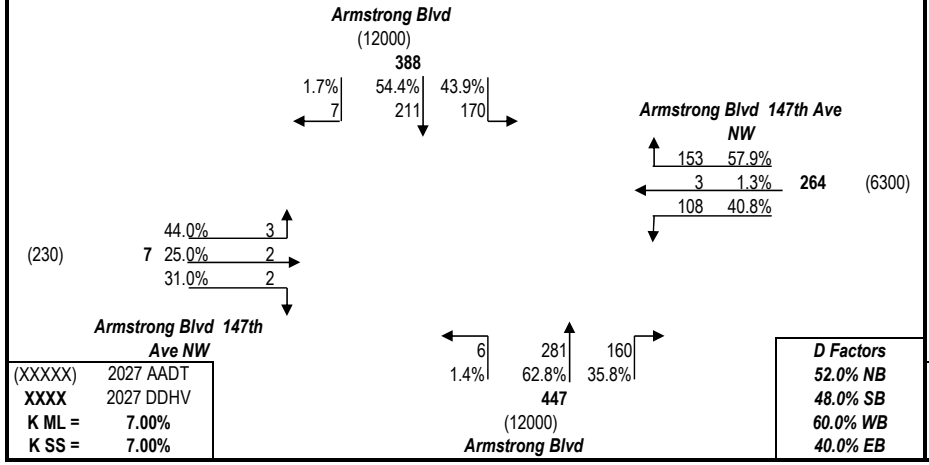
DESIGN HOUR TURNING MOVEMENTS IN YEAR 2022



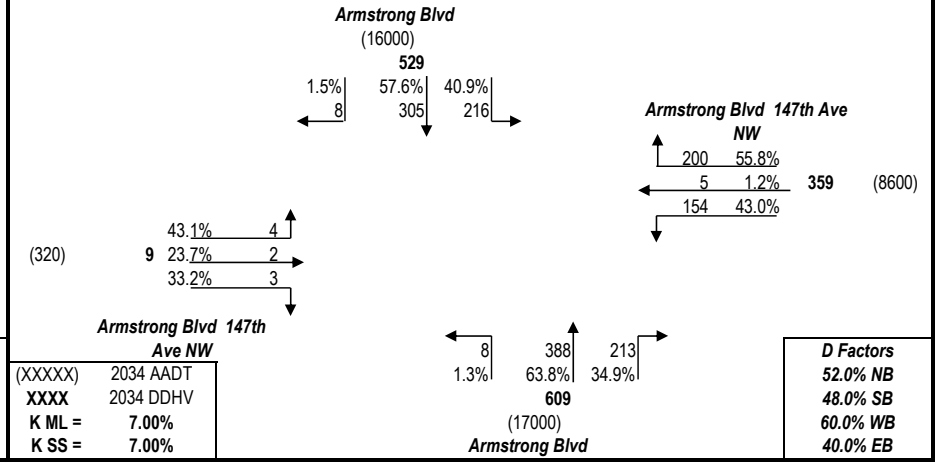
DESIGN HOUR TURNING MOVEMENTS IN YEAR 2024



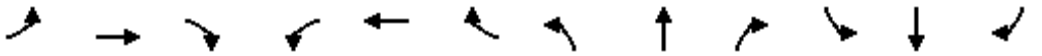
DESIGN HOUR TURNING MOVEMENTS IN YEAR 2027



DESIGN HOUR TURNING MOVEMENTS IN YEAR 2034



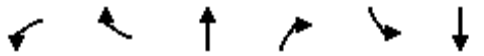
Appendix D: Existing and No Build Synchro Analysis Worksheets



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	1	2	80	2	113	5	208	118	126	156	5
Future Volume (veh/h)	2	1	2	80	2	113	5	208	118	126	156	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1945	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	2	1	2	87	2	123	5	226	128	137	170	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	194	123	104	586	227	192	748	1862	830	726	2074	925
Arrive On Green	0.00	0.07	0.07	0.06	0.12	0.12	0.01	0.52	0.52	0.07	0.58	0.58
Sat Flow, veh/h	1853	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	2	1	2	87	2	123	5	226	128	137	170	5
Grp Sat Flow(s),veh/h/ln	1853	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.1	0.0	0.1	1.5	0.1	5.2	0.1	2.3	2.9	2.2	1.5	0.1
Cycle Q Clear(g_c), s	0.1	0.0	0.1	1.5	0.1	5.2	0.1	2.3	2.9	2.2	1.5	0.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	194	123	104	586	227	192	748	1862	830	726	2074	925
V/C Ratio(X)	0.01	0.01	0.02	0.15	0.01	0.64	0.01	0.12	0.15	0.19	0.08	0.01
Avail Cap(c_a), veh/h	335	494	419	656	494	419	876	1862	830	748	2074	925
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.4	30.6	30.6	26.3	27.1	29.3	7.7	8.5	8.6	5.8	6.4	6.1
Incr Delay (d2), s/veh	0.0	0.0	0.1	0.1	0.0	3.5	0.0	0.1	0.4	0.1	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.6	0.0	2.1	0.0	0.7	1.0	0.5	0.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.4	30.6	30.7	26.4	27.1	32.8	7.7	8.6	9.0	5.9	6.4	6.1
LnGrp LOS	C	C	C	C	C	C	A	A	A	A	A	A
Approach Vol, veh/h		5			212			359			312	
Approach Delay, s/veh		30.6			30.2			8.7			6.2	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.2	42.2	8.6	10.1	5.0	46.4	4.7	14.0
Change Period (Y+Rc), s	4.5	5.5	4.5	5.5	4.5	5.5	4.5	5.5
Max Green Setting (Gmax), s	5.5	20.5	5.5	18.5	5.5	20.5	5.5	18.5
Max Q Clear Time (g_c+I1), s	4.2	4.9	3.5	2.1	2.1	3.5	2.1	7.2
Green Ext Time (p_c), s	0.0	1.4	0.0	0.0	0.0	0.7	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	13.1
HCM 6th LOS	B



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	6	6	0	3	2	0
Future Volume (vph)	6	6	0	3	2	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932		0.865			
Flt Protected	0.976					0.950
Satd. Flow (prot)	1920	0	1611	0	0	1770
Flt Permitted	0.976					0.950
Satd. Flow (perm)	1920	0	1611	0	0	1770
Link Speed (mph)	30		30			30
Link Distance (ft)	279		420			382
Travel Time (s)	6.3		9.5			8.7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	7	7	0	3	2	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	0	3	0	0	2
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	16		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.85	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Free		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection: 1: Armstrong Blvd NW & 147th Ave NW

Movement	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	L	R	L	T	T	R	L	T	T
Maximum Queue (ft)	25	26	86	63	24	90	23	62	68	22	15
Average Queue (ft)	5	10	63	30	5	51	9	37	39	13	3
95th Queue (ft)	22	31	90	59	21	94	27	77	68	31	13
Link Distance (ft)						231	231			509	509
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	200	280	280	280	300			300	350		
Storage Blk Time (%)											
Queuing Penalty (veh)											

Intersection: 2: Ferret St N & 147th Ave NW

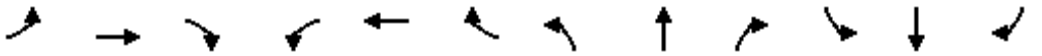
Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 0

HCM 6th Signalized Intersection Summary
1: Armstrong Blvd NW & 147th Ave NW

12/07/2022



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	1	2	91	2	129	5	238	135	144	178	5
Future Volume (veh/h)	3	1	2	91	2	129	5	238	135	144	178	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1945	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	3	1	2	99	2	140	5	259	147	157	193	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	198	126	107	600	233	197	728	1840	821	694	2058	918
Arrive On Green	0.00	0.07	0.07	0.06	0.12	0.12	0.01	0.52	0.52	0.07	0.58	0.58
Sat Flow, veh/h	1853	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	3	1	2	99	2	140	5	259	147	157	193	5
Grp Sat Flow(s),veh/h/ln	1853	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.1	0.0	0.1	1.8	0.1	5.9	0.1	2.7	3.5	2.6	1.7	0.1
Cycle Q Clear(g_c), s	0.1	0.0	0.1	1.8	0.1	5.9	0.1	2.7	3.5	2.6	1.7	0.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	198	126	107	600	233	197	728	1840	821	694	2058	918
V/C Ratio(X)	0.02	0.01	0.02	0.16	0.01	0.71	0.01	0.14	0.18	0.23	0.09	0.01
Avail Cap(c_a), veh/h	336	494	419	661	494	419	856	1840	821	713	2058	918
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.2	30.5	30.5	26.1	26.9	29.4	7.9	8.8	9.0	6.0	6.6	6.2
Incr Delay (d2), s/veh	0.0	0.0	0.1	0.1	0.0	4.7	0.0	0.2	0.5	0.2	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.7	0.0	2.4	0.0	0.8	1.2	0.6	0.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.3	30.5	30.5	26.2	26.9	34.1	7.9	8.9	9.4	6.1	6.6	6.2
LnGrp LOS	C	C	C	C	C	C	A	A	A	A	A	A
Approach Vol, veh/h		6			241			411			355	
Approach Delay, s/veh		30.4			30.8			9.1			6.4	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.3	41.7	8.8	10.2	5.0	46.0	4.8	14.2
Change Period (Y+Rc), s	4.5	5.5	4.5	5.5	4.5	5.5	4.5	5.5
Max Green Setting (Gmax), s	5.5	20.5	5.5	18.5	5.5	20.5	5.5	18.5
Max Q Clear Time (g_c+I1), s	4.6	5.5	3.8	2.1	2.1	3.7	2.1	7.9
Green Ext Time (p_c), s	0.0	1.6	0.0	0.0	0.0	0.8	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	13.4
HCM 6th LOS	B

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	6	6	0	3	3	0
Future Volume (vph)	6	6	0	3	3	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932		0.865			
Flt Protected	0.976					0.950
Satd. Flow (prot)	1920	0	1611	0	0	1770
Flt Permitted	0.976					0.950
Satd. Flow (perm)	1920	0	1611	0	0	1770
Link Speed (mph)	30		30			30
Link Distance (ft)	279		420			382
Travel Time (s)	6.3		9.5			8.7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	7	7	0	3	3	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	14	0	3	0	0	3
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	16		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.85	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Free		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection: 1: Armstrong Blvd NW & 147th Ave NW

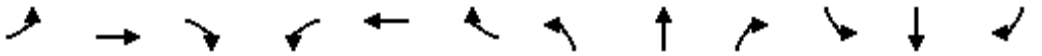
Movement	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	L	R	L	T	T	R	L	T	T
Maximum Queue (ft)	25	26	86	63	24	90	23	62	68	22	15
Average Queue (ft)	5	10	63	30	5	51	9	37	39	13	3
95th Queue (ft)	22	31	90	59	21	94	27	77	68	31	13
Link Distance (ft)						231	231			509	509
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	200	280	280	280	300			300	350		
Storage Blk Time (%)											
Queuing Penalty (veh)											

Intersection: 2: Ferret St N & 147th Ave NW

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

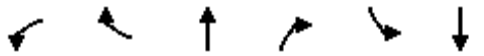
Network wide Queuing Penalty: 0



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	2	2	108	3	153	6	281	160	170	211	7
Future Volume (veh/h)	3	2	2	108	3	153	6	281	160	170	211	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1945	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	3	2	2	117	3	166	7	305	174	185	229	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	204	138	117	627	251	212	693	1784	796	652	2015	899
Arrive On Green	0.00	0.07	0.07	0.06	0.13	0.13	0.01	0.50	0.50	0.07	0.57	0.57
Sat Flow, veh/h	1853	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	3	2	2	117	3	166	7	305	174	185	229	8
Grp Sat Flow(s),veh/h/ln	1853	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.1	0.1	0.1	2.1	0.1	7.1	0.1	3.3	4.3	3.2	2.1	0.2
Cycle Q Clear(g_c), s	0.1	0.1	0.1	2.1	0.1	7.1	0.1	3.3	4.3	3.2	2.1	0.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	204	138	117	627	251	212	693	1784	796	652	2015	899
V/C Ratio(X)	0.01	0.01	0.02	0.19	0.01	0.78	0.01	0.17	0.22	0.28	0.11	0.01
Avail Cap(c_a), veh/h	329	481	408	653	481	408	804	1784	796	741	2015	899
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.8	30.0	30.1	25.4	26.3	29.3	8.4	9.5	9.8	6.3	7.0	6.6
Incr Delay (d2), s/veh	0.0	0.0	0.1	0.1	0.0	6.2	0.0	0.2	0.6	0.2	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.8	0.0	2.9	0.0	1.0	1.5	0.8	0.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.8	30.1	30.1	25.6	26.3	35.5	8.4	9.7	10.4	6.6	7.1	6.6
LnGrp LOS	C	C	C	C	C	D	A	A	B	A	A	A
Approach Vol, veh/h		7			286			486			422	
Approach Delay, s/veh		30.0			31.3			9.9			6.9	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	40.6	9.0	10.7	5.1	45.2	4.8	14.9
Change Period (Y+Rc), s	4.5	5.5	4.5	5.5	4.5	5.5	4.5	5.5
Max Green Setting (Gmax), s	8.7	18.3	5.0	18.0	5.0	22.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	5.2	6.3	4.1	2.1	2.1	4.1	2.1	9.1
Green Ext Time (p_c), s	0.1	1.7	0.0	0.0	0.0	1.1	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	14.1
HCM 6th LOS	B



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	8	8	0	4	3	0
Future Volume (vph)	8	8	0	4	3	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932		0.865			
Flt Protected	0.976					0.950
Satd. Flow (prot)	1920	0	1611	0	0	1770
Flt Permitted	0.976					0.950
Satd. Flow (perm)	1920	0	1611	0	0	1770
Link Speed (mph)	30		30			30
Link Distance (ft)	279		420			382
Travel Time (s)	6.3		9.5			8.7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	9	9	0	4	3	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	18	0	4	0	0	3
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	16		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.85	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Free		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection: 1: Armstrong Blvd NW & 147th Ave NW

Movement	EB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	R	L	T	T	R	L	T	T
Maximum Queue (ft)	26	108	82	25	90	76	40	65	22	61
Average Queue (ft)	12	70	41	12	60	29	12	49	9	12
95th Queue (ft)	31	111	81	31	98	70	38	76	27	53
Link Distance (ft)					231	231			509	509
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	200	280	280	300			300	350		
Storage Blk Time (%)										
Queuing Penalty (veh)										

Intersection: 2: Ferret St N & 147th Ave NW

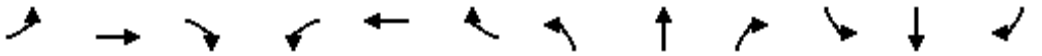
Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 0

HCM 6th Signalized Intersection Summary
1: Armstrong Blvd NW & 147th Ave NW

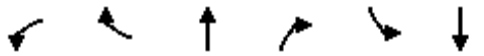
12/07/2022



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	2	3	154	5	200	8	388	213	216	305	8
Future Volume (veh/h)	4	2	3	154	5	200	8	388	213	216	305	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1945	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	4	2	3	167	5	217	9	422	232	235	332	9
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	237	193	163	722	311	264	589	1592	710	562	1888	842
Arrive On Green	0.01	0.10	0.10	0.07	0.17	0.17	0.01	0.45	0.45	0.09	0.53	0.53
Sat Flow, veh/h	1853	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	4	2	3	167	5	217	9	422	232	235	332	9
Grp Sat Flow(s),veh/h/ln	1853	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.1	0.1	0.1	2.8	0.2	9.3	0.2	5.2	6.6	4.6	3.4	0.2
Cycle Q Clear(g_c), s	0.1	0.1	0.1	2.8	0.2	9.3	0.2	5.2	6.6	4.6	3.4	0.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	237	193	163	722	311	264	589	1592	710	562	1888	842
V/C Ratio(X)	0.02	0.01	0.02	0.23	0.02	0.82	0.02	0.26	0.33	0.42	0.18	0.01
Avail Cap(c_a), veh/h	359	481	408	732	481	408	696	1592	710	610	1888	842
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.9	28.2	28.2	23.6	24.4	28.2	10.3	12.1	12.5	7.9	8.5	7.7
Incr Delay (d2), s/veh	0.0	0.0	0.0	0.2	0.0	7.7	0.0	0.4	1.2	0.5	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.0	1.1	0.1	3.9	0.1	1.7	2.4	1.2	1.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.9	28.2	28.3	23.8	24.4	35.9	10.3	12.5	13.7	8.4	8.7	7.8
LnGrp LOS	C	C	C	C	C	D	B	B	B	A	A	A
Approach Vol, veh/h		9			389			663			576	
Approach Delay, s/veh		28.1			30.6			12.9			8.6	
Approach LOS		C			C			B			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.1	36.9	9.3	12.7	5.3	42.7	4.9	17.1
Change Period (Y+Rc), s	4.5	5.5	4.5	5.5	4.5	5.5	4.5	5.5
Max Green Setting (Gmax), s	8.5	18.5	5.0	18.0	5.0	22.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	6.6	8.6	4.8	2.1	2.2	5.4	2.1	11.3
Green Ext Time (p_c), s	0.1	2.3	0.0	0.0	0.0	1.6	0.0	0.4

Intersection Summary	
HCM 6th Ctrl Delay	15.7
HCM 6th LOS	B



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	11	10	0	5	4	0
Future Volume (vph)	11	10	0	5	4	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.935		0.865			
Flt Protected	0.975					0.950
Satd. Flow (prot)	1925	0	1611	0	0	1770
Flt Permitted	0.975					0.950
Satd. Flow (perm)	1925	0	1611	0	0	1770
Link Speed (mph)	30		30			30
Link Distance (ft)	279		420			382
Travel Time (s)	6.3		9.5			8.7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	12	11	0	5	4	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	23	0	5	0	0	4
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	16		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.85	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Free		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection: 1: Armstrong Blvd NW & 147th Ave NW

Movement	EB	EB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	L	R	L	T	T	R	L	T	T
Maximum Queue (ft)	26	24	155	104	18	109	98	61	109	22	20
Average Queue (ft)	13	5	121	65	4	73	40	30	57	16	8
95th Queue (ft)	31	20	170	129	16	119	90	66	115	25	24
Link Distance (ft)		283				231	231			509	509
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	200		280	280	300			300	350		
Storage Blk Time (%)											
Queuing Penalty (veh)											

Intersection: 2: Ferret St N & 147th Ave NW

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

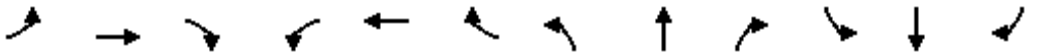
Network wide Queuing Penalty: 0

Appendix E: Proposed Development Trip Distribution and Assignment

Trip Distribution and Assignment | Opening 2024				
			PM Peak Hour	
			Entering	Exiting
		ARAA FACILITY (SPORTS DOME)	40	45
		POTENTIAL CLINIC + RESTAURANT	0	0
	Access A & Ferret St N		100%	0%
	Access B & Ferret St N		0%	100%
Origin	Origin 1 (N)		35%	44%
	Origin 2 (S)		41%	31%
	Origin 3 (E)		24%	25%
Route Distribution By Value	Access A & Ferret St N	Origin 1 (N)	14	0
	Access B & Ferret St N	Origin 1 (N)	0	20
	Access A & Ferret St N	Origin 2 (S)	16	0
	Access B & Ferret St N	Origin 2 (S)	0	14
	Access A & Ferret St N	Origin 3 (E)	10	0
	Access B & Ferret St N	Origin 3 (E)	0	11
Route Distribution By Percent	Access A & Ferret St N	Origin 1 (N)	35.00%	0.00%
	Access B & Ferret St N	Origin 1 (N)	0.00%	44.44%
	Access A & Ferret St N	Origin 2 (S)	40.00%	0.00%
	Access B & Ferret St N	Origin 2 (S)	0.00%	31.11%
	Access A & Ferret St N	Origin 3 (E)	25.00%	0.00%
	Access B & Ferret St N	Origin 3 (E)	0.00%	24.44%

Trip Distribution and Assignment | Full Build 2027 + Future 2034				
			PM Peak Hour	
			Entering	Exiting
		ARAA FACILITY (SPORTS DOME)	40	45
		POTENTIAL CLINIC + RESTAURANT	38	31
	Access A & Ferret St N		100%	0%
	Access B & Ferret St N		0%	100%
Origin	Origin 1 (N)		35%	44%
	Origin 2 (S)		41%	31%
	Origin 3 (E)		24%	25%
Route Distribution By Value	Access A & Ferret St N	Origin 1 (N)	27	0
	Access B & Ferret St N	Origin 1 (N)	0	33
	Access A & Ferret St N	Origin 2 (S)	32	0
	Access B & Ferret St N	Origin 2 (S)	0	24
	Access A & Ferret St N	Origin 3 (E)	19	0
	Access B & Ferret St N	Origin 3 (E)	0	19
Route Distribution By Percent	Access A & Ferret St N	Origin 1 (N)	34.62%	0.00%
	Access B & Ferret St N	Origin 1 (N)	0.00%	43.42%
	Access A & Ferret St N	Origin 2 (S)	41.03%	0.00%
	Access B & Ferret St N	Origin 2 (S)	0.00%	31.58%
	Access A & Ferret St N	Origin 3 (E)	24.36%	0.00%
	Access B & Ferret St N	Origin 3 (E)	0.00%	25.00%

Appendix F: 2024 Opening Synchro Analysis Worksheets



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	1	2	91	2	129	5	238	135	144	178	5
Future Volume (veh/h)	23	12	16	91	12	129	21	238	135	144	178	19
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1945	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	25	13	17	99	13	140	23	259	147	157	193	21
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	262	158	134	626	221	187	733	1779	793	676	1929	861
Arrive On Green	0.03	0.08	0.08	0.06	0.12	0.12	0.03	0.50	0.50	0.07	0.54	0.54
Sat Flow, veh/h	1853	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	25	13	17	99	13	140	23	259	147	157	193	21
Grp Sat Flow(s),veh/h/ln	1853	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	0.9	0.4	0.7	1.8	0.4	6.0	0.4	2.7	3.6	2.9	1.8	0.4
Cycle Q Clear(g_c), s	0.9	0.4	0.7	1.8	0.4	6.0	0.4	2.7	3.6	2.9	1.8	0.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	262	158	134	626	221	187	733	1779	793	676	1929	861
V/C Ratio(X)	0.10	0.08	0.13	0.16	0.06	0.75	0.03	0.15	0.19	0.23	0.10	0.02
Avail Cap(c_a), veh/h	357	494	419	687	494	419	827	1779	793	695	1929	861
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.0	29.5	29.6	26.3	27.4	29.9	8.0	9.4	9.6	7.0	7.7	7.4
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.1	5.9	0.0	0.2	0.5	0.2	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.2	0.3	0.7	0.2	2.5	0.1	0.8	1.2	0.8	0.5	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.1	29.8	30.1	26.4	27.5	35.7	8.0	9.6	10.1	7.2	7.8	7.5
LnGrp LOS	C	C	C	C	C	D	A	A	B	A	A	A
Approach Vol, veh/h		55			252			429			371	
Approach Delay, s/veh		29.1			31.6			9.7			7.5	
Approach LOS		C			C			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.3	40.5	8.8	11.4	6.3	43.5	6.4	13.8
Change Period (Y+Rc), s	4.5	5.5	4.5	5.5	4.5	5.5	4.5	5.5
Max Green Setting (Gmax), s	5.5	20.5	5.5	18.5	5.5	20.5	5.5	18.5
Max Q Clear Time (g_c+I1), s	4.9	5.6	3.8	2.7	2.4	3.8	2.9	8.0
Green Ext Time (p_c), s	0.0	1.6	0.0	0.0	0.0	0.9	0.0	0.3

Intersection Summary	
HCM 6th Ctrl Delay	14.9
HCM 6th LOS	B

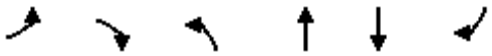
Intersection	
Int Delay, s/veh	4.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	6	0	3	3	0
Future Vol, veh/h	46	6	0	48	3	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	7	0	52	3	0

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	32	26	0	0	52	0
Stage 1	26	-	-	-	-	-
Stage 2	6	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	982	1050	-	-	1554	-
Stage 1	997	-	-	-	-	-
Stage 2	1017	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	980	1050	-	-	1554	-
Mov Cap-2 Maneuver	980	-	-	-	-	-
Stage 1	997	-	-	-	-	-
Stage 2	1015	-	-	-	-	-

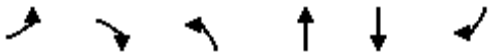
Approach	WB	NB	SB
HCM Control Delay, s	8.9	0	7.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	988	1554	-
HCM Lane V/C Ratio	-	-	0.057	0.002	-
HCM Control Delay (s)	-	-	8.9	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	3	6	0
Future Volume (vph)	0	0	0	48	6	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.884	
Flt Protected						
Satd. Flow (prot)	0	0	0	1863	1647	0
Flt Permitted						
Satd. Flow (perm)	0	0	0	1863	1647	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	245			155	91	
Travel Time (s)	5.6			3.5	2.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	0	0	52	7	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	52	50	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	15	15			15
Sign Control	Free			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	3	6	0
Future Volume (vph)	45	0	0	3	6	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected	0.950					
Satd. Flow (prot)	1770	0	0	1863	1863	0
Flt Permitted	0.950					
Satd. Flow (perm)	1770	0	0	1863	1863	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	225			171	155	
Travel Time (s)	5.1			3.9	3.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	49	0	0	3	7	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	49	0	0	3	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	15	15			15
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection: 1: Armstrong Blvd NW & 147th Ave NW

Movement	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	L	R	L	T	T	R	L	T	T
Maximum Queue (ft)	25	26	86	63	24	90	23	62	68	63	15
Average Queue (ft)	8	10	63	30	5	51	9	37	43	22	3
95th Queue (ft)	24	32	90	59	21	94	27	77	77	60	13
Link Distance (ft)						231	231			509	509
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	200	280	280	280	300			300	350		
Storage Blk Time (%)											
Queuing Penalty (veh)											

Intersection: 2: Ferret St N & 147th Ave NW

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	6
95th Queue (ft)	26
Link Distance (ft)	220
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Ferret St N & Access A

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 4: Ferret St N & Access B

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

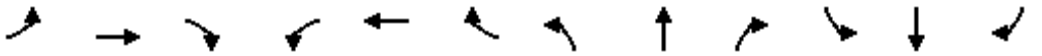
Network Summary

Network wide Queuing Penalty: 0

Appendix G: 2027 Full Build Synchro Analysis Worksheets

HCM 6th Signalized Intersection Summary
1: Armstrong Blvd NW & 147th Ave NW

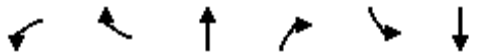
12/07/2022



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	2	2	108	3	153	6	281	160	170	211	7
Future Volume (veh/h)	36	21	26	108	22	153	38	281	160	170	211	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1945	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	39	23	28	117	24	166	41	305	174	185	229	37
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	309	204	173	685	253	214	685	1636	730	622	1783	795
Arrive On Green	0.04	0.11	0.11	0.06	0.14	0.14	0.04	0.46	0.46	0.08	0.50	0.50
Sat Flow, veh/h	1853	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	39	23	28	117	24	166	41	305	174	185	229	37
Grp Sat Flow(s),veh/h/ln	1853	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	1.3	0.8	1.1	2.0	0.8	7.1	0.8	3.5	4.7	3.7	2.4	0.8
Cycle Q Clear(g_c), s	1.3	0.8	1.1	2.0	0.8	7.1	0.8	3.5	4.7	3.7	2.4	0.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	309	204	173	685	253	214	685	1636	730	622	1783	795
V/C Ratio(X)	0.13	0.11	0.16	0.17	0.09	0.77	0.06	0.19	0.24	0.30	0.13	0.05
Avail Cap(c_a), veh/h	371	481	408	710	481	408	743	1636	730	694	1783	795
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.0	28.1	28.3	24.8	26.5	29.2	9.0	11.1	11.4	8.2	9.3	8.9
Incr Delay (d2), s/veh	0.2	0.2	0.4	0.1	0.2	5.9	0.0	0.3	0.8	0.3	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.3	0.4	0.8	0.3	2.9	0.2	1.1	1.6	1.0	0.7	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.2	28.4	28.7	24.9	26.7	35.1	9.0	11.4	12.2	8.4	9.4	9.0
LnGrp LOS	C	C	C	C	C	D	A	B	B	A	A	A
Approach Vol, veh/h		90			307			520			451	
Approach Delay, s/veh		27.5			30.5			11.5			9.0	
Approach LOS		C			C			B			A	

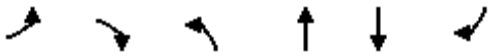
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.1	37.7	9.0	13.1	7.2	40.6	7.2	15.0
Change Period (Y+Rc), s	4.5	5.5	4.5	5.5	4.5	5.5	4.5	5.5
Max Green Setting (Gmax), s	8.5	18.5	5.0	18.0	5.0	22.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	5.7	6.7	4.0	3.1	2.8	4.4	3.3	9.1
Green Ext Time (p_c), s	0.1	1.7	0.0	0.1	0.0	1.2	0.0	0.4

Intersection Summary	
HCM 6th Ctrl Delay	16.0
HCM 6th LOS	B



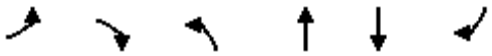
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	8	8	0	4	3	0
Future Volume (vph)	86	8	0	80	3	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.988		0.865			
Flt Protected	0.956					0.950
Satd. Flow (prot)	1994	0	1611	0	0	1770
Flt Permitted	0.956					0.950
Satd. Flow (perm)	1994	0	1611	0	0	1770
Link Speed (mph)	30		30			30
Link Distance (ft)	279		91			382
Travel Time (s)	6.3		2.1			8.7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	93	9	0	87	3	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	102	0	87	0	0	3
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	16		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.85	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	4	8	0
Future Volume (vph)	0	0	0	80	8	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.878	
Flt Protected						
Satd. Flow (prot)	0	0	0	1863	1635	0
Flt Permitted						
Satd. Flow (perm)	0	0	0	1863	1635	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	245			155	91	
Travel Time (s)	5.6			3.5	2.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	0	0	87	9	85
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	87	94	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	15	15			15
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	4	8	0
Future Volume (vph)	76	0	0	4	8	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected	0.950					
Satd. Flow (prot)	1770	0	0	1863	1863	0
Flt Permitted	0.950					
Satd. Flow (perm)	1770	0	0	1863	1863	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	225			171	155	
Travel Time (s)	5.1			3.9	3.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	83	0	0	4	9	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	83	0	0	4	9	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	15	15			15
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection: 1: Armstrong Blvd NW & 147th Ave NW

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	T	R	L	R	L	T	R	L	T	T	R
Maximum Queue (ft)	45	24	21	109	19	26	87	43	46	44	20	16
Average Queue (ft)	17	11	15	73	19	20	58	15	36	26	4	6
95th Queue (ft)	45	28	28	109	20	37	98	42	55	53	17	17
Link Distance (ft)		283					231			509	509	
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	200		200	280	280	300		300	350			160
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 2: Ferret St N & 147th Ave NW

Movement	WB
Directions Served	LR
Maximum Queue (ft)	54
Average Queue (ft)	35
95th Queue (ft)	51
Link Distance (ft)	220
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Ferret St N & Access A

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

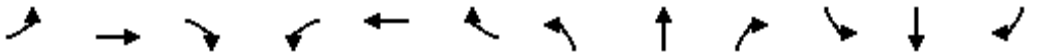
Intersection: 4: Ferret St N & Access B

Movement	EB
Directions Served	L
Maximum Queue (ft)	30
Average Queue (ft)	23
95th Queue (ft)	43
Link Distance (ft)	195
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

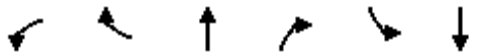
Appendix H: 2034 Future Synchro Analysis Worksheets



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	4	2	3	154	5	200	8	388	213	216	305	8
Future Volume (veh/h)	37	21	27	154	24	200	40	388	213	216	305	35
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1945	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	40	23	29	167	26	217	43	422	232	235	332	38
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	337	257	217	775	313	265	588	1452	647	537	1663	742
Arrive On Green	0.04	0.14	0.14	0.07	0.17	0.17	0.04	0.41	0.41	0.10	0.47	0.47
Sat Flow, veh/h	1853	1870	1585	3456	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	40	23	29	167	26	217	43	422	232	235	332	38
Grp Sat Flow(s),veh/h/ln	1853	1870	1585	1728	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	1.3	0.8	1.1	2.8	0.8	9.2	1.0	5.6	7.1	5.0	3.8	0.9
Cycle Q Clear(g_c), s	1.3	0.8	1.1	2.8	0.8	9.2	1.0	5.6	7.1	5.0	3.8	0.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	337	257	217	775	313	265	588	1452	647	537	1663	742
V/C Ratio(X)	0.12	0.09	0.13	0.22	0.08	0.82	0.07	0.29	0.36	0.44	0.20	0.05
Avail Cap(c_a), veh/h	397	481	408	784	481	408	644	1452	647	575	1663	742
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.3	26.4	26.5	23.2	24.6	28.1	10.9	13.9	14.3	9.4	10.9	10.1
Incr Delay (d2), s/veh	0.2	0.1	0.3	0.1	0.1	7.5	0.1	0.5	1.5	0.6	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.3	0.4	1.1	0.4	3.9	0.3	1.9	2.6	1.4	1.2	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.5	26.5	26.8	23.3	24.7	35.6	10.9	14.4	15.9	9.9	11.2	10.3
LnGrp LOS	C	C	C	C	C	D	B	B	B	A	B	B
Approach Vol, veh/h		92			410			697			605	
Approach Delay, s/veh		25.7			29.9			14.7			10.6	
Approach LOS		C			C			B			B	

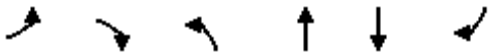
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.5	34.1	9.3	15.1	7.3	38.3	7.2	17.2
Change Period (Y+Rc), s	4.5	5.5	4.5	5.5	4.5	5.5	4.5	5.5
Max Green Setting (Gmax), s	8.5	18.5	5.0	18.0	5.0	22.0	5.0	18.0
Max Q Clear Time (g_c+I1), s	7.0	9.1	4.8	3.1	3.0	5.8	3.3	11.2
Green Ext Time (p_c), s	0.1	2.2	0.0	0.1	0.0	1.7	0.0	0.5

Intersection Summary	
HCM 6th Ctrl Delay	17.4
HCM 6th LOS	B



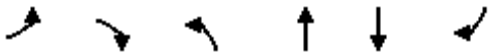
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	11	10	0	5	4	0
Future Volume (vph)	89	10	0	81	4	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	12	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.986		0.865			
Flt Protected	0.957					0.950
Satd. Flow (prot)	1992	0	1611	0	0	1770
Flt Permitted	0.957					0.950
Satd. Flow (perm)	1992	0	1611	0	0	1770
Link Speed (mph)	30		30			30
Link Distance (ft)	279		91			382
Travel Time (s)	6.3		2.1			8.7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	97	11	0	88	4	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	108	0	88	0	0	4
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	16		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.85	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	5	11	0
Future Volume (vph)	0	0	0	81	11	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.882	
Flt Protected						
Satd. Flow (prot)	0	0	0	1863	1643	0
Flt Permitted						
Satd. Flow (perm)	0	0	0	1863	1643	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	245			155	91	
Travel Time (s)	5.6			3.5	2.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	0	0	88	12	85
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	0	88	97	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	15	15			15
Sign Control	Free			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	0	0	5	11	0
Future Volume (vph)	76	0	0	5	11	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected	0.950					
Satd. Flow (prot)	1770	0	0	1863	1863	0
Flt Permitted	0.950					
Satd. Flow (perm)	1770	0	0	1863	1863	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	225			171	155	
Travel Time (s)	5.1			3.9	3.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	83	0	0	5	12	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	83	0	0	5	12	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	15	15			15
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection: 1: Armstrong Blvd NW & 147th Ave NW

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	T	R	L	R	L	T	R	L	T	T	R
Maximum Queue (ft)	45	24	21	109	19	26	87	43	46	44	20	16
Average Queue (ft)	17	11	15	73	19	20	58	15	36	26	4	6
95th Queue (ft)	45	28	28	109	20	37	98	42	55	53	17	17
Link Distance (ft)		283					231			509	509	
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	200		200	280	280	300		300	350			160
Storage Blk Time (%)												
Queuing Penalty (veh)												

Intersection: 2: Ferret St N & 147th Ave NW

Movement	WB
Directions Served	LR
Maximum Queue (ft)	54
Average Queue (ft)	35
95th Queue (ft)	51
Link Distance (ft)	220
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Ferret St N & Access A

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 4: Ferret St N & Access B

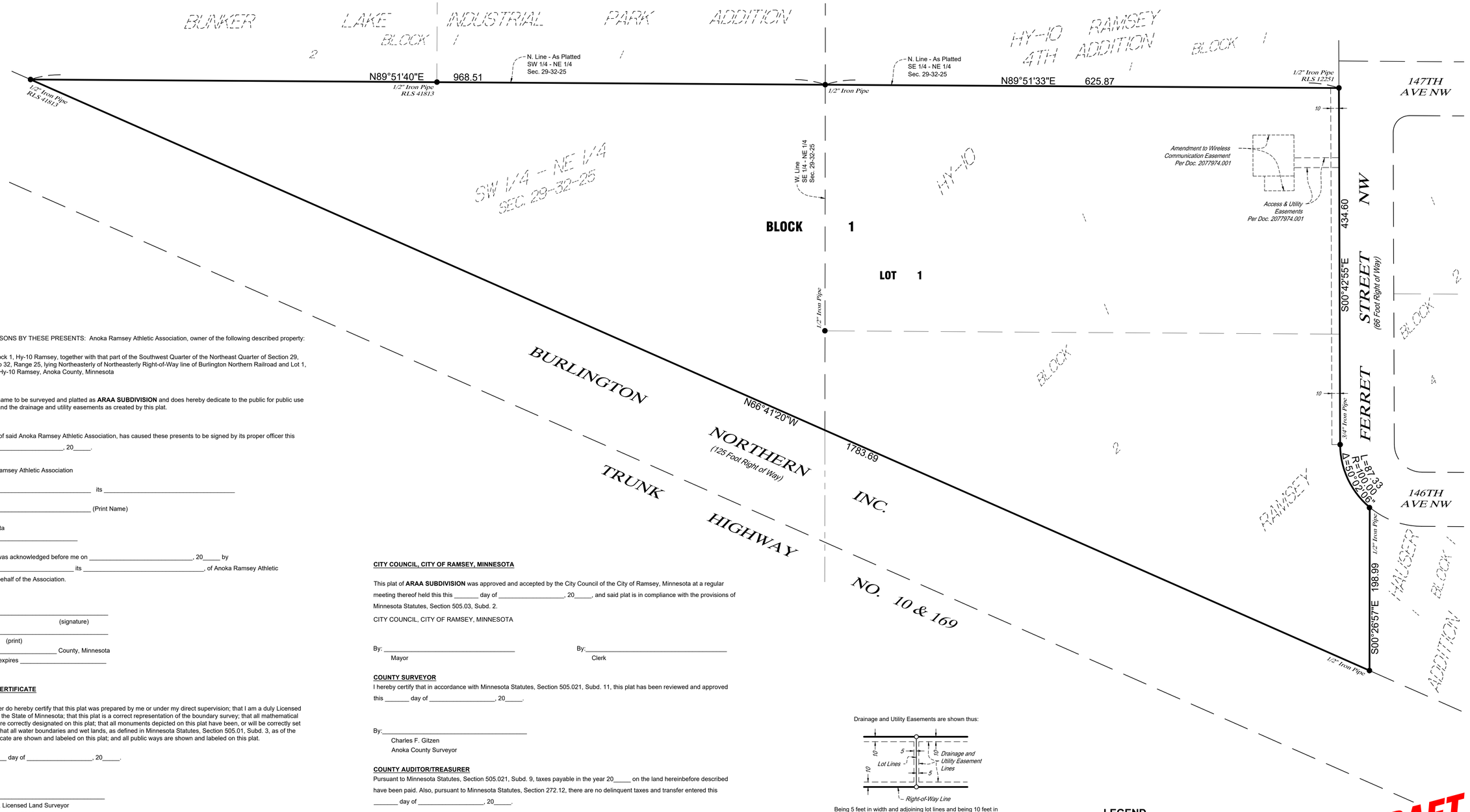
Movement	EB
Directions Served	L
Maximum Queue (ft)	30
Average Queue (ft)	23
95th Queue (ft)	43
Link Distance (ft)	195
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

ARAA SUBDIVISION

City of Ramsey
County of Anoka
Section 29, Township 32, Range 25



DRAFT

KNOW ALL PERSONS BY THESE PRESENTS: Anoka Ramsey Athletic Association, owner of the following described property:

Lot 2, Block 1, Hy-10 Ramsey, together with that part of the Southwest Quarter of the Northeast Quarter of Section 29, Township 32, Range 25, lying Northeasterly of Northeasterly Right-of-Way line of Burlington Northern Railroad and Lot 1, Block 1, Hy-10 Ramsey, Anoka County, Minnesota

Has caused the same to be surveyed and platted as **ARAA SUBDIVISION** and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Anoka Ramsey Athletic Association, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Anoka Ramsey Athletic Association

_____ its _____

_____ (Print Name)

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20____ by _____ its _____, of Anoka Ramsey Athletic Association, on behalf of the Association.

_____
(signature)
_____
(print)
Notary Public _____ County, Minnesota
My Commission expires _____

SURVEYOR'S CERTIFICATE

I Daniel L. Stueber 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____.

_____
Daniel L.Stueber, Licensed Land Surveyor
Minnesota License No. 43110

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20____ by Daniel L. Stueber.

_____
(signature)
Kent A. Hays
Notary Public, Blue Earth County, Minnesota
My Commission expires Jan. 31, 2025

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of **ARAA SUBDIVISION** was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____ By: _____
Mayor Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By:_____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

By:_____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of **ARAA SUBDIVISION** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By:_____, Deputy

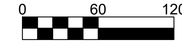
Drainage and Utility Easements are shown thus:

Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right - of - way lines and rear lot lines, unless otherwise indicated on the plat.

BEARING NOTE:
For the purposes of this plat, the orientation of this bearing system is based on the plat of Hy-10 Ramsey.

LEGEND

● Found Iron Monument

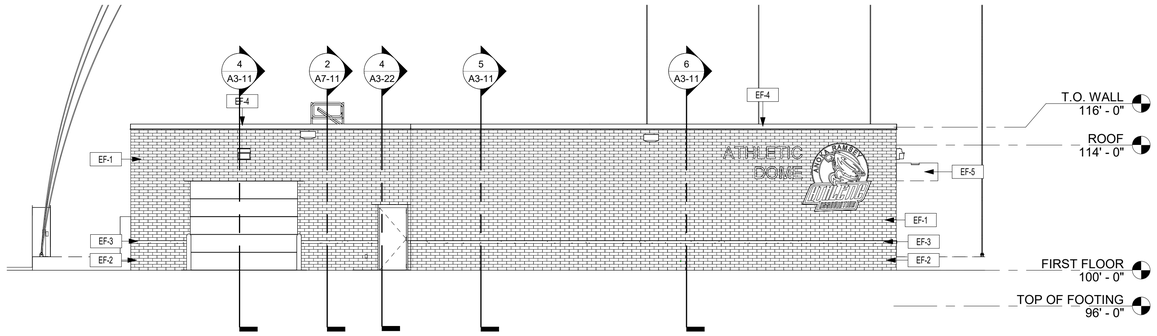


OWNER/DEVELOPER:
Anoka Ramsey Athletic Association
PO Box 265
Anoka, MN 55303

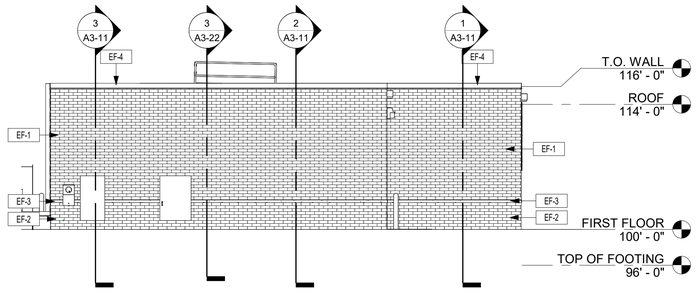
SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

ISG

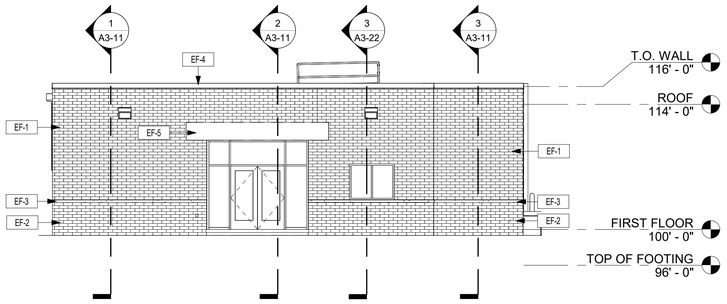
JOB # 21-26051 DATE: 12/16/22



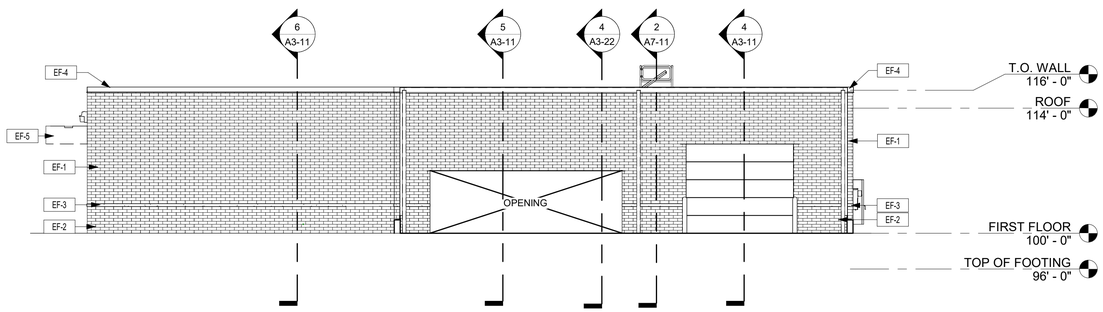
1 NORTH ELEVATION - AREA A
1/8" = 1'-0"



2 EAST ELEVATION - AREA A
1/8" = 1'-0"



3 WEST ELEVATION - AREA A
1/8" = 1'-0"



4 SOUTH ELEVATION - AREA A
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	BRICK	TBD	UTILITY	BLACK		
EF-2	BRICK	TBD	UTILITY	WHITE		
EF-3	BRICK	TBD	UTILITY	WHITE		BRICK TRANSITION
EF-4	PREFIN. MTL PARAPET CAP	TBD	-	BLACK		
EF-5	PREFIN. MTL PANEL	TBD	-	BLACK		CANOPY
EF-6	PREFIN. MTL SOFFIT PANEL	TBD	12" W	BLACK		CANOPY SOFFIT

*HM DOORS AND FRAMES, ALUMINUM FRAMES, AND OVERHEAD DOOR TO BE BLACK.

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

ARAA DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-26051
FILE NAME	
DRAWN BY	KMA
DESIGNED BY	DFS / KMA
REVIEWED BY	DFS
ORIGINAL ISSUE DATE	01/10/23
CLIENT PROJECT NO.	

TITLE

EXTERIOR ELEVATIONS - AREA A

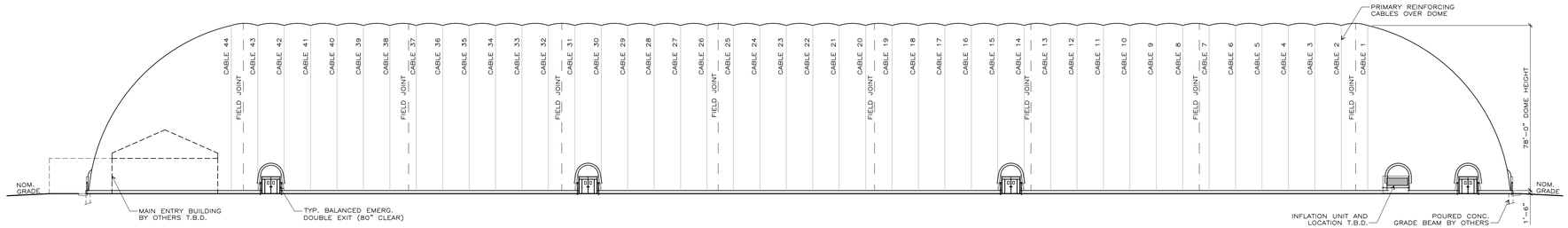
SHEET

A2-11

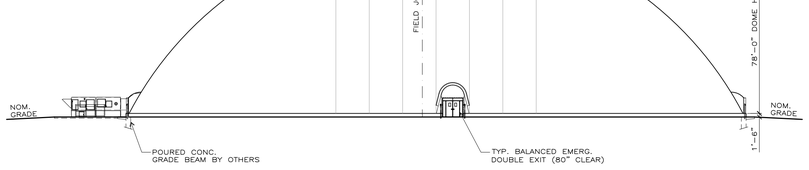
N

0 1/4" 1/2" 1" 2"

1/10/2023 2:48:15 PM

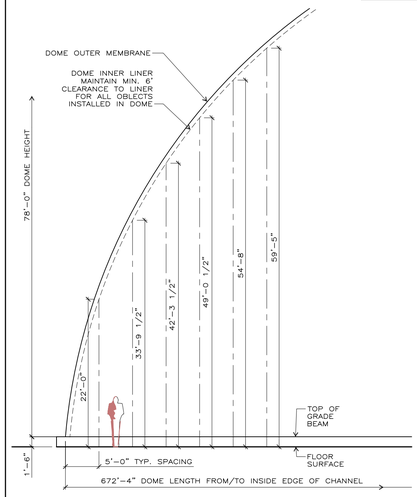


1 (AS2) **SIDE ELEVATION**
SCALE : 1"=30'-0"

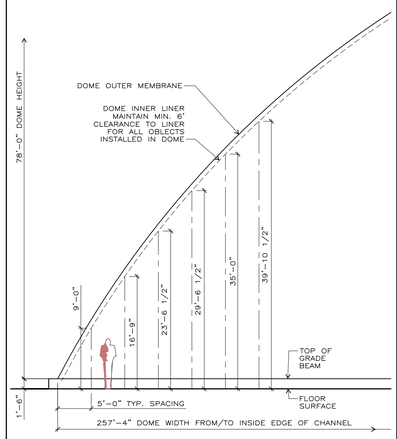


2 (AS2) **END ELEVATION**
SCALE : 1"=30'-0"

NOTE:
GRID HEIGHTS SHOWN ARE APPROXIMATE



3 (AS2) **APROX. DOME PROFILE AT END**
SCALE : 3/32"=1'-0"



4 (AS2) **APROX. DOME PROFILE AT SIDE**
SCALE : 3/32"=1'-0"

GENERAL NOTES:

1. DESIGN LOADS:

i) THIS STRUCTURE IS AN AIR SUPPORTED STRUCTURE IN WHICH THE FABRIC IS SUPPORTED BY INTERNAL PRESSURE.
THE INTERNAL PRESSURE IS MONITORED DAILY BY THE OWNER AND IS INCREASED PRIOR TO HIGHER WINDS OR TO SNOWFALLS, AS DIRECTED IN THE OWNER'S MANUAL, IN ORDER TO PROVIDE REQUIRED RESISTANCE TO THE WEATHER LOADS.

ii) WIND : IN ACCORDANCE WITH 2015 IBC AND 2016 ASCE-7.
- 110 MPH (ULT). EXPOSURE C. PRESSURE DISTRIBUTION TO 2016 ASCE 7.
- RISK CATEGORY II, MAXIMUM OCCUPANCY IN DOME < 300

iii) INTERNAL DESIGN PRESSURE :
- INTERNAL DESIGN PRESSURE IS : 9.36 PSF (1.80" W.C.). THIS IS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY DURING WEATHER EVENTS.
- DURING NON-WEATHER EVENTS, THE OWNER MAY REDUCE THE INTERNAL PRESSURE, AT THEIR OWN DISCRETION, MINIMUM INTERNAL PRESSURE IS : 3.9 PSF (0.75" W.C.).
- STANDBY SET FOR 0.12 kPa (2.6 PSF, 0.5"W.C.) FOR THE "ON" VALUE.

iv) SNOW :
- GROUND SNOW 50PSF
- SNOW IMPORTANCE FACTOR Is=1.1, SNOW EXPOSURE FACTOR Ce=0.9, THERMAL FACTOR Ct=0.85
- DOME WILL SHED SNOW DUE TO CURVATURE OF MEMBRANE, INTERNAL PRESSURE AND HEAT. SNOW STARTS TO MELT ON CONTACT, THEN AS IT ACCUMULATES, A LAYER OF MELTWATER FORMS BETWEEN THE SNOW AND THE MEMBRANE SURFACE ALLOWING THE ACCUMULATED SNOW TO SLIDE OFF.
- SNOW TO BE MANUALLY REMOVED BY OWNER IF EXTREME CONDITIONS EXIST (ASCE 55-16 6.11)
- SNOW TO BE REMOVED FROM ALL SIDES OF DOME BY OWNER AFTER EVERY SNOWFALL
- IF SNOW IS FORECAST, THE OWNER MUST HAVE PERSONNEL AVAILABLE TO MONITOR DOME OPERATION DURING THE SNOW EVENT.

v) DEAD LOAD : SELF WEIGHT OF DOME, INSULATION AND CABLES

2. STRUCTURAL:

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

THE ENGINEER SHALL BE GIVEN 48 HOURS MINIMUM NOTICE BY THE CONTRACTOR FOR ALL REQUIRED INSPECTIONS OF FOUNDATION, REINFORCING STEEL, STRUCTURAL STEEL AND FRAMING.

THIS SET OF DRAWINGS REPLACES ALL PREVIOUS DRAWINGS.

ALL SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

ALL SURFACES OF STRUCTURES DIRECTLY EXPOSED TO THE INTERIOR OF THE AIR STRUCTURE SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 30 PSF, OF AIR PRESSURE.

FABRIC STRESS RELIEF CABLES ABOVE OPENINGS IN THE PRIMARY MEMBRANE SHALL BE DESIGNED AS CATENARY SPANS OF STEEL CABLE, SELECTED AND SUPPLIED BY YEADON FABRIC STRUCTURES IN ACCORDANCE WITH THE FABRIC STRESS CALCULATIONS PROVIDED BY THE ENGINEER FOR THIS PROJECT.

THIS AIR STRUCTURE HAS BEEN DESIGNED USING CSA DOCUMENT CSA S367-12 AND ASCE 55-16 AS GUIDES.

3. EXCAVATION AND BACKFILL:

SOIL CONDITIONS SHALL BE REPORTED TO THE ENGINEER AT THE TIME OF EXCAVATION AND AT HIS DISCRETION THE ENGINEER MAY REQUIRE FURTHER SOILS INVESTIGATION, OR MODIFICATIONS TO THE GRADE BEAM DESIGN.

REMOVE ALL TOP SOIL AND DELETERIOUS MATERIAL FROM BENEATH ALL STRUCTURE COMPONENTS.

USE ONLY ENGINEER APPROVED COMPACTED FILL TO RAISE GRADES WHERE REQUIRED BENEATH STRUCTURES.

COMPACT ALL GRANULAR FILL TO 98% SPDD. COMPACTION TESTING SHALL BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL CONSULTANT PRIOR TO INSTALLATION OF ANY STRUCTURES SUPPORTED ON FILL.

SLOPE ALL GRADES AWAY FROM THE AIR STRUCTURE AND IT'S COMPONENTS.

PROTECT EXCAVATIONS AND GRADE BELOW SLABS FROM FROST PENETRATION BY PROPER USE OF STRAW, THERMAL BLANKETS AND TARPS.

4. CONCRETE:

ALL CONCRETE AND REBAR SHALL CONFORM TO ACI CODE 318-LATEST EDITION.

CONCRETE STRENGTH SHALL BE 3000 PSI, 6% +/-1% AIR ENT. IN ALL CASES, UNLESS OTHERWISE SPECIFIED.

USE ONLY GRADE 60 (60,000 PSI) DEFORMED REBAR.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXCESSIVE EVAPORATIVE WATER LOSS AND ENSURE PROPER CURING.

ALL CONCRETE SHALL BE TESTED BY AN ACI CERTIFIED CONCRETE TESTING LABORATORY.

USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.

APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES FOR AT LEAST (7) DAYS FOLLOWING CONCRETE PLACEMENT.

PROVIDE GROUT CLEANED RUBBED FINISH IN ACCORDANCE WITH ACI 301-10 FOR ALL FORMED CONCRETE SURFACES EXPOSED TO VIEW.

ENSURE 2" MINIMUM COVER FOR ALL REBAR IN FORMED CONCRETE, 3" MINIMUM COVER FOR CONCRETE POURED AGAINST SOIL.

PROVIDE VERTICAL CONTROL JOINTS @ 20'-0" O.C. MAX. LOCATE MID DISTANCE BETWEEN CABLE ANCHORAGE, KEY EA. FACE 1" MIN AND CAULK. CUT EVERY OTHER HORIZ. BAR.

RE-BAR LAP/SPLICE LENGTHS:
#4 = 22"
#5 = 28"
#6 = 32"

5. ELECTRICAL NOTES:

(SEE ALSO ELECTRICAL DRAWINGS BY OTHERS ISSUED FOR THIS PROJECT)

EXITS:

THE CONTRACTOR SHALL PROVIDE (1) 277V/15A DEDICATED CIRCUIT FOR EMERGENCY LIGHTING ONLY AND ALL EMERGENCY LIGHTS SHALL BE POWERED BY THIS CIRCUIT.

POWER SUPPLY FOR EMERGENCY EXITS SHALL BE BROUGHT WITHIN 12" OF EACH EXIT DOOR OPENING AS LOCATED IN THE CONSTRUCTION DRAWINGS.

WHERE THE POWER SUPPLY IS RUN IN CONDUIT CAST INTO THE FOUNDATION GRADE BEAM, 10" CLEARANCE MUST BE PROVIDED BELOW FINISHED CONCRETE SURFACE TO AVOID CONTACT WITH ANCHOR BOLTS.

LIGHTING:

POWER SUPPLY FOR LIGHT FIXTURES SHALL BE BROUGHT TO RECEPTACLE BOXES AS LOCATED IN THE CONSTRUCTION DRAWINGS.

ELECTRICAL CONTRACTOR TO TRIM AND INSTALL PLUG ENDS ON EACH LIGHT CORD IN PROPER LOCATIONS.

VOLTAGE, AMPERAGE AND J-BOX LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES, IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

IT IS RECOMMENDED THAT LIGHTING CONTACTORS BE USED WITH REMOTE LOCATION SWITCHING AT A CONTROL POINT, LOCATED BY THE OWNER / DEVELOPER.

FOR SUSPENDED LIGHTING, EVERY EFFORT IS MADE TO ALIGN LIGHTS VERTICALLY AND HORIZONTALLY. DUE TO THE CURVATURES OF THE DOME AND THE DIFFERING LOCATIONS OF THE FIXTURES ON THE INDIVIDUAL PANELS, VARIATIONS IN HEIGHT AND HORIZONTAL ALIGNMENTS MAY OCCUR. OTHER FACTORS SUCH AS DOME PRESSURE MAY ALSO AFFECT THE LOOK AND ALIGNMENT OF THE FIXTURES.

6. MECHANICAL EQUIPMENT:

SEE MECHANICAL DRAWINGS (BY OTHERS) ISSUED FOR THIS PROJECT.

POWER SUPPLY FOR MECHANICAL EQUIPMENT SHALL BE BROUGHT TO LOCATIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS. (NOTE: EQUIPMENT IS SUPPLIED WITH MAIN DISCONNECT).

VOLTAGE AND AMPERAGE REQUIREMENTS SHALL BE CONFIRMED BY THE CONTRACTOR TO YEADON FABRIC STRUCTURES IN WRITING, PRIOR TO COMMENCEMENT OF ELECTRICAL WORK.

THE ELECTRICAL CONTRACTOR SHALL COMPLETE ALL ELECTRICAL TERMINATIONS AND CONNECTIONS.

THE INFLATION UNIT IS SLIT IN SECTIONS FOR SHIPPING, FIELD ASSEMBLY REQUIRED. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTING THE ELECTRICAL SPLITS ON THE SECTIONS.

ELECTRICAL CONTRACTOR SHALL TEST ROTATION PRIOR TO MANUFACTURER FACTORY STARTUP.

FOR PRESSURE SENSING TUBING, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 3/4" CONDUIT FROM CONTROL PANEL TO STUB UP IN BOX INSTALLED IN GRADE BEAM IN DOME INTERIOR, AND FROM CONTROL PANEL TO ATMOSPHERE, TO TERMINATE IN BOX WITH SCREENED VENT.

FOR BOTTOM DISCHARGE UNITS, ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL TEMPERATURE SENSORS IN THE DISCHARGE AND RETURN AIR DUCTS.

FOR REMOTE PC/MOBILE ACCESS, ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT AND INSTALL ETHERNET CABLE FROM REMOTE PC LOCATION TO INFLATION UNIT.

OWNER TO PROVIDE IP ADDRESS AND PC CONNECTED AT TIME OF INSTALL FOR REMOTE ACCESS OPTION.

7. FABRIC SPECIFICATIONS:

SHELTER RITE	STYLE 8028	STYLE 9032
BASE TYPE	POLYESTER	POLYESTER
FABRIC WEIGHT	(7.5 oz/yd²)	(10.0 oz/yd²)
FINISHED COATED WEIGHT ASTM D751	(28 +2/-1 oz/yd²)	(32 +2/-1 oz/yd²)
TONGUE TEAR ASTM D751	(8" x10" SAMPLE @ 12"/MIN.) (275/275 lbf)	(8" x10" SAMPLE @ 12"/MIN.) (300/300 lbf)
TRAPEZOID TEAR ASTM D4533	(85/85 lbf)	(100/100 lbf)
GRAB TENSILE ASTM D751	(700/700 lbf)	(840/840 lbf)
STRIP TENSILE ASTM D751 PROCEDURE B	(515/515 lbf/in)	(650/650 lbf/in)
ADHESION (MINIMUM) ASTM D751 DIELECTRIC WELD	(10 lbf/in)	(10 lbf/in)
HYDROSTATIC RESISTANCE ASTM D751 PROCEDURE A	(500 psi)	(500 psi)
DEAD LOAD MIL-T-52983E (MODIFIED) PARA 4.5.2.19	(2" SEAM, 4 HRS, 1" STRIP) (266 lbf @ ROOM TEMPERATURE) (133 lbf @ 160° F)	(2" SEAM, 4 HRS, 1" STRIP) (266 lbf @ ROOM TEMPERATURE) (133 lbf @ 160° F)
LOW TEMPERATURE ASTM D2136 1/8" MANDREL 4HRS	(LTC: PASS @ -40° F) (LTA: PASS @ -67° F)	(LTC: PASS @ -40° F) (LTA: PASS @ -67° F)

FLAME RESISTANCE
MEETS NFPA 701; CAN/ULC-S109; ASTM 6413-2 SECOND FLAMEOUT
REGISTERED BY CALIFORNIA FIRE MARSHAL (NO. F-10301); GB8624-2006;
ASTM E84 & ULC-S102 - FLAME SPREAD INDEX <25, SMOKE DEVELOPMENT RATING <450

YEADON®
575 9th ST. E., SUITE 50, MINNEAPOLIS MN, 55414
128 WOOLWICH ST, SUITE 201, GUELPH ONT. N1H 3V2

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DRAWINGS SHALL NOT BE SCALED

NO.	DESCRIPTION	DATE

REVISIONS:

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:
ANOKA RAMSEY ATHLETIC ASSOCIATION MULTI SPORT DOME

PROJECT LOCATION:
RAMSEY, MN.

DRAWING:
ELEVATIONS GEN. NOTES

SCALE:
AS NOTED

DATE:
02/DEC/22

DRAWN BY:	APPROVED BY:
R.K./D.K.	D.K.

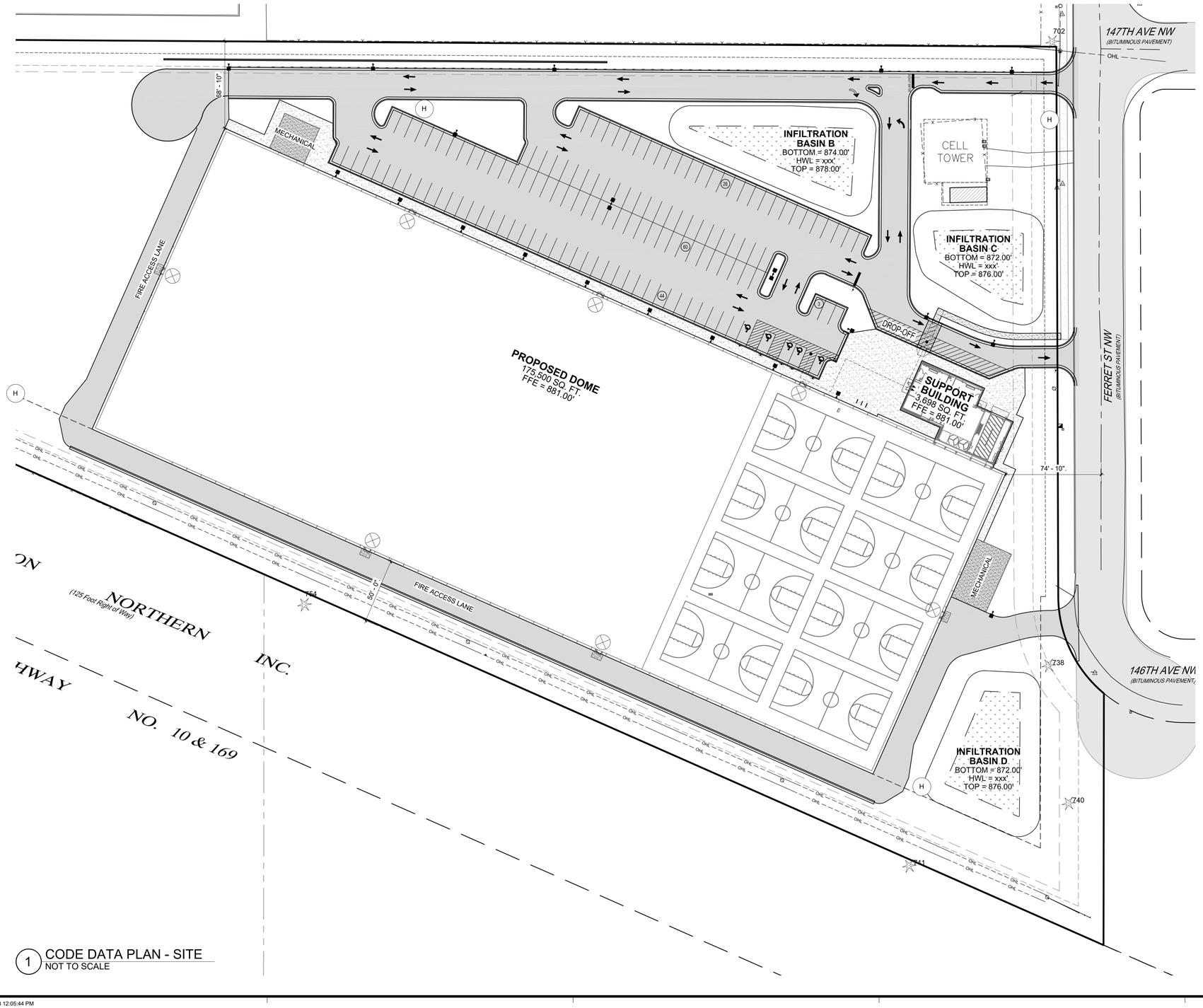
PROJECT NO.:	DWG. NO:
	AS-2

CODE SUMMARY KEY

CONSTRUCTION TYPE	II-B	A-4	OCCUPANCY GROUP
SPRINKLED **SP** OR NON-SPRINKLED **NS**	NS	Y	ALARM SYSTEM **Y** OR NO ALARM SYSTEM **N**
SPACE SQUARE FOOTAGE	171,776 SF		
OCCUPANT LOAD FACTOR	50	229*	OCCUPANTS
EXIT WIDTH REQUIRED (INCHES)	59.8	544	EXIT WIDTH PROVIDED (INCHES)
NOTES	*ACTUAL NUMBER OF PEOPLE		

CODE DATA PLAN KEY

- EXIT SIGN
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- FRONTAGE DISTANCE
- KB — KNOX BOX
- EMERGENCY LIGHT/BATTERY UNIT
- 68 / 340 — EXIT WIDTH IN INCHES / EXIT OCCUPANT CAPACITY
- EXIT LIGHT
- MP — MANUAL PULL
- HS — HORN / STROBE
- SIGN — BUILDING ADDRESS
- 45' - 0" COMMON PATH OF TRAVEL; 194' - 4" MAXIMUM EXIT TRAVEL DISTANCE
- 30" x 48" CLEAR SPACE
- 5' - 0" DIA. TURNING RADIUS
- H — HYDRANT
- ACCESSIBLE ROUTE
- P — PANIC DEVICE HARDWARE



1 CODE DATA PLAN - SITE
NOT TO SCALE

N

0 1/4" 1/2" 1" 2"

1/13/2023 12:05:44 PM

ISG

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PROJECT

ARAA DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-26051
FILE NAME	
DRAWN BY	KMA
DESIGNED BY	DFS / KMA
REVIEWED BY	DFS
ORIGINAL ISSUE DATE	01/13/23
CLIENT PROJECT NO.	

TITLE

CODE DATA PLAN - SITE

SHEET

G1-21

PRELIMINARY NOT FOR CONSTRUCTION

CODE SUMMARY KEY

CONSTRUCTION TYPE	II-B	A-4	OCCUPANCY GROUP
SPRINKLED **SP** OR NON-SPRINKLED **NS**	NS	Y	ALARM SYSTEM **Y** OR NO ALARM SYSTEM **N**
SPACE SQUARE FOOTAGE	171,776 SF		
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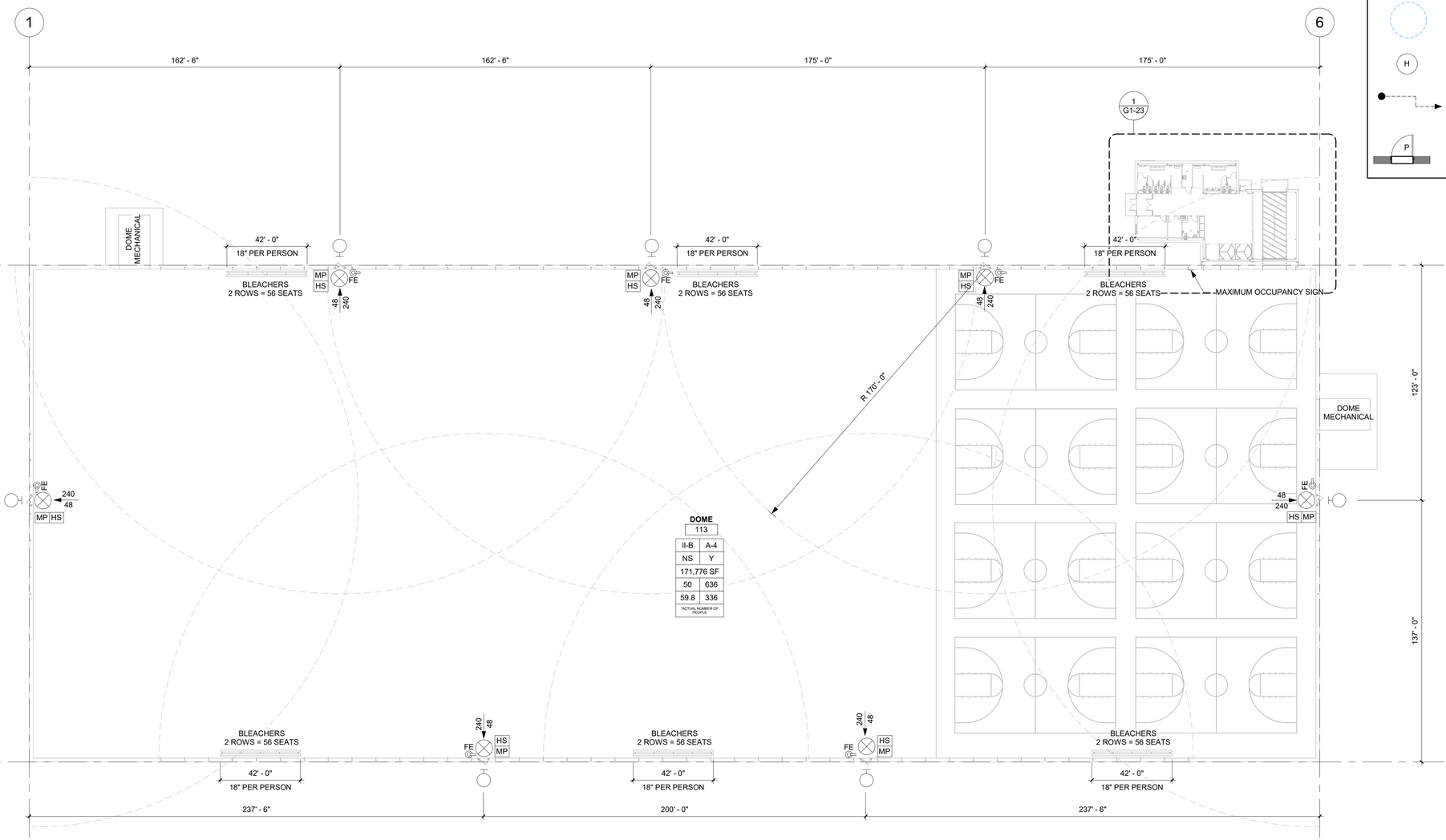
EXIT WIDTH REQUIRED (INCHES)	59.8	544	EXIT WIDTH PROVIDED (INCHES)
NOTES	*ACTUAL NUMBER OF PEOPLE		

FIRE EXTINGUISHER LEGEND

MARK	TYPE	COMMENTS
FE	FIRE EXTINGUISHER	
FEC	FULLY RECESSED FIRE EXTINGUISHER CABINET	CABINET COLOR: WHITE

CODE DATA PLAN KEY

- EXIT SIGN
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- FRONTAGE DISTANCE
- KB — KNOX BOX
- EMERGENCY LIGHT/BATTERY UNIT
- 68 / 340 — EXIT WIDTH IN INCHES / EXIT OCCUPANT CAPACITY
- EXIT LIGHT
- MP — MANUAL PULL
- HS — HORN / STROBE
- SIGN — BUILDING ADDRESS
- 45' - 0" COMMON PATH OF TRAVEL; 194' - 4" MAXIMUM EXIT TRAVEL DISTANCE
- 30" x 48" CLEAR SPACE
- 5' - 0" DIA. TURNING RADIUS
- H — HYDRANT
- ACCESSIBLE ROUTE
- P — PANIC DEVICE HARDWARE



1 G1-23

2 CODE DATA PLAN - AREA B & C
1" = 30'-0"

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PROJECT

ARAA DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-26051
FILE NAME	
DRAWN BY	KMA
DESIGNED BY	DFS / KMA
REVIEWED BY	DFS
ORIGINAL ISSUE DATE	01/13/23
CLIENT PROJECT NO.	

TITLE

CODE DATA PLAN - AREA B & C

SHEET

G1-22

PRELIMINARY NOT FOR CONSTRUCTION

CODE SUMMARY KEY

CONSTRUCTION TYPE	II-B	A-4	OCCUPANCY GROUP
SPRINKLED **SP** OR NON-SPRINKLED **NS**	NS	Y	ALARM SYSTEM **Y** OR NO ALARM SYSTEM **N**
SPACE SQUARE FOOTAGE	171,776 SF		
OCCUPANT LOAD FACTOR	50	229*	OCCUPANTS
EXIT WIDTH REQUIRED (INCHES)	59.8	544	EXIT WIDTH PROVIDED (INCHES)
NOTES	*ACTUAL NUMBER OF PEOPLE		

FIRE EXTINGUISHER LEGEND

MARK	TYPE	COMMENTS
FE	FIRE EXTINGUISHER	
FEC	FULLY RECESSED FIRE EXTINGUISHER CABINET	CABINET COLOR: WHITE

CODE DATA PLAN KEY

- EXIT SIGN
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- FRONTAGE DISTANCE
- KB — KNOX BOX
- EMERGENCY LIGHT/BATTERY UNIT
- 68 / 340 — EXIT WIDTH IN INCHES / EXIT OCCUPANT CAPACITY
- EXIT LIGHT
- MP — MANUAL PULL
- HS — HORN / STROBE
- SIGN — BUILDING ADDRESS
- 45' - 0" COMMON PATH OF TRAVEL
- 194' - 4" MAXIMUM EXIT TRAVEL DISTANCE
- 30" x 48" CLEAR SPACE
- 5' - 0" DIA. TURNING RADIUS
- H — HYDRANT
- ACCESSIBLE ROUTE
- P — PANIC DEVICE HARDWARE

GENERAL CODE DATA

OWNER
ANOKA RAMSEY ATHLETIC ASSOCIATION
ANOKA, MINNESOTA 55303

ARCHITECT
ISG
7900 INTERNATIONAL DRIVE, SUITE 550
BLOOMINGTON, MINNESOTA 55425

BUILDING LOCATION
RAMSEY, MN

BUILDING CODE
2020 MINNESOTA BUILDING CODE
2020 MINNESOTA FIRE CODE
2020 MINNESOTA ENERGY CODE

ACCESSIBILITY CODE
2020 MINNESOTA ACCESSIBILITY CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

SCOPE
CONSTRUCT A 175,500 SF MEMBRANE AIR SUPPORTED DOME WITH ACCESSORY 3,731 SF BUILDING HOUSING TOILETS, OFFICE, AND STORAGE. DOME IS TO OPERATE ALL YEAR ROUND.

OCCUPANCY CLASSIFICATION AND USE
ASSEMBLY GROUP A-4

FIRE PROTECTION SYSTEMS
SUPPORT BUILDING: FULLY SPRINKLED
DOME: NON-SPRINKLED (SECTION 507.4, EXCEPTION 2)

CONSTRUCTION TYPE
TYPE II-B

BUILDING HEIGHT
TABULAR ALLOWABLE HEIGHT: 3 STORIES / 75 FEET ABOVE GRADE PLANE
ACTUAL HEIGHT: 1 STORY / 78 FEET (VARIANCE BEING REQUESTED)

BUILDING AREA
ALLOWABLE AREA: UNLIMITED (SECTION 507.4, EXCEPTION 2)

OCCUPANT LOAD
SUPPORT SPACES: SEE PLAN FOR OCCUPANT LOADS
ACCESSORY STORAGE / MECHANICAL: 300 SF / OCC
ASSEMBLY SPACE: 7 SF / OCC
BUSINESS AREAS: 150 / OCC

DOME
636 ACTUAL MAXIMUM OCCUPANTS (ACTUAL OCCUPANT LOAD APPROVED BY BUILDING OFFICIAL PER 2020 MINNESOTA BUILDING CODE 1004.5 EXCEPTION)

MEANS OF EGRESS
MINIMUM NUMBER OF EXITS REQUIRED AT DOME: 4
MINIMUM NUMBER OF EXITS AT SUPPORT BUILDING: 2
ACTUAL NUMBER OF EXITS: SEE PLAN

MINIMUM EGRESS WIDTH REQUIRED: SEE PLAN
ACTUAL EGRESS WIDTH: SEE PLAN

COMMON PATH OF EGRESS TRAVEL: 75 FEET MAXIMUM

EXIT ACCESS TRAVEL DISTANCE: 250 FEET MAXIMUM

PANIC HARDWARE OR FIRE EXIT HARDWARE REQUIRED AT LATCHING AND/OR LOCKING DOORS SERVING A GROUP "A" OCCUPANT LOAD OF 50 OR MORE

PLUMBING FIXTURES REQUIRED
636 OCCUPANTS / 2 = 318 MEN AND 318 WOMEN
318 / 125 = 3.54 (3) WATERCLOSETS FOR MEN
318 / 65 = 4.89 (5) WATERCLOSETS FOR WOMEN
318 / 200 = 1.59 (2) LAVATORIES FOR MEN
318 / 200 = 1.59 (2) LAVATORIES FOR WOMEN
636/ 500 = 1.27 (2) ACCESSIBLE DRINKING FOUNTAINS (1 HIGH SPOUT AND 1 LOW SPOUT)
1 SERVICE SINK

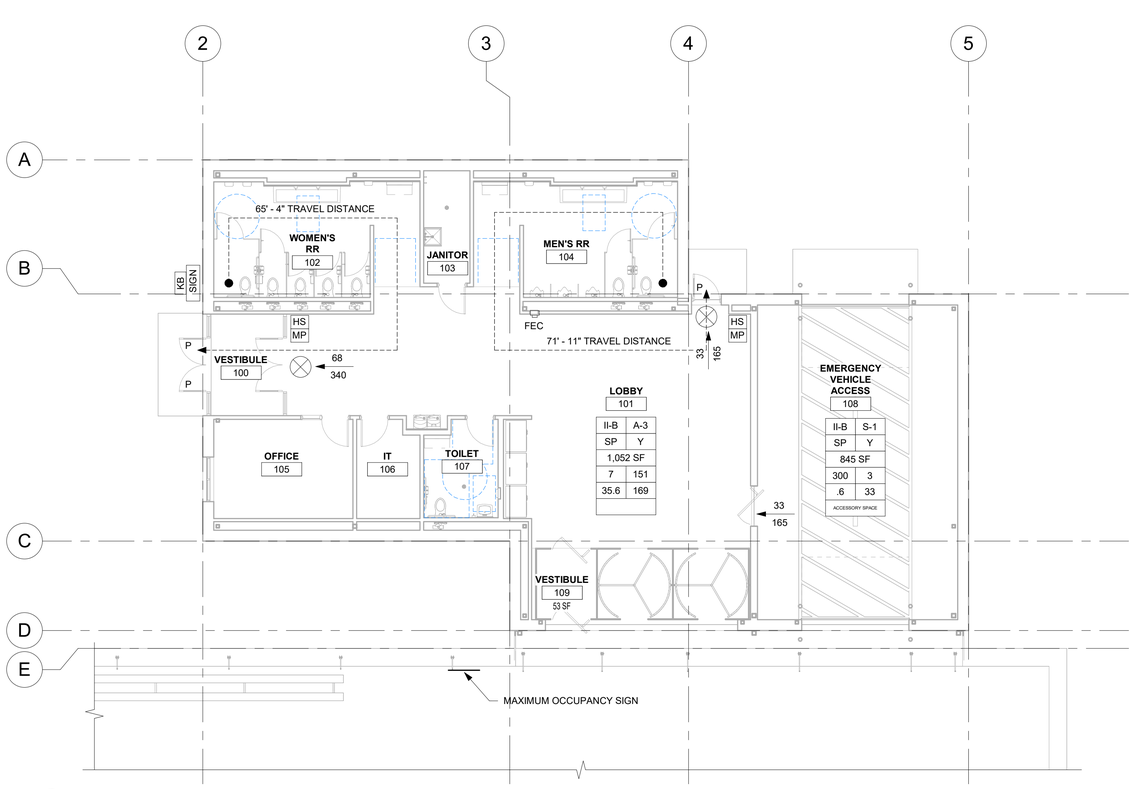
PLUMBING FIXTURES PROVIDED
MENS
2 WATER CLOSETS
3 URINALS
3 LAVATORIES

WOMENS
5 WATER CLOSETS
3 LAVATORIES

UNI-SEX
1 WATER CLOSET
1 LAVATORY

1 JANITOR SINK

2 DRINKING FOUNTAINS



1 CODE DATA PLAN - AREA A
1/8" = 1'-0"

2" 1" 1/4" 1/2" 0

1/13/2023 12:05:46 PM

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PROJECT

ARAA DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	21-26051
FILE NAME	
DRAWN BY	KMA
DESIGNED BY	DFS / KMA
REVIEWED BY	DFS
ORIGINAL ISSUE DATE	01/13/23
CLIENT PROJECT NO.	

TITLE

CODE DATA & CODE DATA PLAN - AREA A

SHEET

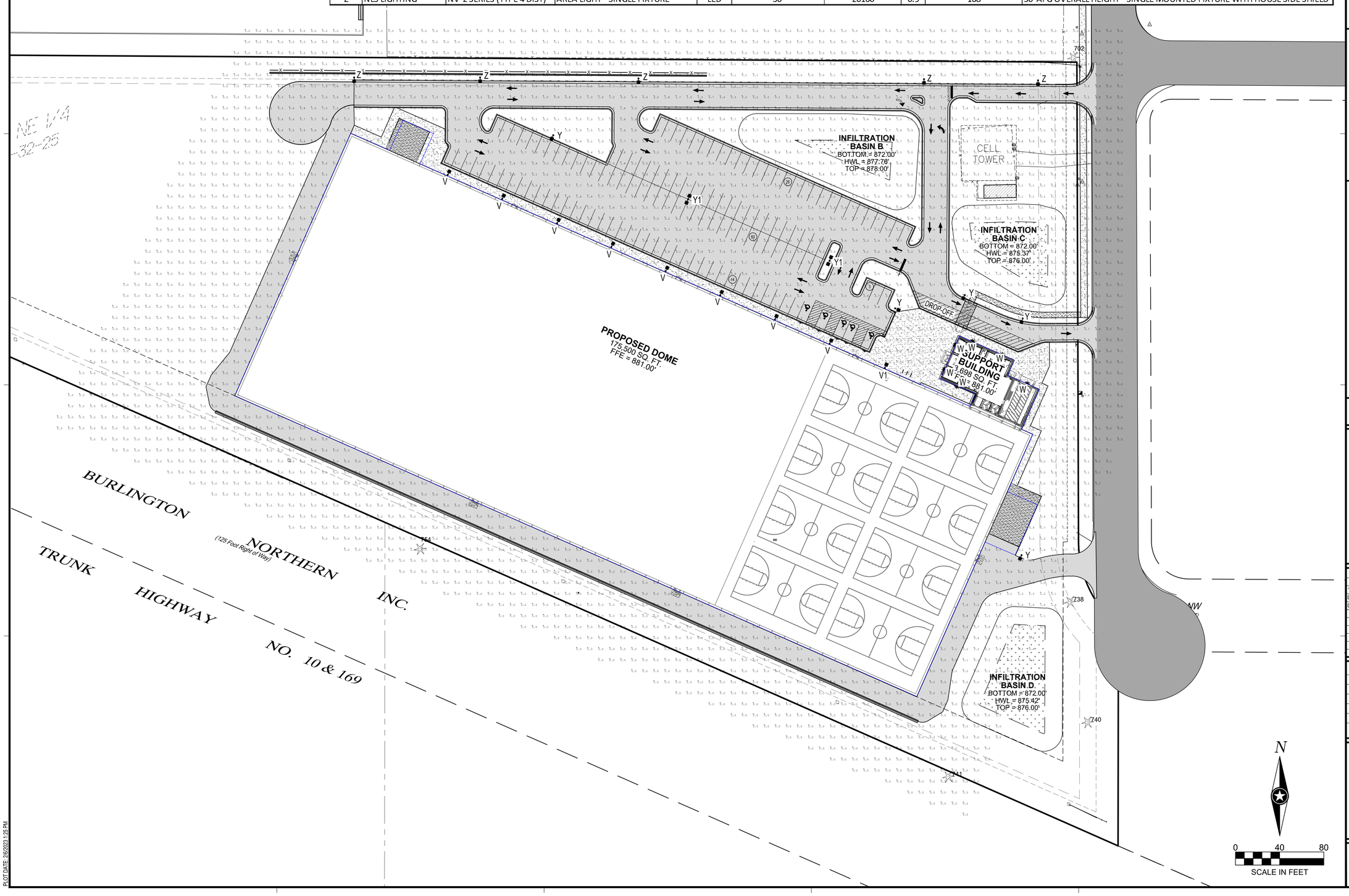
G1-23

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE

Label	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Lamp Lumens	LLF	Watts (120-277V)	Remarks
V	NLS LIGHTING	NV-1 SERIES (TYPE 2 DIST)	AREA LIGHT - SINGLE FIXTURE	LED	15'	9017	0.9	70	15' AFG OVERALL HEIGHT - SINGLE MOUNTED FIXTURE
V1	NLS LIGHTING	NV-1 SERIES (TYPE 4 DIST)	AREA LIGHT - SINGLE FIXTURE	LED	15'	8307	0.9	70	15' AFG OVERALL HEIGHT - SINGLE MOUNTED FIXTURE
W	NLS LIGHTING	NV-W SERIES (TYPE 4 DIST)	WALL PACK	LED	13'	4388	0.9	37	WALL MOUNTED AT 13' TO CENTER OF FIXTURE
Y	NLS LIGHTING	NV-2 SERIES (TYPE 4 DIST)	AREA LIGHT - SINGLE FIXTURE	LED	30'	24000	0.9	200	30' AFG OVERALL HEIGHT - SINGLE MOUNTED FIXTURE
Y1	NLS LIGHTING	NV-2 SERIES (TYPE 4 DIST)	AREA LIGHT - DUAL HEAD FIXTURE	LED	30'	48000	0.9	400	30' AFG OVERALL HEIGHT - DUAL FIXTURES MOUNTED AT 180 DEGREES
Z	NLS LIGHTING	NV-2 SERIES (TYPE 4 DIST)	AREA LIGHT - SINGLE FIXTURE	LED	30'	20160	0.9	168	30' AFG OVERALL HEIGHT - SINGLE MOUNTED FIXTURE WITH HOUSE SIDE SHIELD



PLOT DATE: 2/6/2023 1:25 PM

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ANOKA RAMSEY ATHLETIC ASSOCIATION

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C6-ELEC
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

PHOTOMETRIC PLAN

SHEET

C6-10

PRELIMINARY NOT FOR CONSTRUCTION

NLS LIGHTING

NV-1

AREA, SITE & ROADWAY

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	109w	159w	209w

Project Name: Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 **(NV-1)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)** Nema 2 24° Narrow Beam **(N2)** Nema 3 30° Narrow Beam **(N3)**	16 **(16L)** 32 **(32L)** 48 **(48L)** 64 **(64L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)**	2700K, 70 CRI **(27K7)** ❶ 2700K, 80 CRI **(27K8)** ❶ ❷ 3000K, 70 CRI **(30K7)** ❶ 3000K, 80 CRI **(30K8)** ❶ ❷ 3500K, 80 CRI **(35K8)** 4000K, 70 CRI **(40K7)** 4000K, 80 CRI **(40K8)** ❶ 5000K, 70 CRI **(50K7)** 5000K, 80 CRI **(50K8)** ❶	120-277 **(UNV)** 347-480 **(HV)**	Architectural Sweep Arm **(ASA)** Direct Pole 3" Arm Single, D180 **(DPS3)** ❶ Direct Pole 7" Arm D180, D90, T90, T120, Quad **(DPS7)** ❶ Knuckle Mount **(KM)** Wall Mount **(WM)** Trunnion Mount **(TM)** ❶ Tennis Arm **(TA)** Mast Arm **(MA)**	Bronze Textured **(BRZ)** White Textured **(WHT)** Smooth White Gloss **(SWT)** Silver **(SVR)** Black Textured **(BLK)** Smooth Black Gloss **(SBK)** Graphite Textured **(GPH)** Grey Textured **(GRY)** Custom **(CS)**	Bird Spikes **(BS)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor **(FSP-25)** ❶ *7'-20' Heights* **(FSP-40)** ❶ *21'-40' Heights* Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"- 4" Pole **(RPA4)** Round Pole Adaptor 5"- 6" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** ❶ Black Hardware **(BH)** Black Optic Frame **(BOF)**

Notes:
❶ Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
❷ For Round Pole Specify RPA4 or RPA5
Standard finish is stainless steel. Can be painted to match fixture
❸ Universal Voltage 120-277
❹ HSS not applicable with Nema 2 and Nema 3 Optics
❺ 3000K or lower must be selected to meet International Dark-Sky Association certification.

REV. 12.01.22

1

TYPE V, V1
NTS

NLS LIGHTING

NV-W

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK

KEY FEATURES
- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the the NV-W (up to 11,000 Lumens, 12"W x 9"D x 8.5"H) Compliments the Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5"H)
- 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP65 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/ Vandalism/Impact Protection
- 20kA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 8 Standard Finishes, Custom Finish and Marine Grade Finish Available
- Controls Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	

Project Name: Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Controls	Options
NV-W **(NV-W)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)**	16 **(16L)** 32 **(32L)**	350 **(35)** 530 **(53)** 700 **(7)** 1000 **(1A)** ❶ 1050 **(1)** ❶	2700K, 70 CRI **(27K7)** ❶ 2700K, 80 CRI **(27K8)** ❶ ❷ 3000K, 70 CRI **(30K7)** ❶ 3000K, 80 CRI **(30K8)** ❶ ❷ 3500K, 80 CRI **(35K8)** 4000K, 70 CRI **(40K7)** 4000K, 80 CRI **(40K8)** ❶ 5000K, 70 CRI **(50K7)** 5000K, 80 CRI **(50K8)** ❶	120-277 **(UNV)** 347-480 **(HV)**	Wall Mount **(WM)**	Bronze Textured **(BRZ)** White Textured **(WHT)** Smooth White Gloss **(SWT)** Silver **(SVR)** Black Textured **(BLK)** Smooth Black Gloss **(SBK)** Graphite Textured **(GPH)** Grey Textured **(GRY)** Custom **(CS)**	FSP-211 with Motion Sensor **(FSP-xx)** ❶ *40' Heights and Below* **(FSP-25)** ❶ *8'-20' Heights* Nema 7-Pin Receptacle **(PE7)** ❶ Button Photo Cell **(PC)** ❶	Marine Grade Finish **(MGF)** Vanity Plate 16" SQ **(VP16)** Housing Extension **(HE)** ❶ Surge Protector **(20KA)** Emergency Battery 4w 618-934 Lumens **(EM4)** ❶ ❷ Emergency Battery 8w 1030-1128 Lumens **(EM8)** ❶ ❷ Emergency Battery 18w 2054-2250 Lumens **(EM18)** ❶ ❷ Emergency Cold Pk Battery 14w 1806-1974 Lumens **(EMCP)** ❶ ❷

Notes:
❶ Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
❷ To match EM Extension Box
❸ Requires Deep Back Box
❹ Universal Voltage 120-277
❺ All Emergency Battery Options Certified CA Title 20
❻ (1A) 320, only
❼ (1) 16L only
❽ 3000K or lower must be selected to meet International Dark Sky Association certification.

REV. 11.16.22

1

TYPE W
NTS

NLS LIGHTING

NV-2

AREA LIGHTING

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved

WARRANTY
Five-year limited warranty for drivers and LEDs.

LED WATTAGE CHART

	90L	96L	112L	128L
700 milliamps	168w	200w	243w	265w
1050 milliamps	263w	316w	365w	409w

Project Name: Type:

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV-2 **(NV-2)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)** Nema 3 30° Narrow Beam **(N3)**	80 **(80L)** 96 **(96L)** 112 **(112L)** 128 **(128L)**	700 **(7)** 1050 **(1)**	2700K, 70 CRI **(27K7)** ❶ 2700K, 80 CRI **(27K8)** ❶ ❷ 3000K, 70 CRI **(30K7)** ❶ 3000K, 80 CRI **(30K8)** ❶ ❷ 3500K, 80 CRI **(35K8)** 4000K, 70 CRI **(40K7)** 4000K, 80 CRI **(40K8)** ❶ 5000K, 70 CRI **(50K7)** 5000K, 80 CRI **(50K8)** ❶	120-277 **(UNV)** 347-480 **(HV)**	Direct Pole 6" Arm Single, D180 **(DPS6)** ❶ Direct Pole 11" Arm D90, T90, T120, Quad **(DPS11)** ❶ Knuckle Mount **(KM)** Wall Mount **(WM)** Trunnion Mount **(TM)** ❶ Tennis Arm **(TA)** Mast Arm **(MA)**	Bronze Textured **(BRZ)** White Textured **(WHT)** Smooth White Gloss **(SWT)** Silver **(SVR)** Black Textured **(BLK)** Smooth Black Gloss **(SBK)** Graphite Textured **(GPH)** Grey Textured **(GRY)** Custom **(CS)**	Bird Spikes **(BS)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor **(FSP-25)** ❶ *7'-20' Heights* **(FSP-40)** ❶ *21'-40' Heights* Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"- 4" Pole **(RPA4)** Round Pole Adaptor 5"- 6" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** ❶

Notes:
❶ Consult Factory for Lead Time. Consult Factory for 90 CRI Requests
❷ Standard finish is stainless steel. Can be painted to match fixture
❸ For Round Pole Specify RPA4 or RPA5
❹ Universal Voltage 120-277
❺ HSS not applicable with Nema 2
❻ 3000K or lower must be selected to meet International Dark-Sky Association certification.

REV. 11.07.22

1

TYPE Z, Y, Y1
NTS

ISG

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C6-ELEC
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

PHOTOMETRIC DETAILS

SHEET

C6-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/6/2023 1:25 PM

PROJECT LOCATION
CITY OF
RAMSEY, MN
MISSISSIPPI RIVER
147TH ST NW
ARMSTRONG BLVD NW
Bunker Lake Blvd NW
Dayton River Rd
Sunwood Dr NW
Armstrong Blvd NW
Alpine Dr NW
Ramsey Blvd NW
Sunfish Lake Blvd NW
Dayton St
Columbus St
County St
Bunker Ln
Broadway Ln
Lowland Ln
Vicksburg Ln
Sherburne Ln
Rolling Dr NW
Ramsey Ln
Ramsey Ln NW
Ramsey Ln E
E Ramsey Pkwy
E Town Center Dr
Town Center Dr
Town Center Dr NW
Industry Ave NW
Industrial Blvd NW
Crane St NW
Quail St NW
Pheasant St NW
Partridge St NW
Robin St NW
Raven St NW
Sandpiper St NW
Wren St NW
Jay St NW
Jackson St NW
Andrew St NW
Andrews Ln
Andrews Ct
Multifield Dr NW
Sunset Ln
Sunset Ln NW
Sunset Ct NW
Sunset Dr NW
Sunset Trl NW
Sunset Ridge Dr NW
Sunset Ridge Ln NW
Sunset Ridge Trl NW
Sunset Ridge Cir NW
Sunset Ridge Ct NW
Sunset Ridge Pl NW
Sunset Ridge Way NW
Sunset Ridge Rd NW
Sunset Ridge Ln
Sunset Ridge Trl
Sunset Ridge Cir
Sunset Ridge Ct
Sunset Ridge Pl
Sunset Ridge Way
Sunset Ridge Rd

FOR TREE PRESERVATION PLAN REFER TO SHEET C-511

REMOVE CURB AND PAVEMENT AS NEEDED FOR WATERMAIN CONNECTION

REMOVE AND SALVAGE HYDRANT (SEE UTILITY PLAN FOR RELOCATION)

Drainage and Utility Easement

Utility Easement

PROTECT CELL TOWER AND FENCE

Chain Link Fence

CELL TOWER

REMOVE TREES, TYP

EASEMENT TO BE VACATED

CLEAR AND GRUB. REMOVE ALL EXISTING MINI-GOLF ITEMS

REMOVE CONCRETE PAVEMENT, TYP

REMOVE CURB & GUTTER, TYP

REMOVE BITUMINOUS PAVEMENT, TYP

TREE PROTECTION FENCING , TYP

PROTECT OVERHEAD POWER LINE AND POLES

EXISTING BITUMINOUS CURB

EXISTING CENTERLINE, TYP

MATCH LINE

Utility Easement per Doc. No. 535217

BURLINGTON NORTHERN TRUNK HI...

(125 Foot Right of Way)

147Th (BITUMINO...

FERRET ST NW (BITUMINOUS PAVEMENT)

146TH AVE NW (BITUMINOUS PAVEMENT)

Drainage and Utility Easement

38.83'

INSET

Barb Wire Fence

MATCH LINE

N

0 40 80

SCALE IN FEET

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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REESE A. SUDTELGTE

DATE 02/10/2023 LIC. NO. 54243

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.

MITCHELL R. WORKMON

DATE 02/10/2023 LIC. NO. 53748

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C2-EXIST
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

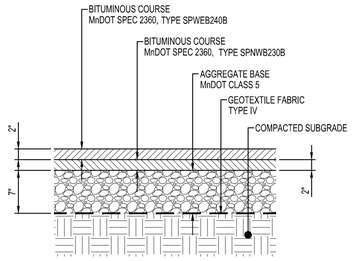
EXISTING SITE AND REMOVAL PLAN

SHEET

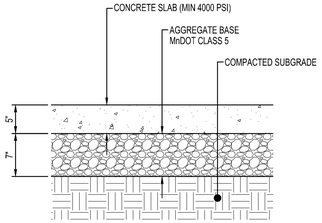
C2-10

PRELIMINARY NOT FOR CONSTRUCTION

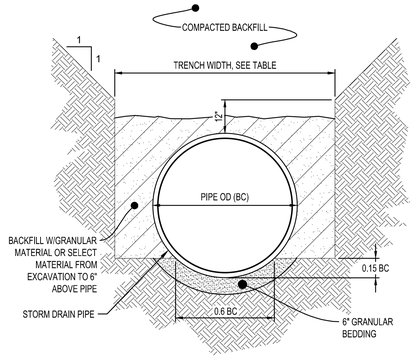
PLOT DATE: 2/6/2023 1:19 PM



HEAVY DUTY
BITUMINOUS PAVEMENT
NTS



STANDARD
CONCRETE WALK
NTS

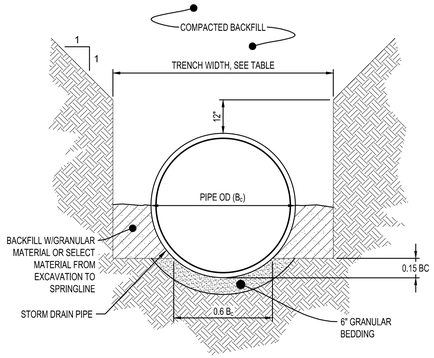


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	BC + 24"
42" TO 54"	1.5 x BC
60" OR OVER	BC + 36"

NOTES:

GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

NON-CONCRETE
STORM DRAIN PIPE BEDDING
NTS

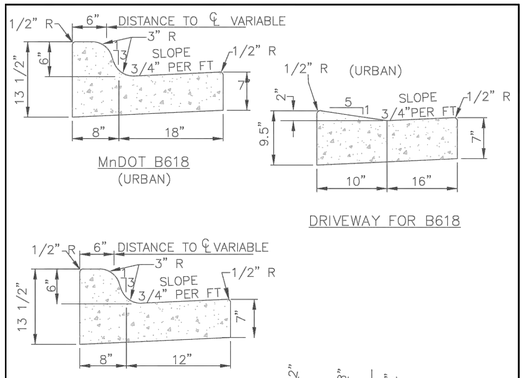


TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	B_c + 24"
42" TO 54"	1.5 x B_c
60" OR OVER	B_c + 36"

NOTES:

GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

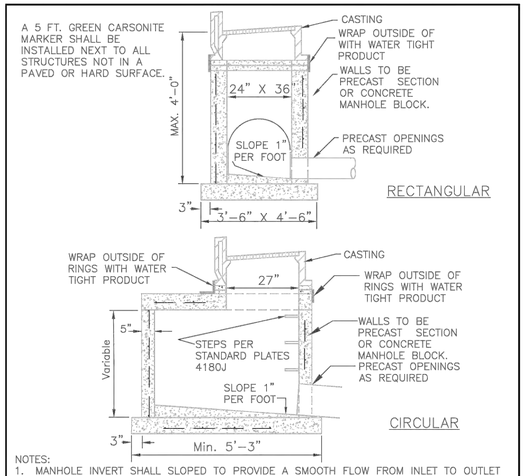
REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING
NTS



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.

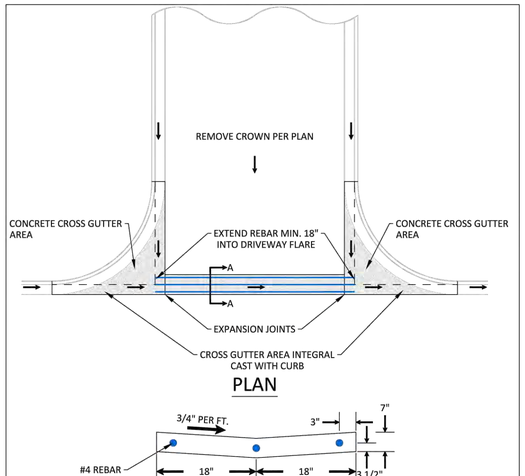
APPROVED:	STANDARD DETAILS:
1 – 2016	CURB AND GUTTER
	CITY PLATE No. STR-1



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

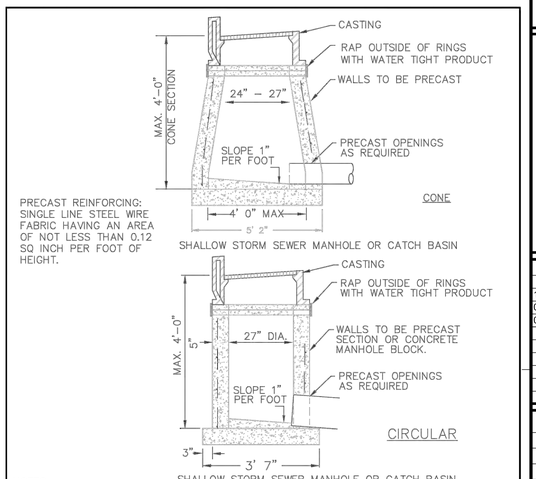
APPROVED:	STANDARD DETAILS:
4 – 2007	CATCH BASIN
	CITY PLATE No. STO–1



NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED:	STANDARD DETAILS:
3 – 2017	CROSS GUTTER
	CITY PLATE No. STR-2



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	STORM AREA INLET
	CITY PLATE No. STO–2

PLOT DATE: 2/6/2023 1:17 PM

ISG

ANOKA RAMSEY ATHLETIC ASSOCIATION

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REESE A. SUDTELGTE

DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON

DATE 02/10/2023 LIC. NO. 53748

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

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PROJECT NO.	22-26051
FILE NAME	26051 C0-DETAILS
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

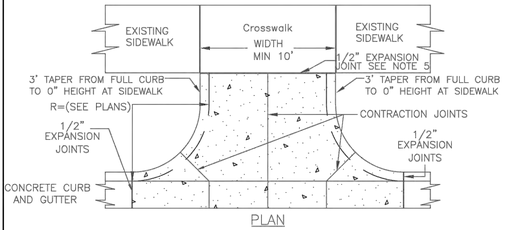
TITLE

SITE DETAILS

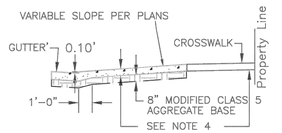
SHEET

C0-20

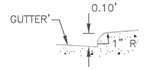
PRELIMINARY NOT FOR CONSTRUCTION



PLAN



SECTION ON ℄ DRIVEWAY



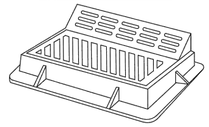
DETAIL OF LIP

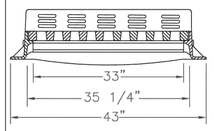
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

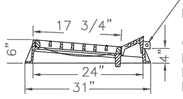
APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR–14

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.

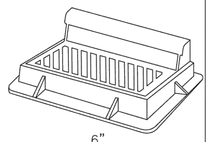


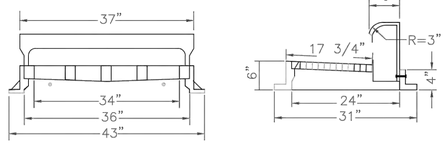




NOTE: B 618 CURB & GUTTER

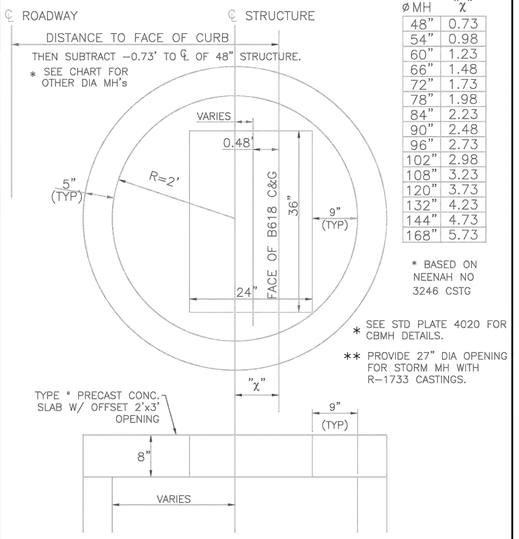
1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL.





STANDARD CATCHBASIN CASTING

APPROVED:		STANDARD DETAILS:
7 – 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO–4



ø MH	"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

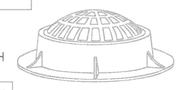
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5

R–2560 Series
Beehive Grates with Frames

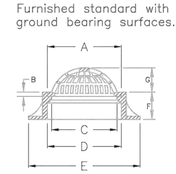
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R–2560–E

Catalog No.	Dimensions In Inches A	B	C	D	E	F	G	Wt. LBS
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	18 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535

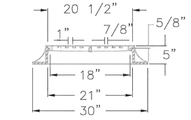
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds

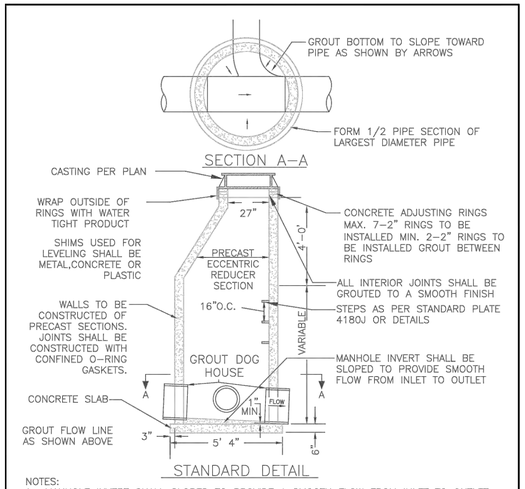


Furnished standard with ground bearing surfaces.

STORM CASTINGS FOR NON–TRAFFIC AREAS

NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6



SECTION A–A

STANDARD DETAIL

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO–3

PRELIMINARY NOT FOR CONSTRUCTION

ISG

ANOKA RAMSEY ATHLETIC ASSOCIATION

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C0-DETAILS
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

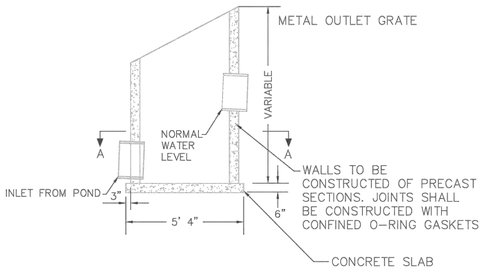
TITLE

SITE DETAILS

SHEET

C0-21

PLOT DATE: 2/6/2023 1:17 PM

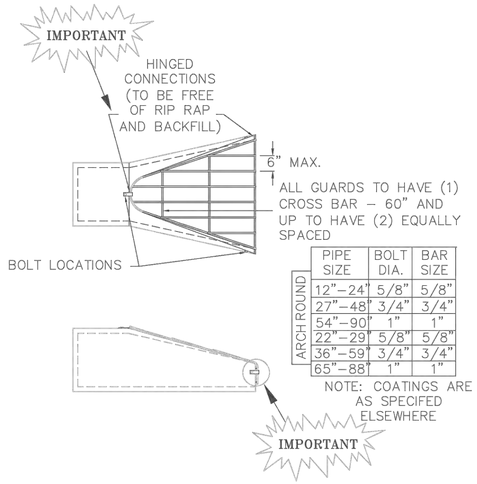


SUBMERGED OUTLET

NOTES:
1. A 10 GAGE SOLID COPPER TRACTER WIRE REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.

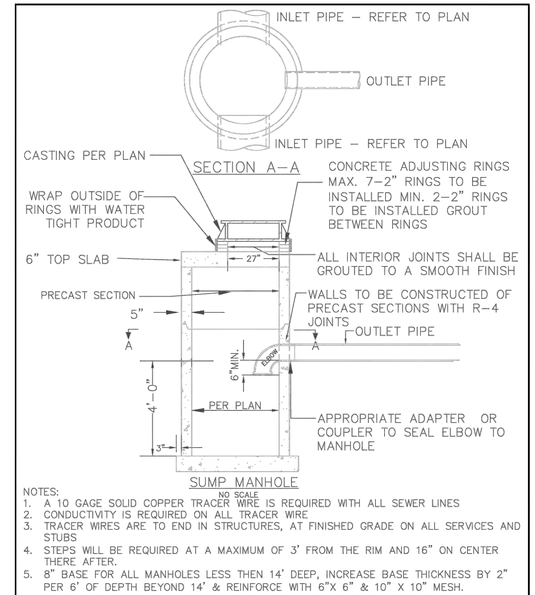
APPROVED:		STANDARD DETAILS:
1 – 2006	City of RAMSEY	POND OUTLET
		CITY PLATE No. STO–7

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



PIPE SIZE	BOLT DIA.	BAR SIZE
ARCH ROUND 12"–24"	5/8"	5/8"
27"–48"	3/4"	3/4"
54"–90"	1"	1"
22"–29"	5/8"	5/8"
36"–59"	3/4"	3/4"
65"–88"	1"	1"

APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO–8



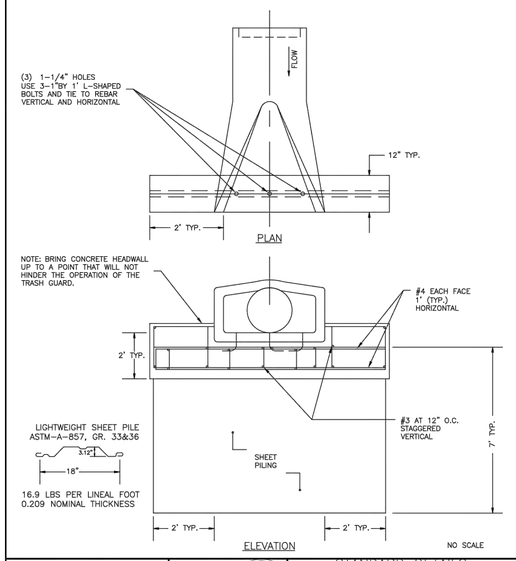
NO SCALE

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.

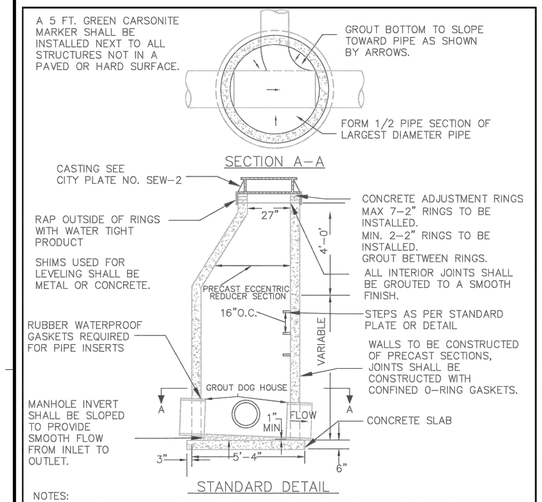
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SUMP MANHOLE
		CITY PLATE No. STO–9

NOTE: TRASH GUARDS SEE DETAIL STO–12

NOTE: FOR USE WITH PIPE 36" DIA. OR GREATER

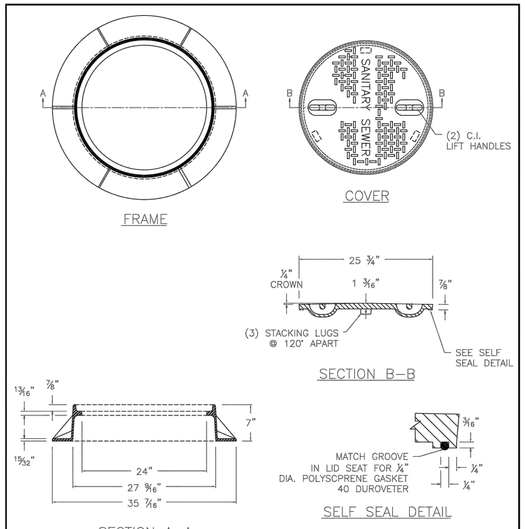


APPROVED:		STANDARD DETAILS:
9 – 2016	City of RAMSEY	STORM SEWER PILING & CONCRETE END SECTION
		CITY PLATE No. STO–10



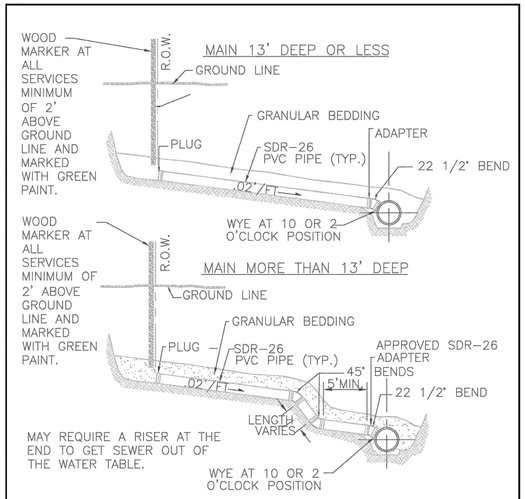
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW–1



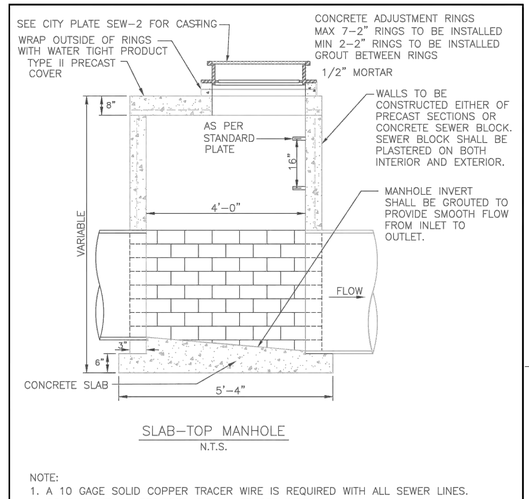
NOTE: NOT TO SCALE

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

PLOT DATE: 2/6/2023 1:17 PM

ISG

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REESE A. SUDTELGTE

DATE 02/10/2023 LIC. NO. 54243

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.

MITCHELL R. WORKMON

DATE 02/10/2023 LIC. NO. 53748

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C0-DETAILS
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

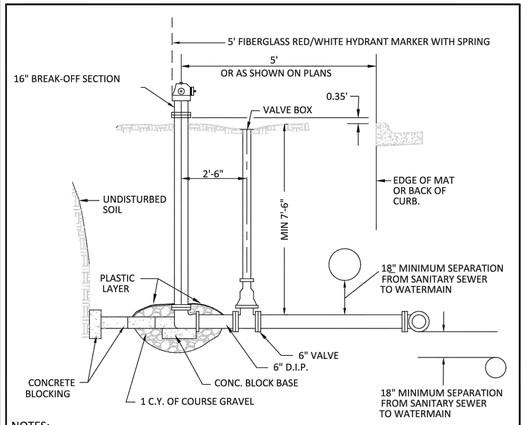
TITLE

SITE DETAILS

SHEET

C0-22

PRELIMINARY NOT FOR CONSTRUCTION



NOTES:

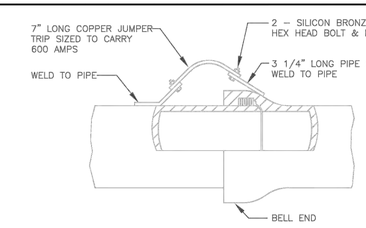
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR 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:
3 - 2022

City of RAMSEY

STANDARD DETAILS:
HYDRANT

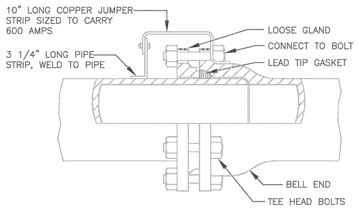
CITY PLATE No.
WAT-1



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

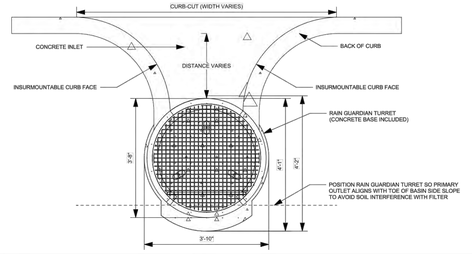
APPROVED:
1 - 2016

City of RAMSEY

STANDARD DETAILS:
JOINT CONNECTION

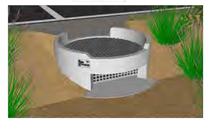
CITY PLATE No.
WAT-4

PLAN VIEW

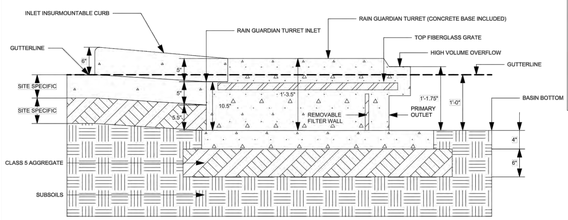


PLAN VIEW NOTES
1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
2. CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.

3D VIEWS



ELEVATION VIEW



ELEVATION VIEW NOTES
1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION.

SPECIFICATIONS

1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (1,030 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (5% TO 8.5% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.

2. THREE-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.

3. FIBERGLASS TOP GRATE (32 LBS, 1-1/2" THICK) - 1,760 LB CONCENTRATED LOAD OR 409 LB/SQ-FT UNIFORM LOAD.

INSTALLATION NOTES

1. INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN TURRET; POSITION RAIN GUARDIAN TURRET SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. EXCAVATE 1' 10" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN TURRET BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION. THE INLET TO THE RAIN GUARDIAN TURRET WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN TURRET.

2. SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.

3. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN TURRET AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN TURRET ON THE BIORETENTION SIDE.

4. INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN TURRET AND CONCRETE INLET BEFORE POURING INLET.

5. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.

6. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC ON THE INTERIOR SIDE OF THE RAIN GUARDIAN TURRET.

RAIN GUARDIAN
U.S. PATENT NOS. 8,501,016 AND 8,858,804
PRETREATMENT FOR BIORETENTION
Rain Gardens • Swales • Filtration Basins • Infiltration Basins
www.RainGuardian.biz

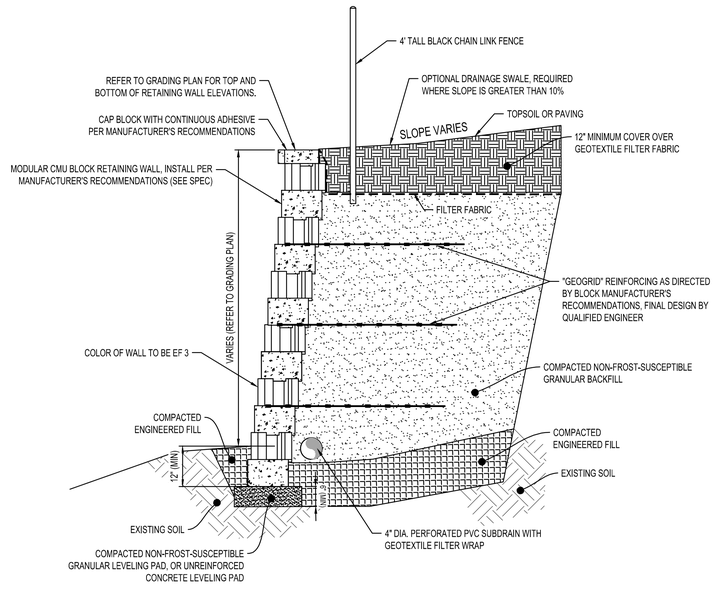
RAIN GUARDIAN TURRET
PRETREATMENT CHAMBER
BIORETENTION PONDING DEPTH: 1'
TYPICAL DETAIL

REVISION HISTORY

REV	BY	DATE	DESCRIPTION
A	MDH	11/16/2022	TURRET - 1'
SCALE		VARIABLE	
U.S. PATENT NOS.		8,501,016 AND 8,858,804	

DEVELOPED BY:
ANOKA RAMSEY INNOVATION DISTRICT

MANUFACTURED BY:
Stoneworks
ARCHITECTURAL PRECAST / CAST STONE
NATIONAL PRECAST CONCRETE ASSOCIATION CERTIFIED PLANT



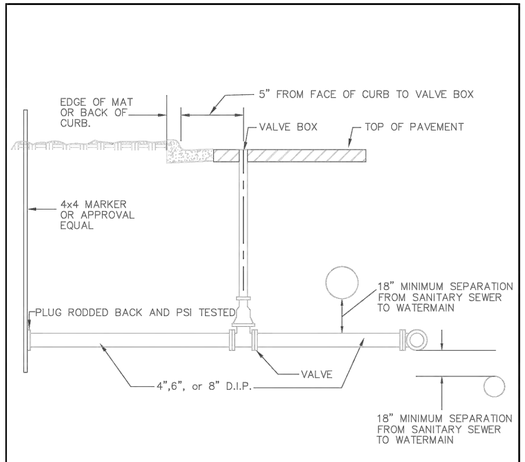
RETAINING WALL

CONSTRUCTION NOTES:

A. SPECIFICATIONS
1. SEGMENTAL RETAINING WALL UNITS SHALL BE FURNISHED AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.
   a. MODULAR CONCRETE UNITS SHALL MEET THE REQUIREMENTS OF ASTM C1372, ASTM C90, ASTM C145, WITH 28-DAY STRENGTH OF 3,000 PSI AND LESS THAN 8% MOISTURE ABSORPTION.
   b. LEVELING PAD AGGREGATE BASE SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 35%-70% PASSING #4, 10%-35% PASSING #40, AND 3%-10% PASSING #200.
   c. NON-FROST-SUSCEPTIBLE GRANULAR BACKFILL SHALL BE CRUSHED STONE OR CONCRETE, OR GRANULAR FILL WITH A GRADATION OF 100% PASSING 1 INCH, 75%-100% PASSING 3/4", <60% PASSING #4, <35% PASSING #40, AND <5% PASSING #200.
   d. ENGINEERED FILL SHALL BE SOILS WITH A PLASTICITY INDEX LESS THAN 6 PER ASTM D4318; UNSUITABLE SOILS INCLUDE ORGANIC AND UNIFIED SOIL CLASSIFICATION SYSTEM GROUPS OF SC, CL, ML, CH, OH, MH, OL, OR PT.
2. CONCRETE SHALL BE NORMAL WEIGHT, UNO, AND MEET THE FOLLOWING CRITERIA.
   a. f'c = 3,000 psi
   b. 6% +/- 1.5% AIR ENTRAINMENT
   c. 0.55 MAXIMUM WATER-TO-CEMENT RATIO
   d. CEMENT SHALL CONFORM TO ASTM C150, TYPE I/II
   e. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED ACCORDANCE WITH ASTM C94.
3. FOUNDATION NET ALLOWABLE SOIL BEARING PRESSURE IS 1,500 PSF (PRESUMED), AND SHALL BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.
   a. THE DESIGN FROST PENETRATION DEPTH FOR UNHEATED STRUCTURES IS 60 INCHES; PROTECT FOUNDATION EXCAVATIONS FROM FROST; DO NOT PLACE CONCRETE ON FROZEN GROUND.
   b. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL, STANDING WATER, AND SHALL BE INSPECTED BEFORE THE PLACEMENT OF ANY CONCRETE.

B. SUBMITTALS:
1. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
2. THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR PROPRIETARY MATERIAL AND ITEMS, INCLUDING FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, SEALANTS, WATERSTOPS, JOINT SYSTEMS, CURING COMPOUNDS, AND OTHERS IN AND FOR CONSTRUCTION.
3. THE FABRICATOR SHALL CLEARLY HIGHLIGHT/CLOUD ANY CHANGES MADE IN THE SHOP DRAWINGS WHICH DO NOT COMPLY WITH DESIGN DRAWINGS, ANY CHANGES MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
4. CONTRACTOR TO SUBMIT THE FOLLOWING DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF SIGN.
   a. CONCRETE MIX DESIGNS
   b. MODULAR CONCRETE RETAINING WALL
   c. ADDITIONAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS.
5. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

C. QUALITY CONTROL AND QUALITY ASSURANCE:
1. COORDINATE FOR ENGINEER OR OWNER'S INDEPENDENT TESTING AGENCY TO INSPECT AND APPROVE REINFORCING STEEL AND EMBEDS PRIOR TO ORDERING CONCRETE.
2. COORDINATE FOR OWNER'S INDEPENDENT TESTING AGENCY TO BE ON SITE AND PERFORM CONTINUOUS INSPECTION WHILE CONCRETE PLACEMENT IS OCCURING. PROVIDE NOTICE NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE PLACEMENT.
3. COORDINATE WITH OWNER'S INDEPENDENT TESTING AGENCY TO SAMPLE CONCRETE AT TIME OF PLACEMENT IN ORDER TO PERFORM SLUMP, AIR, TEMPERATURE AND CASTING OF CYLINDERS.
4. THE SPECIAL INSPECTOR SHALL DETERMINE COMPLIANCE WITH THE SOIL REPORT FOR SITE PREPARATION, FILL PLACEMENT AND DENSITY TESTS.
5. ANY AND ALL WORK PERFORMED WITHOUT PROPER INSPECTION AND TESTING AS OUTLINED IN THIS SPECIFICATION WILL BE CONSIDERED UNAUTHORIZED WORK. ANY CORRECTIVE MEASURES REQUIRED OF THE UNAUTHORIZED WORK WILL BE AT CONTRACTORS OWN EXPENSE



NOTES:
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APPROVED:
1 - 2016

City of RAMSEY

STANDARD DETAILS:
COMMERCIAL SERVICE

CITY PLATE No.
WAT-5

PLOT DATE: 2/6/2023 1:18 PM

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ANOKA RAMSEY ATHLETIC ASSOCIATION

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DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON
DATE 02/10/2023 LIC. NO. 53748

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C0-DETAILS
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

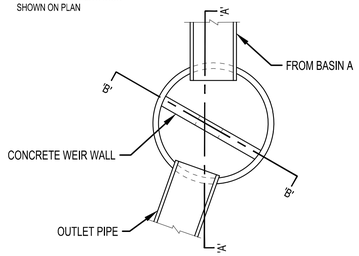
SITE DETAILS

SHEET

C0-23

PRELIMINARY NOT FOR CONSTRUCTION

*ACTUAL PIPE ORIENTATION SHOWN ON PLAN



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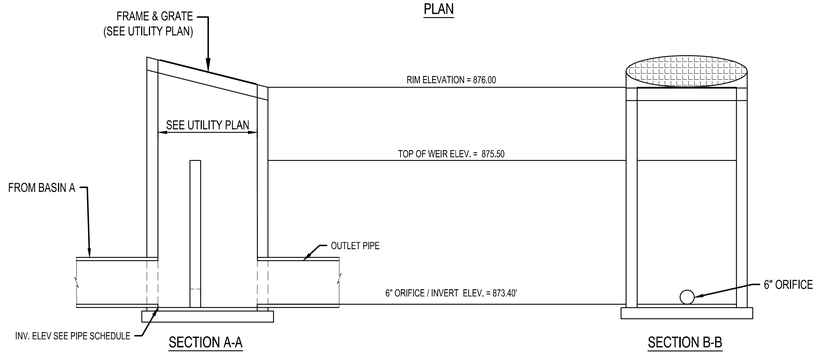
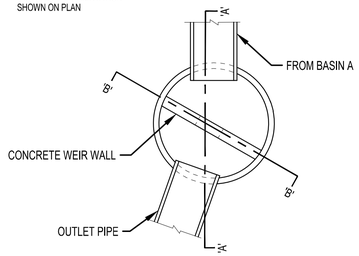


BASIN A
OUTLET STRUCTURE
NTS

*ACTUAL PIPE ORIENTATION SHOWN ON PLAN



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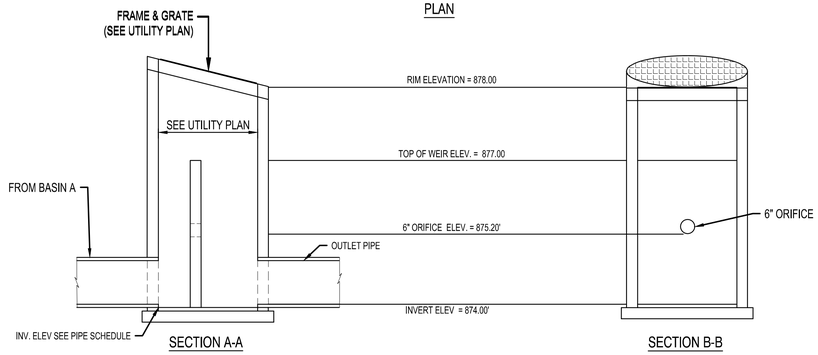

BASIN B
OUTLET STRUCTURE
NTS

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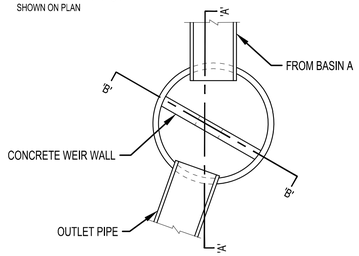
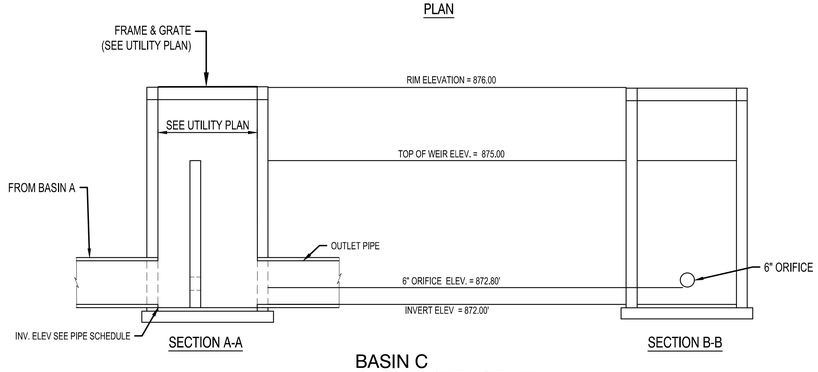
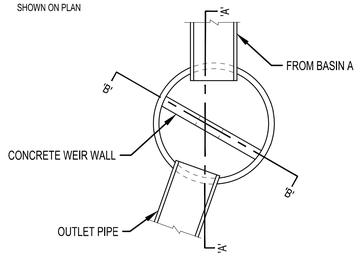


PLAN

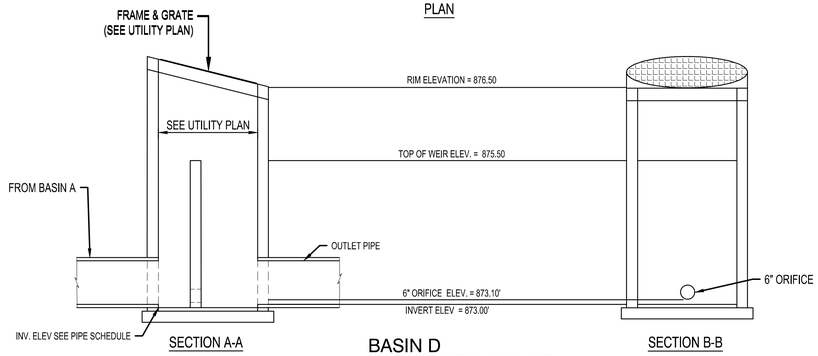


BASIN C
OUTLET STRUCTURE
NTS

*ACTUAL PIPE ORIENTATION SHOWN ON PLAN



PLAN



BASIN D
OUTLET STRUCTURE
NTS

PLOT DATE: 2/6/2023 1:18 PM

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ANOKA RAMSEY ATHLETIC ASSOCIATION

NOTE:
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REESE A. SUDTELGTE

DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON

DATE 02/10/2023 LIC. NO. 53748

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C0-DETAILS
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-24

PRELIMINARY NOT FOR CONSTRUCTION

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT LOCATION

PROJECT/SITE NAME: ANOKA RAMSEY ATHLETIC ASSOCIATION DOME
PROJECT LOCATION: 14650 FERRET ST NW
CITY/TOWNSHIP: RAMSEY
COUNTY/STATE: MINNESOTA
ZIP CODE: 55303
LATITUDE/LONGITUDE: 45.236553 N / 93.475114 W
QUARTER SECTION, SECTION, TOWNSHIP, RANGE: NE1/4 S29 T32 R25

PROJECT DESCRIPTION

THE PROJECT INCLUDES CONSTRUCTION OF A NEW DOME WITH SUPPORT BUILDING AND A PARKING LOT. ACCESS TO THE SITE WILL BE OFF FERRET ST NW NEAR THE INTERSECTION OF 147TH ST NW AND FERRET ST NW. THE SITE WILL INCLUDE THREE INFILTRATION BASINS THAT WILL OUTLET TO A REGIONAL BASIN.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	**ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:**
CLEARING AND GRUBBING OPERATIONS, GRADING, TEMP, POND	APRIL - AUGUST 2023
BUILDING FOUNDATIONS	APRIL – OCTOBER 2023
UTILITY INSTALLATIONS	MAY – AUGUST 2023
CURB & GUTTER/SIDEWALK	AUGUST – OCTOBER 2023
PAVING & BUILDING CONSTRUCTION	SEPTEMBER – OCTOBER 2023
INITIAL TURF, BRIDGE RAILING/LIGHTING	NOVEMBER 2023
LANDSCAPING, FINAL TURF, MISC.	AUGUST – SEPTEMBER 2023

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 12.89 ACRES MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES
****AN MPCA NPDES PERMIT IS REQUIRED FOR THIS PROJECT****
IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.87 ACRES/POST-CONSTRUCTION = 6.87 ACRES
NET INCREASE OF IMPERVIOUS AREA = 6.00 ACRES
MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 1.00 ACRES (BASED ON MPCA PERMIT/CITY CODE/WATERSHED REQUIREMENTS)

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: ANOKA RAMSEY ATHLETIC ASSOCIATION (DUSTIN REEDER, PRESIDENT)
PO BOX 265
ANOKA, MN 55303

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE NPDES PERMIT (THROUGH EXECUTION OF A NPDES PERMIT MODIFICATION FORM), AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE OPERATION, PRIOR TO LETTING THE PROJECT.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS, AND IS RESPONSIBLE FOR SECTION 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH NPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED AND IDENTIFIED THROUGH TRANSFER OF NPDES-CSW PERMIT)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER:
ISG INC. ANDY REINISCH
7900 INTERNATIONAL DR , SUITE 550
MINNEAPOLIS, MN 55425
952-426-0699/ANDY.REINISCH@ISGINC.COM

PERMENANT STORMWATER MANAGEMENT SYSTEM:
ISG INC. REESE SUDTELGTE
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55416
952-426-0699/REESE.SUDTELGTE@ISGINC.COM

AGENCY CONTACTS			
AGENCY	**PERMIT**	**NAME**	**PHONE NUMBER/E-MAIL**
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #MNR100001	BRIAN GREEN	507-206-2610/BRIAN.GREEN@STATE.MN.US
ACOE	SECTION 404	LEO GRABOWSKI	218-829-8402/LEONARD.A.GRABOWSKI@USACE.ARMY.MIL
DNR	N/A	N/A	N/A
TODD SWCD	WCA	ED UHLENKAMP	320-732-2644/ED.UHLENKAMP@CO.TODD.MN.US
WATERSHED DISTRICT	N/A	N/A	N/A

PERMANENT STORMWATER TREATMENT SYSTEMS

THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE PROPOSED INFILTRATION BASINS. HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST. THE SITE IS ABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT. NFILTRATION RATES WERE DETERMINED BY THE INFILTRATION RATE CHART IN THE MINNESOTA STORMWATER MANUAL UTILIZING SOIL-BORING RESULTS.

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	**TITLE**	**LOCATION (SHEET NAME)**
SWPPP NARRATIVE	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE CONDITIONS	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS" REFER TO SWPPP	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
PERMANENT EROSION PREVENTION BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); SWPPP GENERAL INFORMATION, DETAILS AND NOTES; TURF RESTORATION PLAN
STORM SEWER	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); OVERALL UTILITY PLAN
GRADING	GRADING PLAN	OVERALL GRADING PLAN, NOTES AND EARTHWORK CALCULATIONS
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE FOLLOWING USDA-NRCS MAPPED SOILS ARE SHOWN AS "NOT HIGHLY ERODIBLE", POTENTIALLY HIGHLY ERODIBLE, AND HIGHLY ERODIBLE" ON THE COUNTY SOIL SURVEY MAP.

USDA-NRCS MAPPED SOIL SURVEY UNIT NO., NAME, TEXTURE, SLOPE PERCENTAGE	PERCENTAGE OF PROJECT AREA	APPROXIMATE PARTICLE SIZE RANGE *(MM)*		
		SAND (0.05-2.00+)	SILT (0.002-0.05)	CLAY (<0.002)
D67A – HUBBARD LOAMY SAND, 0-2% SLOPES	**62.1%**	86%	8%	6%
D67B - HUBBARD LOAMY SAND, 1-6% SLOPES	**27.8%**	86%	8%	6%
D67C – HUBBARD LOAMY SAND, 2-12% SLOPES	10.0%	86%	8%	6%

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO SEVERAL STORMWATER INFILTRATION BASINS. PROJECT DISCHARGE POINTS (OVERFLOWS FROM CONSTRUCTED DITCHES AND PONDS) DISCHARGE TO THE CITY RIGHT-OF-WAY FOR FERRET STREET NW. ADJACENT PARCELS RECEIVE A MINIMAL AMOUNT OF STORMWATER RUNOFF FROM PERVIOUS AREAS. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTPS://MPCA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID =E03EF170FA3E41F6BE92F9FAFEC100CC) ON 12/15/2022. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF, AND DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS: MISSISSIPPI RIVER (WID 07010206-805) IS IMPAIRED (FECAL CLOIFORM; MERCURY IN FISH TISSUE; NUTRIENTS; PCB'S IN FISH TISSUE), THEREFORE SECTION 23 REQUIREMENTS APPLY TO THIS PROJECT.

DISCHARGES TO SPECIAL (PROHIBITED, RESTRICTED, OTHER) OR IMPAIRED WATERS (SECTION 23)
ALL REQUIREMENTS IN SECTION 23 ARE IN ADDITION TO BMPS ALREADY SPECIFIED IN THE PERMIT. WHERE PROVISIONS OF SECTION 23 CONFLICT WITH REQUIREMENTS ELSEWHERE IN THE PERMIT, THE PROVISIONS IN SECTION 23 TAKE PRECEDENCE. ALL BMPS USED TO COMPLY WITH THESE ITEMS MUST BE DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.9 EXPOSED SOILS: OPERATOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITHIN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

23.10 TEMPORARY BASIN: OPERATOR SHALL ADHERE TO THE REQUIREMENTS DESCRIBED IN ITEM 14.1-14.10 OF THE NPDES CONSTRUCTION PERMIT FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED.

23.11 BUFFER ZONE: AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER (NOT INCLUDING TRIBUTARIES) SHALL BE MAINTAINED AT ALL TIMES. EXCEPTIONS FROM THIS REQUIREMENT FOR AREAS, SUCH AS WATER CROSSINGS, LIMITED WATER ACCESS AND RESTORATION OF THE BUFFER ARE ALLOWED IF THE PERMITTEE FULLY DOCUMENTS IN THE SWPPP THE CIRCUMSTANCES AND REASONS THAT THE BUFFER ENCROACHMENT IS NECESSARY. REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER IS ALLOWED UNDER THIS PERMIT. ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS MUST BE MINIMIZED BY THE USE OF ADDITIONAL OR REDUNDANT BMPS AND DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.12 TEMPERATURE CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGNED SUCH THAT THE DISCHARGE FROM THE PROJECT WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING FROM THE 1-AND 2-YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS WITHIN THE PLSS SECTION THAT THE TROUT STREAM IS LOCATED. ALL STORMWATER ROUTED TO THE STORMWATER SYSTEM MUST DISCHARGE WITHIN 24 HOURS. PROJECTS THAT DISCHARGE TO TROUT STREAMS MUST MINIMIZE THE IMPACT USING ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:
A. PROVIDE STORMWATER INFILTRATION OR OTHER VOLUME REDUCTION PRACTICES AS DESCRIBED IN ITEM 15.4-15.5.
B. PROVIDE STORMWATER FILTRATION AS DESCRIBED IN ITEM 17.1-17.11.
C. MINIMIZE THE DISCHARGE FROM CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF OTHER NON-STRUCTURAL CONTROLS.
D. IF A DRY POND IS USED, THE DESIGN MUST INCLUDE AN APPROPRIATE COMBINATION OR MEASURES SUCH AS SHADING, VEGETATED SWALE DISCHARGES OR CONSTRUCTD WETLAND TREATMENT CELLS THAT LIMIT TEMPERATURE INCREASES.
E. OTHER METHODS THAT MINIMIZE ANY INCREASE IN THE TEMPERATURE OF THE TROUT STREAM.

12.13 INSPECTIONS: PERMITTEES MUST CONDUCT ROUTINE SITE INSPECTIONS ONCE EVERY THREE (3) DAYS AS DESCRIBED IN ITEM 11.2.

23.14 TREATMENT: IF DISCHARGES TO PROHIBITED WATERS CANNOT PROVIDE VOLUME REDUCTION EQUAL TO ONE (1) INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES AS REQUIRED IN ITEM 15.4 AND 15.5, PERMITTEES MUST DEVELOP A PERMANENT STORMWATER TREATMENT PLAN THAT WILL RESULT IN NO NET INCREASE OF TSS OR PHOSPHORUS TO THE PROHIBITED WATER. PERMITTEES MUST KEEP THE PLAN IN THE SWPPP FOR THE PROJECT.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED

AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITEES ARE RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS NO CONSTRUCTION PHASING OR STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE INCORPORATED INTO THE OPERATOR'S WEEKLY SCHEDULE FOR EACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER'S REPRESENTATIVE (PER MNDOT SPEC 1717.D). THE PROJECT'S CONSTRUCTION PHASING AND STAGING IS DEFINED BY THE "CONSTRUCTION STAGING & TRAFFIC CONTROL PLAN" AND PROJECT SPECIFICATIONS.

ENVIRONMENTALLY SENSITIVE AREAS

STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 7 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 12/16/2022 (WWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATION ASSESSMENT WAS PERFORMED (AVAILABLE UPON REQUEST). THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT, THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN ACTIVE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES MAY NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY, THEREFORE, THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS IF SEASONAL PRECIPITATION POSSES A POTENTIAL RISK OF FLOODING WORK AREAS WITHIN THE PROJECT LIMITS. THIS PLAN SHALL BE SUBMITTED BY THE OPERATOR TO THE OWNERS REPRESENTATIVE FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK AND/OR DURING ACTIVE WORK WITHIN THE FLOODPLAIN. NO WORK WITHIN THE FLOODPLAIN CAN COMMENCE UNTIL WRITTEN APPROVAL/NOTICE TO PROCEED FROM THE OWNERS REPRESENTATIVE IS RECEIVED.

FISH EXCLUSION DATES: FISH EXCLUSION DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-0001.

WETLANDS: NO WETLANDS EXIST WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE "AGENCY CONTACTS" TABLE ON PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2018 EDITION), MNDOT SPECIFICATIONS 1717.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION

NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMP'S IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

INSPECTION PROCEDURES, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING

1. THE SWPPP MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.

2. THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH OR SUSPENDED, IF SITE CONDITIONS MEET ITEM 11.10 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. THE MPCA SITE INSPECTION FORM IS

PLOT DATE: 2/6/2023 1:18 PM

PRELIMINARY NOT FOR CONSTRUCTION

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REESE A. SUDTELGTE
DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON
DATE 02/10/2023 LIC. NO. 53748

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PROJECT
ANOKA RAMSEY ATHLETIC ASSOCIATION DOME
RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C1-SWPPP
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE
SWPPP NARRATIVE

SHEET
C1-10

AVAILABLE FOR OPERATORS TO USE TO COMPLETE THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE MPCA WEBSITE OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;
E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.

ALL WEEKLY 0.5" RAINFALL INSPECTION REPORTS MUST BE SENT TO THE CITY INSPECTOR.

3. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE SWPPP.

4. THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER SECTION 6 OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

THE TABLE BELOW IS A SUMMARY OF THE REQUIRED SWPPP AMENDMENTS:

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENTS (REQUIRED BY OWNER)		
SWPPP AMENDMENT NAME	**SWPPP AMENDMENT DETAILS**	**SUBMITTAL TIMEFRAME**
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
STEEP SLOPES PHASING PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	7 DAYS PRIOR TO INITIATING WORK
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	7 DAY PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY
FLOOD CONTINGENCEY PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	72 HOURS PRIOR TO ACTIVITY

5. THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS THE SWPPP, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

6. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL(S) (PURSUANT TO SECTION 21) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL(S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER (OR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA. MNDOT LEAD PROJECTS REQUIRE AVAILABLE ONSITE INSPECTION WITHIN 24 HOURS.

POLLUTION PREVENTION MANAGEMENT MEASURES

POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:

- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: (SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION, AND DEMOLITION DEBRIS) AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: (E.G. GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC.) MUST BE STORED IN SEALED CONTAINERS. SECONDARY SPILL CONTAINMENT IS REQUIRED FOR ALL MATERIALS IF STORED ON-SITE FOR MORE THAN 24 CONSECUTIVE HOURS (DOUBLE WALLED TANKS ARE ACCEPTABLE FOR SECONDARY CONTAINMENT). STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045).

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS (CH. 7041).

SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS) AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA, UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP); SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.

ALL EXPOSED SOILS WITHIN 200 FEET AND DRAINING TO A DNR PUBLIC WATERS MUST BE STABILIZED WITHIN 24 HOURS OF TEMPORARILY OR PERMANENTLY CEASING WORK, DURING THE FISH SPAWNING PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 7 14 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS HOWEVER MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURES' RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #4 (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH, UNLESS ALTERNATIVE MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURES SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A TWO YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS NOT ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. DITCH REALIGNMENT, CULVERT CONSTRUCTION, AND NEW POND GRADING WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMP'S TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

PERMIT TERMINATION CONDITIONS

PERMIT TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED, PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA.

1. 70% VEGETATIVE COVER: ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO PART 13.7 IF THE PROJECT IS ON AGRICULTURAL LAND. FOR RESIDENTIAL CONSTRUCTION ONLY, PLEASE REFER TO PART 13.6 OF THE NPDES PERMIT.

2. FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS: ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.

3. REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS: ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.

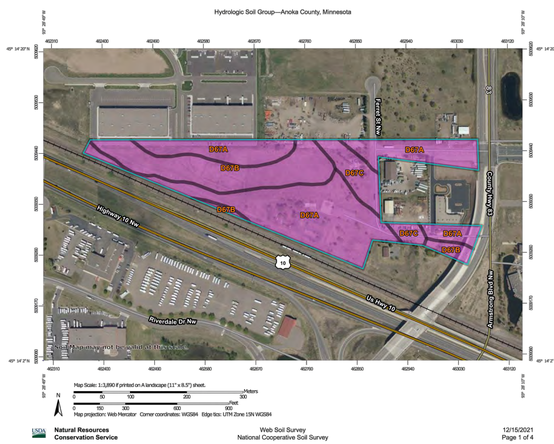
4. OPERATOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT. OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS (AS DEFINED IN PART 24.5) ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION.

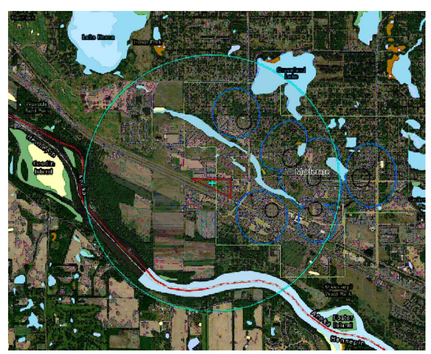
THE CO-PERMITTEES (OWNER AND OPERATOR) MUST SIGN AND SUBMIT THE COMPLETED NOT TO THE MPCA WITHIN 30 DAYS AFTER SELLING/LEGALLY TRANSFERRING THE PROPERTY OR FINAL STABILIZATION IS ACHIEVED. PERMITTEE(S) MAY TERMINATE PERMIT COVERAGE PRIOR TO THE PROJECT COMPLETION IF THE CONDITIONS IN PART 4 OF THE NPDES-CSW PERMIT ARE MET.

EROSION CONTROL QUANTITIES

ITEM NO.	DESCRIPTION	UNITS	QUANTITY
2511.507	RANDOM RIPRAP, CLASS 3	CY	94
2573.502	PROPOSED STORM DRAIN INLET PROTECTION	EACH	15
2573.503	SILT FENCE, PREASSEMBLED	LF	2,990
2573.503	SEDIMENT CONTROL LOG	LF	155
2573.501	STABILIZED CONSTRUCTION EXIT	EACH	1
2575.504	EROSION CONTROL BLANKET, CATEGORY B	SY	2,622
	CONCRETE WASHOUT AREA	EACH	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.





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PRELIMINARY NOT FOR CONSTRUCTION

ISG

ANOKA RAMSEY ATHLETIC ASSOCIATION

NOTE:
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REESE A. SUDTELGTE
DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON
DATE 02/10/2023 LIC. NO. 53748

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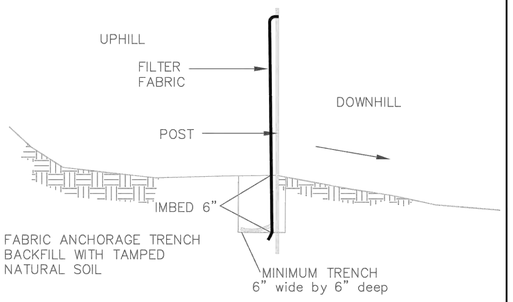
PROJECT
ANOKA RAMSEY ATHLETIC ASSOCIATION DOME
RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051

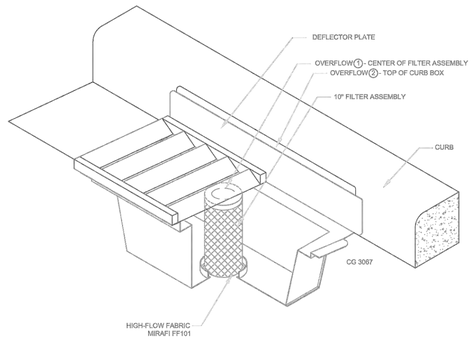


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SILT FENCE
		CITY PLATE No. ERO–1

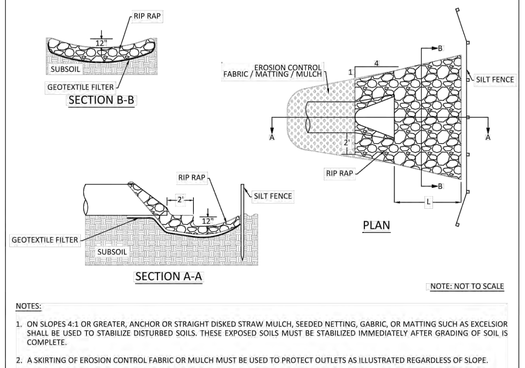


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	INLET PROTECTION
		CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

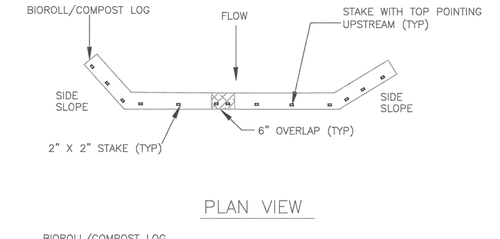
RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

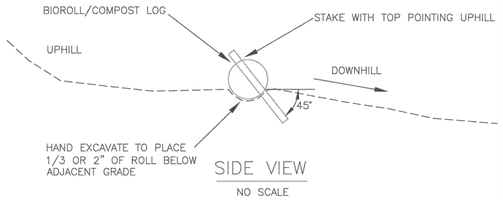
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED:		STANDARD DETAILS:
9 – 2016	City of RAMSEY	RIP–RAP
		CITY PLATE No. ERO–3



PLAN VIEW

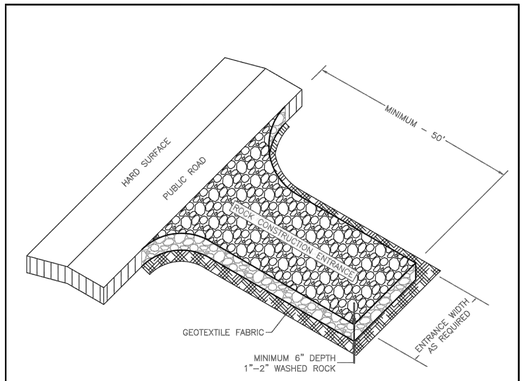


SIDE VIEW

NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:		STANDARD DETAILS:
3 – 2016	City of RAMSEY	BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



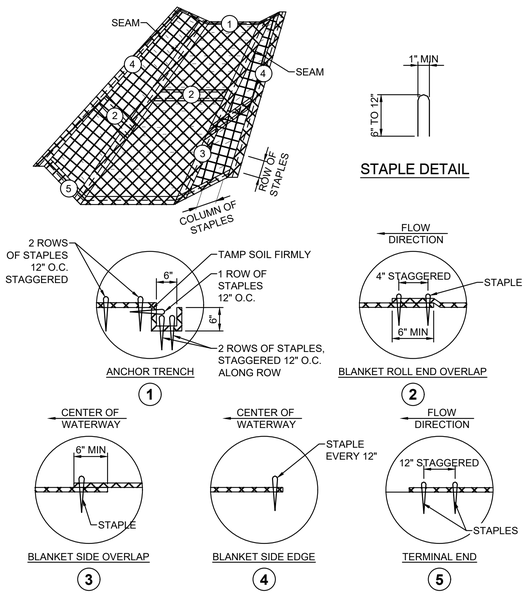
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED:		STANDARD DETAILS:
7 – 2019	City of RAMSEY	TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6



EROSION CONTROL BLANKET INSTALLATION

NTS

NOTES:

INSTALL EROSION CONTROL BLANKET (ECB) OVER WATERWAYS AS SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN.

THE ECB SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS SECTION 3885.

PREPARE SOIL PRIOR TO INSTALLING ECB, INCLUDING SEEDING AND FERTILIZING.

THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.

START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THERE SHALL NOT BE AN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.

THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT AS FOLLOWS.

STAPLES SHALL BE "U" SHAPED, 0.12" DIAMETER WIRE OR GREATER (#11 GAUGE). (SEE STAPLE DETAIL FOR DIMENSIONS)

① BURY UPSTREAM END OF MAT IN A TRENCH 6" WIDE BY 6" DEEP AND STAPLED IN STAGGERED ROWS ACROSS THE WIDTH AS SHOWN IN DETAIL 1.

② C. FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP SLOPE MAT A MINIMUM OF 6" OVER DOWN SLOPE MAT (SHINGLE STYLE). USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART, AS SHOWN IN DETAIL 2.

③ D. MATS ON SIDE SLOPES SHALL OVERLAP A MINIMUM OF 6" OVER THE MAT BELOW (SHINGLE STYLE). STAPLE OVERLAP AT 12" INTERVALS. (SEE DETAIL 3)

④ E. THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12". (SEE DETAIL 4)

F. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE ECB.

⑤ G. DOWNSTREAM (TERMINAL) END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 12" APART. (SEE DETAIL 5)

ISG

ANOKA RAMSEY ATHLETIC ASSOCIATION

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C1-SWPPP
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS

SHEET

C1-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/6/2023 1:18 PM

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	SEDIMENT CONTROL LOG
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

EXISTING OVERHEAD ELECTRIC LINE

EXISTING UNDERGROUND FIBER LINES

EXISTING OVERHEAD ELECTRIC LINES

MATCH LINE

BURLINGTON NORTHERN TRUNK (125 Foot Right of Way)

FERRET ST NW (BITUMINOUS PAVEMENT)

146TH AVE NW (BITUMINOUS PAVEMENT)

CELL TOWER

Chain Link Fence

Barb Wire Fence

1/2" Iron Capped RLS 41813

INSET

0 40 80

SCALE IN FEET

N

PLOT DATE: 2/6/2023 1:19 PM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

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FILE NAME	26051 C1-SWPPP
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

PRE-CONSTRUCTION SWPPP

SHEET

C1-30

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	SEDIMENT CONTROL LOG
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING PERIMITER CONTROL AROUND ANY TEMPORARY STOCKPILE LOCATIONS.

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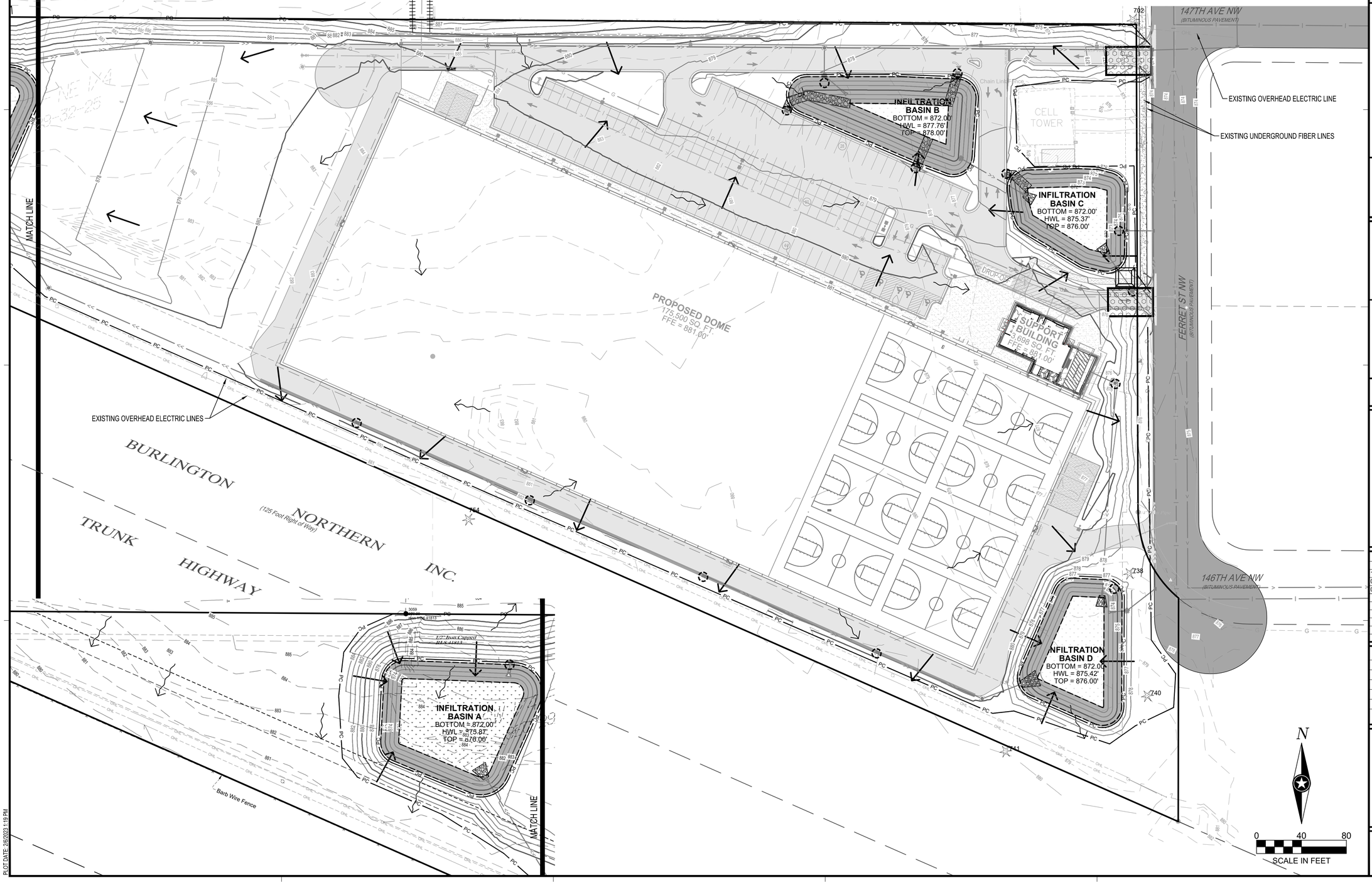

PLOT DATE: 2/6/2023 1:19 PM

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

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PROJECT NO.	22-26051
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DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP

SHEET

C1-40

PRELIMINARY NOT FOR CONSTRUCTION

FOR TREE PRESERVATION PLAN REFER TO SHEET C-511

REMOVE CURB AND PAVEMENT AS NEEDED FOR WATERMAIN CONNECTION

REMOVE AND SALVAGE HYDRANT (SEE UTILITY PLAN FOR RELOCATION)

Drainage and Utility Easement

Utility Easement

PROTECT CELL TOWER AND FENCE

Chain Link Fence

CELL TOWER

REMOVE TREES, TYP

EASEMENT TO BE VACATED

CLEAR AND GRUB. REMOVE ALL EXISTING MINI-GOLF ITEMS

REMOVE CONCRETE PAVEMENT, TYP

REMOVE CURB & GUTTER, TYP

REMOVE BITUMINOUS PAVEMENT, TYP

TREE PROTECTION FENCING , TYP

PROTECT OVERHEAD POWER LINE AND POLES

EXISTING BITUMINOUS CURB

EXISTING CENTERLINE, TYP

MATCH LINE

Utility Easement per Doc. No. 535217

BURLINGTON NORTHERN TRUNK HI...

(125 Foot Right of Way)

147Th (BITUMINO...

FERRET ST NW (BITUMINOUS PAVEMENT)

146TH AVE NW (BITUMINOUS PAVEMENT)

Drainage and Utility Easement

38.83'

INSET

Barb Wire Fence

MATCH LINE

N

0 40 80

SCALE IN FEET

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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PROJECT NO.	22-26051
FILE NAME	26051 C2-EXIST
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/6/2023 1:19 PM

PARKING CALCULATIONS

(SEE TRAFFIC AND PARKING IMPACT LETTER FOR MORE INFORMATION)

TOTAL NO. OF HIGH SCHOOL COURTS	AVERAGE NO. OF PLAYERS PER COURT	AVERAGE NO. OF COACHERS PER COURT	TOTAL NO. OF USERS PER COURT	PERENTAGE OF USERS PARKING	NO. OF VEHICLES PARKING
8	10	2	96	80%	77
TOTAL NO. OF HIGH SCHOOL FIELDS	**AVERAGE NO. OF PLAYERS PER FIELD**	**AVERAGE NO. OF COACHERS PER FIELD**	**TOTAL NO. OF USERS PER FIELD**	**PERCENTAGE OF USERS PARKING**	**NO. OF VEHICLES PARKING**
1.5	15	2	26	80%	21
MAXIMUM NO. OF PARKING STALLS UTILIZED DURING PRACTICE FOR HIGH SCHOOL LEVEL SPORTS ONLY					98

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER
	MNDOT B618 CURB & GUTTER
	SURMOUNTABLE CURB & GUTTER

MODULAR BLOCK RETAINING WALL (SEE DETAIL)

25' SIDE YARD BUILDING SETBACK

LIGHT POLE, TYP

B618 CURB & GUTTER, TYP (SEE DETAIL)

MECHANICAL EQUIPMENT PAD WITH SCREENING FENCE (SEE ARCH)

INFILTRATION BASIN B
BOTTOM = 872.00'
HWL = 877.78'
TOP = 878.00'

EXISTING CELL TOWER EASEMENT

CELL TOWER

PROPOSED SITE ENTRY ACCESS

35' FRONT YARD BUILDING SETBACK

20' PARKING SETBACK, TYP

10' DRAINAGE & UTILITY EASEMENT

INFILTRATION BASIN C
BOTTOM = 872.00'
HWL = 875.37'
TOP = 876.00'

ASSUMED FERRET ST RECONSTRUCT (COORDINATE WITH CITY PROJECT)

STOP SIGN & STOP BAR

CONCRETE WALK (TYP)

ACCESSIBLE PARKING MARKING (TYP)

ACCESSIBLE PARKING SIGN (TYP OF 5)

FLUSH

TAPER CURB

DROP-OFF

PROPOSED DOME
175,500 SQ. FT.
FFE = 881.00'

SUPPORT BUILDING
3,698 SQ. FT.
FFE = 881.00'

BIKE RACKS (3)

TRASH & RECYCLING BIN STORAGE AREA

41.15'

PROPOSED SITE EXIT ACCESS

STOP SIGN

FERRET ST NW
(BITUMINOUS PAVEMENT)

147TH
(BITUMINO

146TH AVE NW
(BITUMINOUS PAVEMENT)

MATCH LINE

50' PROPOSED CONNEXUS EASEMENT

25' SIDE YARD BUILDING SETBACK

BURLINGTON NORTHERN TRUNK H...
(125 Foot Right of Way)

CONCRETE STOOP , TYP (SEE ARCH)

HEAVY DUTY CONCRETE PAVEMENT (TYP)

MECHANICAL EQUIPMENT PAD WITH SCREENING FENCE (SEE ARCH)

SURMOUNTABLE CURB & GUTTER, TYP (SEE DETAIL)

INFILTRATION BASIN D
BOTTOM = 872.00'
HWL = 875.42'
TOP = 876.00'

INSET

INFILTRATION BASIN A
BOTTOM = 872.00'
HWL = 875.87'
TOP = 876.00'

MATCH LINE

N

0 40 80
SCALE IN FEET

PLOT DATE: 2/6/2023 1:20 PM

PRELIMINARY NOT FOR CONSTRUCTION

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REESE A. SUDTELGTE

DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON

DATE 02/10/2023 LIC. NO. 53748

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

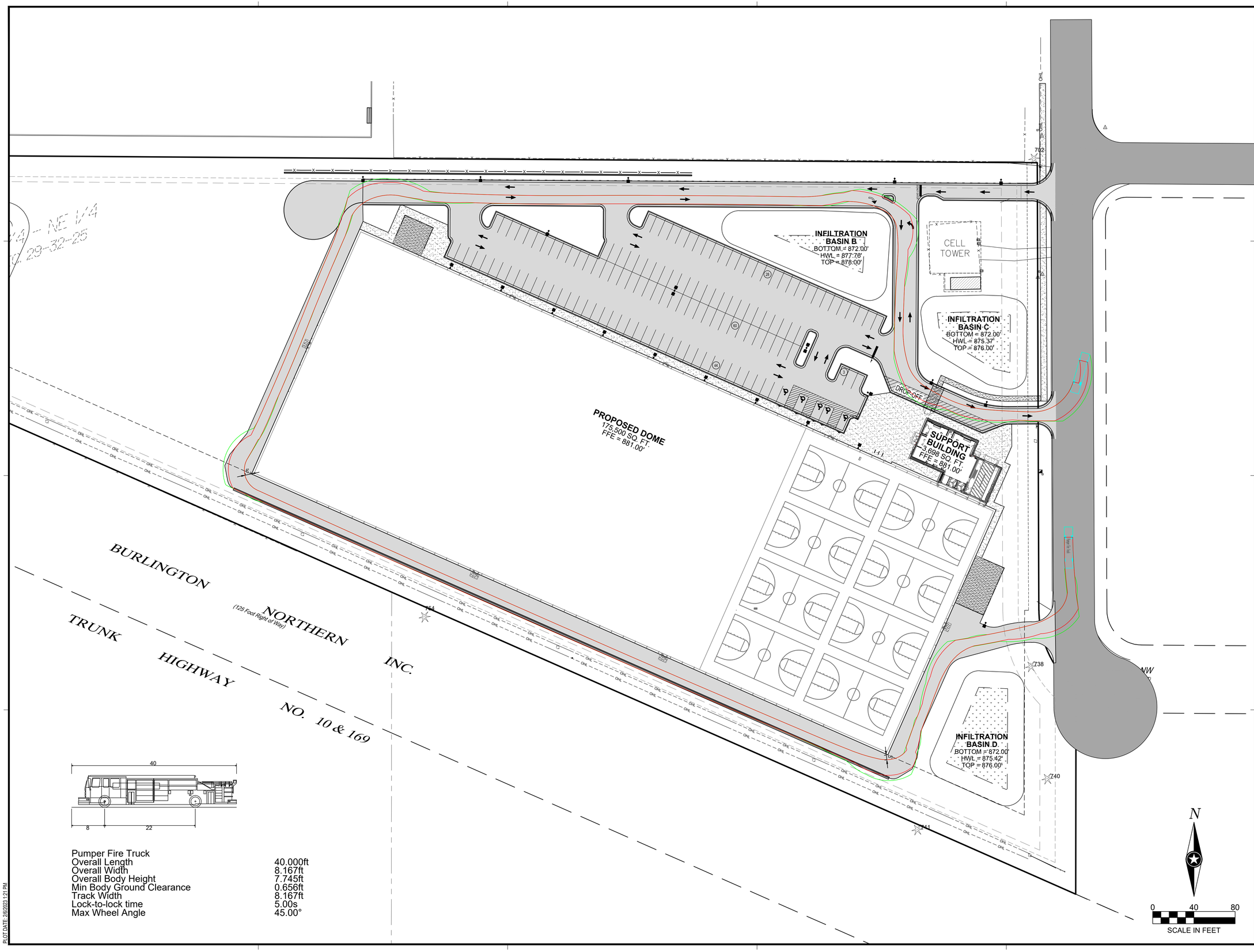
PROJECT NO.	22-26051
FILE NAME	26051 C3-SITE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

PLOT DATE: 2/6/2023 1:21 PM

ISG

ANOKA RAMSEY ATHLETIC ASSOCIATION

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C3-TRUCK ROUTE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

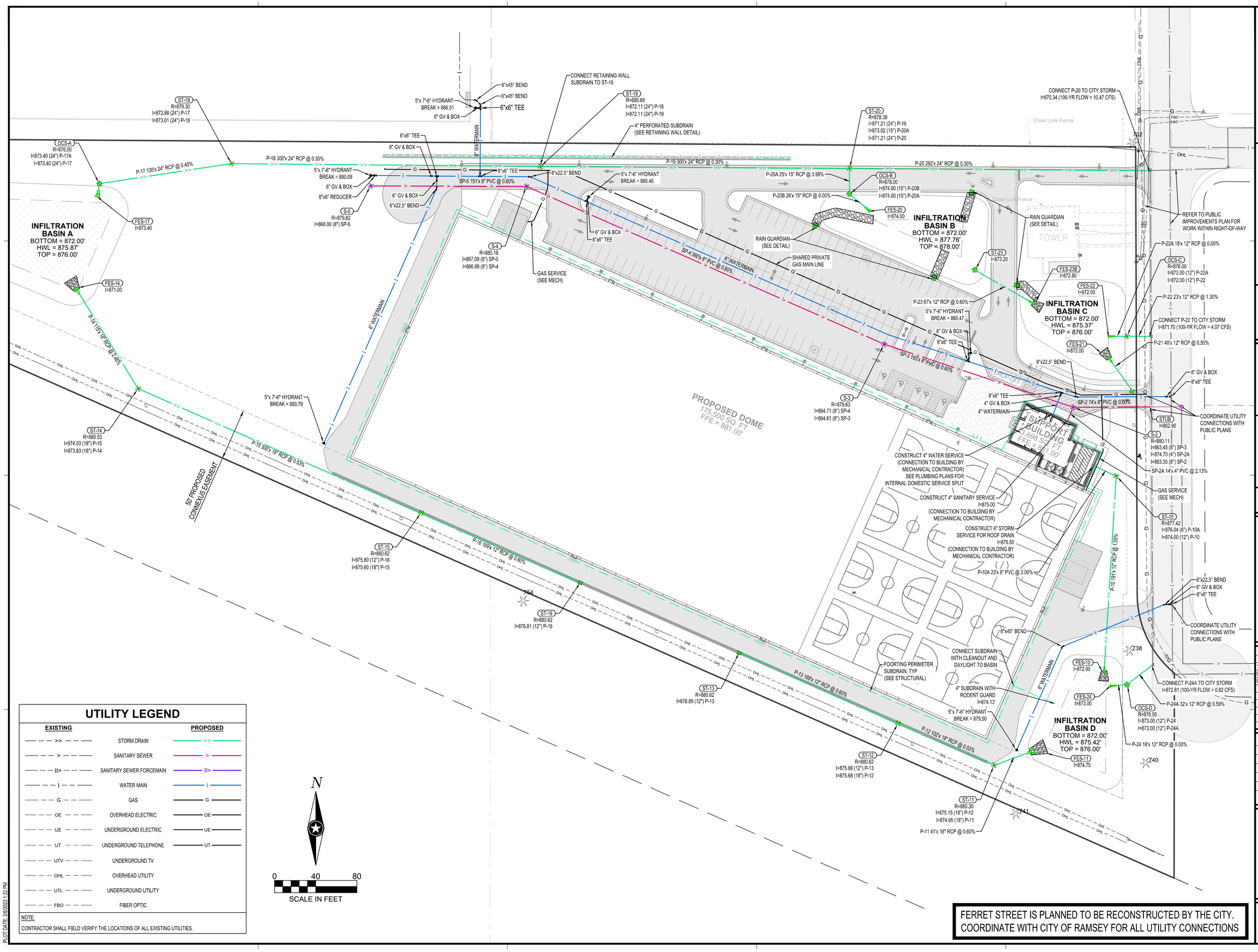
TITLE

FIRE ACCESS ROUTE

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

FERRET STREET IS PLANNED TO BE RECONSTRUCTED BY THE CITY. COORDINATE WITH CITY OF RAMSEY FOR ALL UTILITY CONNECTIONS

PLOT DATE: 2/6/2023 1:22 PM

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PROJECT
ANOKA RAMSEY ATHLETIC ASSOCIATION DOME
RAMSEY MINNESOTA

REVISION SCHEDULE

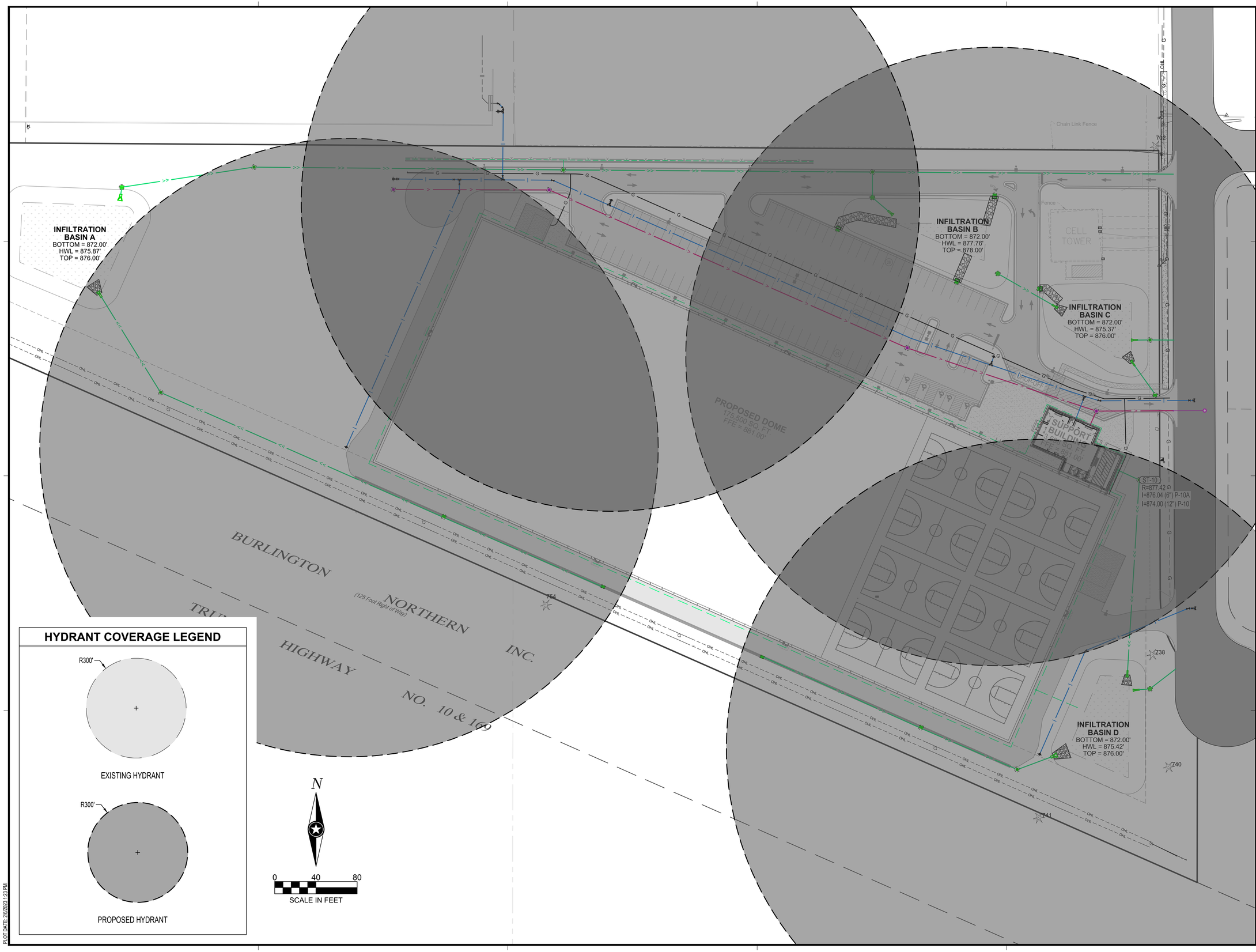
DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C3-UTILITY
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE
UTILITY PLAN

SHEET
C3-20

PRELIMINARY NOT FOR CONSTRUCTION



HYDRANT COVERAGE LEGEND

R300'

EXISTING HYDRANT

R300'

PROPOSED HYDRANT

N

0 40 80

SCALE IN FEET

PLOT DATE: 2/6/2023 1:23 PM

ISG

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C3-HYDRANT
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

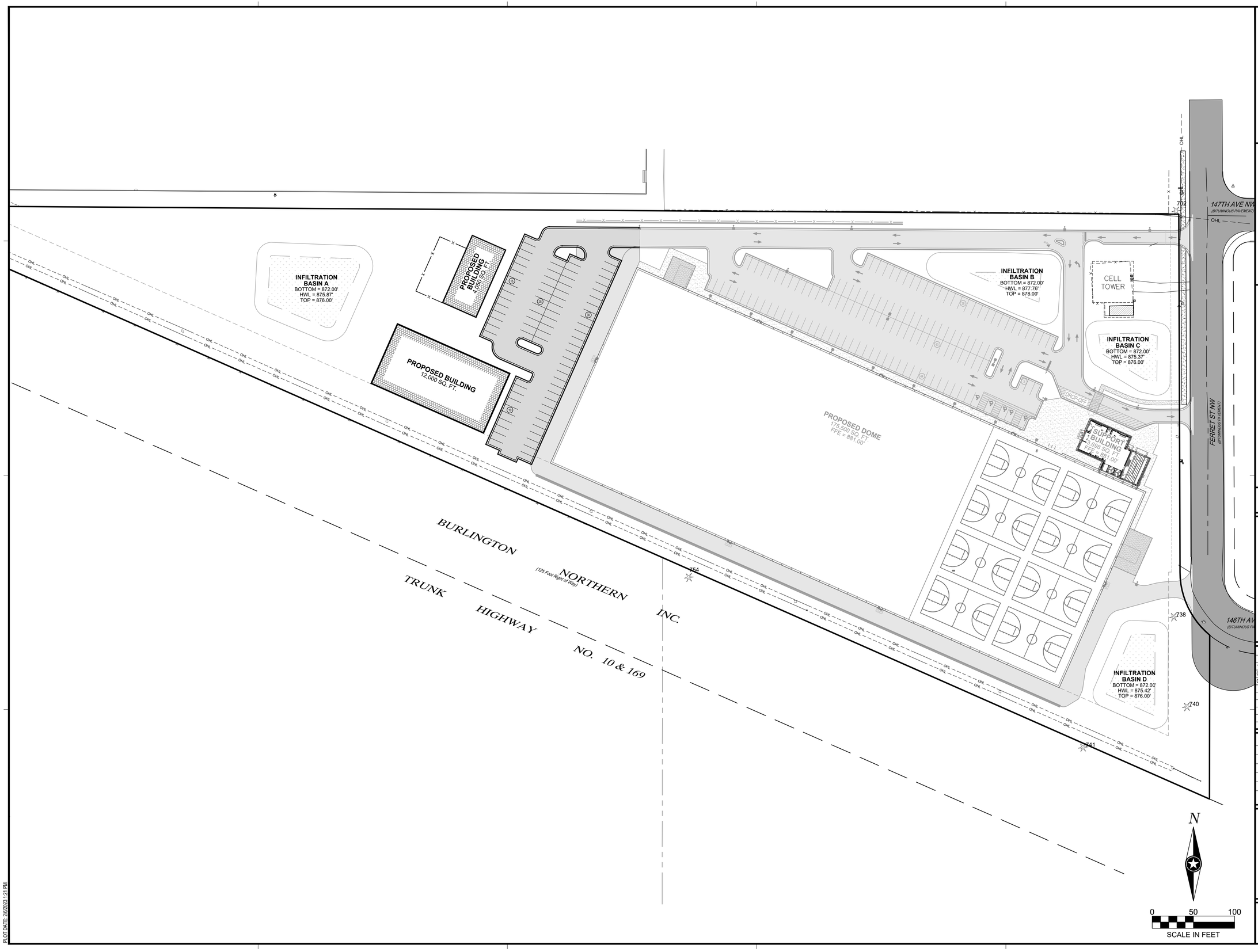
TITLE

HYDRANT COVERAGE PLAN

SHEET

C3-21

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 FUTURE SITE PHASE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

FUTURE SITE PLAN

SHEET

C3-12

PLOT DATE: 2/6/2023 1:21 PM

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-10	ST-10	874.00	FES-10	872.00	12	RCP	CL IV	1.05%	191
P-10A	ST-50	876.50	ST-10	876.04	6	PVC	SCH 40	2.00%	23
P-11	ST-11	874.95	FES-11	874.70	18	RCP	CL II	0.60%	41
P-12	ST-12	875.68	ST-11	875.15	18	RCP	CL II	0.53%	102
P-13	ST-13	876.89	ST-12	875.88	12	RCP	CL IV	0.60%	169
P-14	ST-14	873.83	FES-14	871.00	18	RCP	CL II	2.46%	115
P-15	ST-15	875.60	ST-14	874.03	18	RCP	CL II	0.53%	300
P-16	ST-16	876.81	ST-15	875.80	12	RCP	CL IV	0.60%	169
P-17	OCS-A	873.40	ST-18	872.88	24	RCP	CL III	0.40%	130
P-17A	FES-17	873.40	OCS-A	873.40	24	RCP	CL III	0.00%	13
P-18	ST-18	873.01	ST-19	872.11	24	RCP	CL I	0.30%	300
P-19	ST-19	872.11	ST-20	871.21	24	RCP	CL I	0.30%	300
P-20	ST-20	871.21	ROW	870.34	24	RCP	CL III	0.30%	292
P-20A	OCS-B	874.00	ST-20	873.02	15	RCP	CL IV	3.99%	25
P-20B	FES-20	874.00	OCS-B	874.00	15	RCP	CL IV	0.00%	26
P-21	ST-21	872.20	FES-21	872.00	12	RCP	CL IV	0.50%	40
P-22	OCS-C	872.00	ROW	871.70	12	RCP	CL IV	1.30%	23
P-22A	FES-22	872.00	OCS-C	872.00	12	RCP	CL IV	0.00%	18
P-23	ST-23	873.20	FES-23B	872.80	12	RCP	CL IV	0.60%	67
P-24	FES-24	873.00	OCS-D	873.00	12	RCP	CL IV	0.00%	16
P-24A	OCS-D	873.00	ROW	872.81	12	RCP	CL IV	0.59%	32

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
OCS-A	MnDOT 4020	48 Ø	RC	48" SKIMMER PLATE	2.60	876.00	873.40	P-17
OCS-B	MnDOT 4020	48 Ø	RC	48" SKIMMER PLATE	5.00	878.00	873.00	P-20A
OCS-C	MnDOT 4020	48 Ø	RC	NEENAH R-1642	4.00	876.00	872.00	P-22
OCS-D	MnDOT 4020	48 Ø	RC	48" SKIMMER PLATE	3.50	876.50	873.00	P-24A
ST-1	MnDOT 4020	48 Ø	RC	NEENAH R-3246R	2.48	876.83	874.35	
ST-10	MnDOT 4020	48 Ø	RC	NEENAH R-1670	3.42	877.42	874.00	P-10
ST-11	MnDOT 4020	48 Ø	RC	NEENAH R-1670	5.35	880.30	874.95	P-11
ST-12	MnDOT 4020	48 Ø	RC	NEENAH R-3067	4.94	880.62	875.68	P-12
ST-13	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3067	3.73	880.62	876.89	P-13
ST-14	MnDOT 4020	48 Ø	RC	NEENAH R-1670	6.70	880.53	873.83	P-14
ST-15	MnDOT 4020	48 Ø	RC	NEENAH R-3067	5.02	880.62	875.60	P-15
ST-16	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3067	4.08	880.62	876.54	P-16
ST-18	MnDOT 4020	48 Ø	RC	NEENAH R-1670	6.61	879.30	872.68	P-18
ST-19	MnDOT 4020	48 Ø	RC	NEENAH R-1670	8.78	880.69	871.91	P-19
ST-20	MnDOT 4020	48 Ø	RC	NEENAH R-1670	7.37	878.38	871.01	P-20
ST-21	MnDOT 4020	48 Ø	RC	NEENAH R-3067	3.97	876.17	872.20	P-21
ST-23	MnDOT 4020	48 Ø	RC	48" SKIMMER PLATE	2.00	875.20	873.20	P-23

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

STORM DRAIN APRON SCHEDULE

APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-11	18	RC	874.70	P-11
FES-14	18	RC	871.00	P-14
FES-17	24	RC	873.40	P-17A
FES-21	12	RC	872.00	P-21

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-2	S-2	863.35	ROW	862.90	8"	PVC	SDR-35	0.60%	74
SP-2A	BLDG	875.00	S-2	874.70	4"	PVC	SCH 40	2.13%	14
SP-3	S-3	864.61	S-2	863.45	8"	PVC	SDR-35	0.60%	193
SP-4	S-4	866.99	S-3	864.71	8"	PVC	SDR-35	0.60%	380
SP-5	S-5	868.00	S-4	867.09	8"	PVC	SDR-35	0.60%	151

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-2	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	16.76	880.11	863.35	SP-2
S-3	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	15.02	879.63	864.61	SP-3
S-4	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	13.19	880.18	866.99	SP-4
S-5	MnDOT 4007C	48 Ø	RC	MNDOT 700-7 SELF SEAL 716 COVER CONCEALED PICK HOLES	11.82	879.82	868.00	SP-5

WATERMAIN SCHEDULE

PIPE TYPE	** PIPE LENGTH (FT)	PIPE SIZE (IN)
DIP	6	6
DIP	2	6
DIP	2	6
DIP	109	6
DIP	107	6
DIP	270	6
DIP	5	8
DIP	3	6
DIP	2	6
DIP	2	4
DIP	19	4
DIP	53	8
DIP	48	8
DIP	41	8
DIP	2	6
DIP	2	6
DIP	5	6
DIP	2	6
DIP	62	6
DIP	2	6
DIP	2	6
DIP	2	6
DIP	81	6
DIP	320	8
DIP	59	8

WATERMAIN SCHEDULE

PIPE TYPE	** PIPE LENGTH (FT)	PIPE SIZE (IN)
DIP	87	6
DIP	14	6
DIP	95	6
DIP	4	6
DIP	2	6
DIP	7	6
DIP	3	6

WATERMAIN FITTING SCHEDULE

TYPE	SIZE	WEIGHT (LBS)
BEND	6"x45°	36
BEND	6"x22.5°	31
TEE	8"x6"	79
TEE	8"x6"	79
BEND	6"x45°	36
BEND	6"x45°	36
???	6	???
TEE	8"x6"	79
BEND	6"x22.5°	31
REDUCER	8"x6"	39
BEND	8"x22.5°	50
TEE	8"x6"	79
TEE	8"x6"	79
TEE	8"x6"	79
TEE	8"x8"	90
BEND	8"x22.5°	50

HYDRANT & VALVE SCHEDULE

TYPE	SIZE	NOTES
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	4"	4in Gate Valve
GV & BOX	8"	8in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	8"	8in Gate Valve
GV & BOX	6"	6in Gate Valve
GV & BOX	6"	6in Gate Valve
HYDRANT	5"x 7'-6"	Hydrant 7-6"
HYDRANT	5"x 7'-6"	Hydrant 7-6"
HYDRANT	5"x 7'-6"	Hydrant 7-6"
HYDRANT	5"x 7'-6"	Hydrant 7-6"
HYDRANT	5"x 7'-6"	Hydrant 7-6"
HYDRANT	5"x 7'-6"	Hydrant 7-6"

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C3-UTILITY
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

UTILITY SCHEDULES

SHEET

C3-30

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/6/2023 1:23 PM

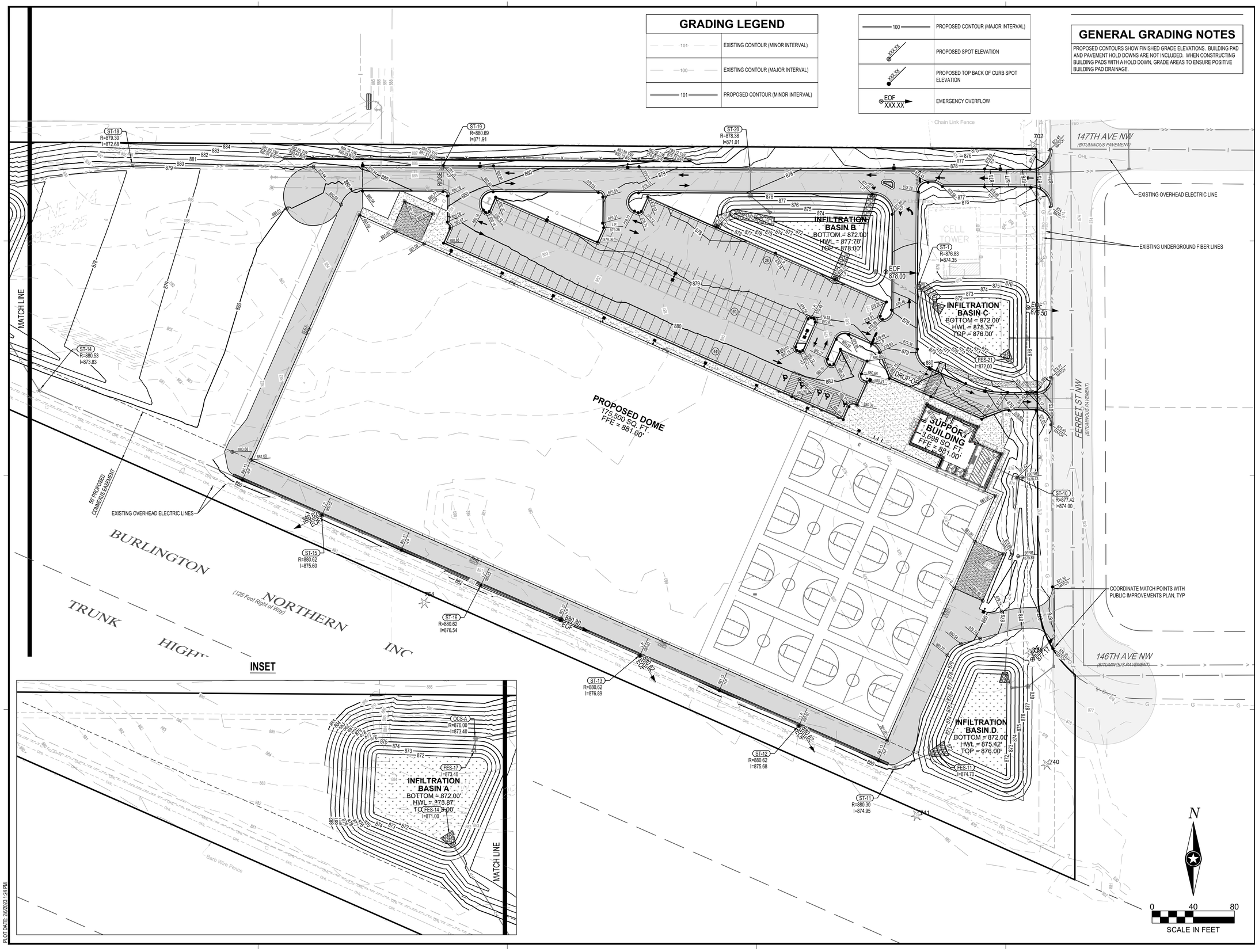
GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)

100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
EOF XXX.XX	EMERGENCY OVERFLOW

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



INSET

N

0 40 80

SCALE IN FEET

PLOT DATE: 2/6/2023 1:24 PM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

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02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 C4-GRADE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

OVERALL GRADING PLAN

SHEET

C4-10

CITY LANDSCAPE REQUIREMENTS

E-3 EMPLOYMENT DISTRICT LANDSCAPE REQUIREMENTS:

MINIMUM TREE CROWN COVER REQUIREMENTS:
IMPERVIOUS AREA: 258,688 SF
PERVIOUS AREA: 302,667 SF
RATIO OF IMPERVIOUS AREA: 46.08% / 0.4608
TOTAL AREA: 561,355 SF

MULTIPLY THE IMPERVIOUS AREA/SITE AREA RATIO BY THE SQUARE FOOTAGE OF PERVIOUS AREA: 0.4608 X 302,667 = 139,468 REQUIRED / 139,468 PROPOSED
NOTE: SEE SHEET C5-20 FOR DETAILS

THE FOLLOWING FORMULA SHALL BE UTILIZED TO DETERMINE THE AVERAGE CANOPY COVER FOR ACCEPTABLE SPECIES:
[(MINIMUM + MAXIMUM SPREAD) ÷ 4]^2 x π x (0.65 FOR PREFERRED SPECIES) = 114,806

ROAD FRONTAGE REQUIREMENTS:
FOR EVERY 35 FEET OF PUBLIC ROAD FRONTAGE, ONE OVERSTORY TREE SHALL BE PLANTED ADJACENT TO THE ROAD RIGHT-OF-WAY ON PRIVATE PROPERTY. THESE PLANTING ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS.

- 522 LF OF ROAD FRONTAGE / 35 LF = 15 TREES REQUIRED / 15 TREES PROPOSED

PARKING LOT REQUIREMENTS:
1 TREE PER EVERY TEN PARKING SPACES.

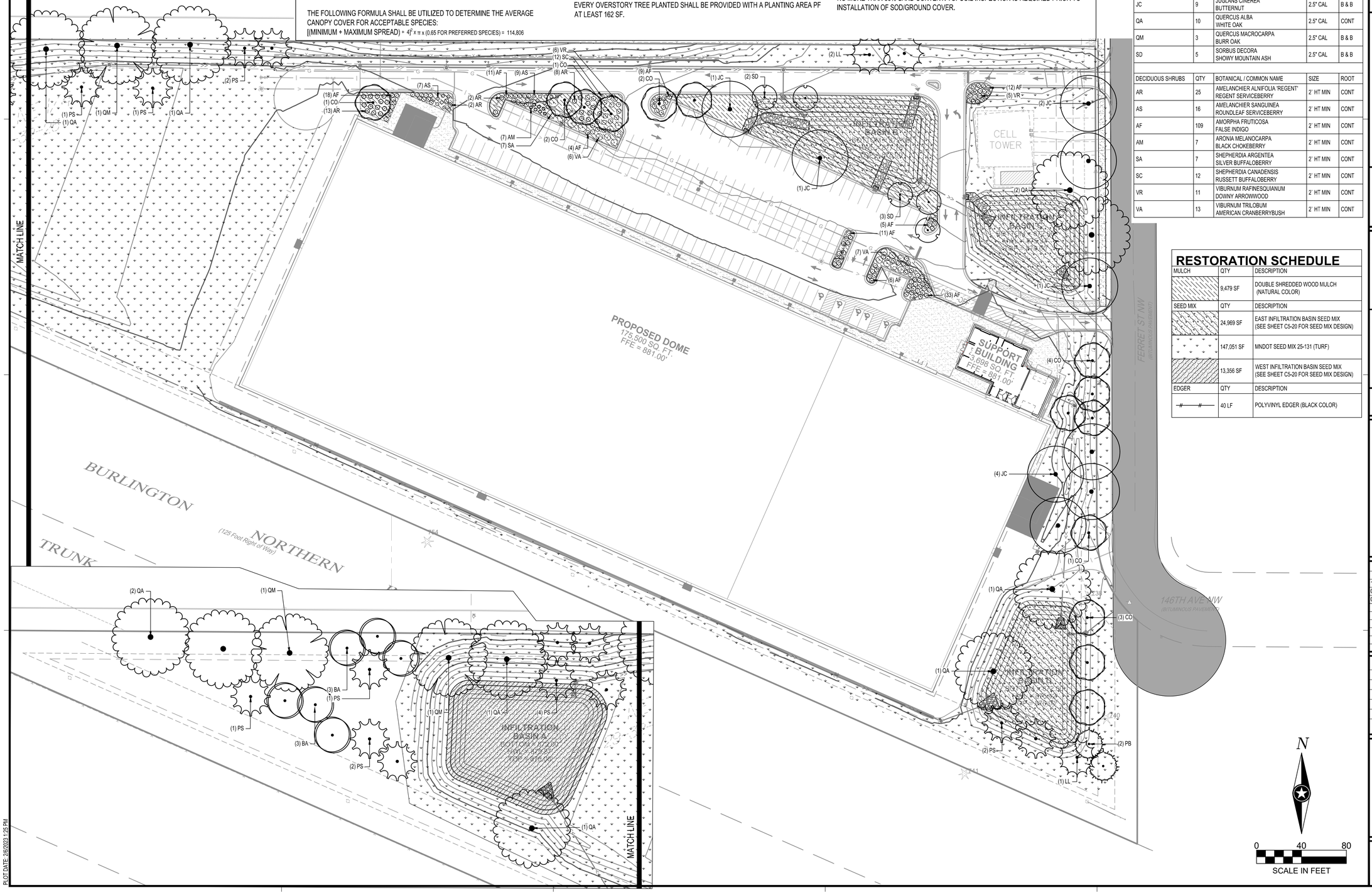
- 153 PARKING SPACES / 10 = 15 TREES REQUIRED / 15 TREES PROVIDED

EVERY OVERSTORY TREE PLANTED SHALL BE PROVIDED WITH A PLANTING AREA PF AT LEAST 162 SF.

BUFFERYARD REQUIREMENTS:
E-3 BUFFERYARD WIDTH: 35 FEET
% INCREASE IN PLANTINGS: 20%

ACCEPTABLE GROUND COVER MATERIAL INCLUDES SOD, MULCH AND OTHER NATURAL GROUND COVER. USE OF LANDSCAPE ROCK AND PLASTIC UNDERLAYMENT IS PROHIBITED.

ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT. TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD/GROUND COVER.



PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
LL	3	LARIX LARICINA TAMARACK	6` HT MIN	B & B
PB	2	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
PS	14	PINUS STROBUS WHITE PINE	6` HT MIN	B & B
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
BA	6	BETULA ALLEGHANIENSIS YELLOW BIRCH	2.5" CAL	B & B
CO	14	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
JC	9	JUGLANS CINEREA BUTTERNUT	2.5" CAL	B & B
QA	10	QUERCUS ALBA WHITE OAK	2.5" CAL	CONT
QM	3	QUERCUS MACROCARPA BURR OAK	2.5" CAL	B & B
SD	5	SORBUS DECORA SHOWY MOUNTAIN ASH	2.5" CAL	B & B
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
AR	25	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	2` HT MIN	CONT
AS	16	AMELANCHIER SANGUINEA ROUNDLEAF SERVICEBERRY	2` HT MIN	CONT
AF	109	AMORPHA FRUTICOSA FALSE INDIGO	2` HT MIN	CONT
AM	7	ARONIA MELANOCARPA BLACK CHOKEBERRY	2` HT MIN	CONT
SA	7	SHEPHERDIA ARGENTEA SILVER BUFFALOBERRY	2` HT MIN	CONT
SC	12	SHEPHERDIA CANADENSIS RUSSETT BUFFALOBERRY	2` HT MIN	CONT
VR	11	VIBURNUM RAFINESQUIANUM DOWNY ARROWWOOD	2` HT MIN	CONT
VA	13	VIBURNUM TRILOBUM AMERICAN CRANBERRYBUSH	2` HT MIN	CONT

RESTORATION SCHEDULE

MULCH	QTY	DESCRIPTION
	9,479 SF	DOUBLE SHREDDED WOOD MULCH (NATURAL COLOR)
SEED MIX	QTY	DESCRIPTION
	24,969 SF	EAST INFILTRATION BASIN SEED MIX (SEE SHEET C5-20 FOR SEED MIX DESIGN)
	147,051 SF	MNDOT SEED MIX 25-131 (TURF)
	13,356 SF	WEST INFILTRATION BASIN SEED MIX (SEE SHEET C5-20 FOR SEED MIX DESIGN)
EDGER	QTY	DESCRIPTION
	40 LF	POLYVINYL EDGER (BLACK COLOR)

N

0 40 80
SCALE IN FEET

ISG

ANOKA RAMSEY ATHLETIC ASSOCIATION

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REESE A. SUDTELGTE
DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON
DATE 02/10/2023 LIC. NO. 53748

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PROJECT
ANOKA RAMSEY ATHLETIC ASSOCIATION DOME
RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

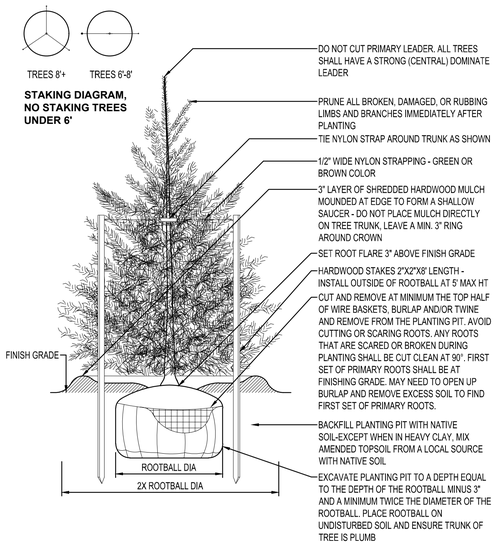
PROJECT NO.	22-26051
FILE NAME	26051 C5-LAND
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE
PLANTING AND RESTORATION PLAN

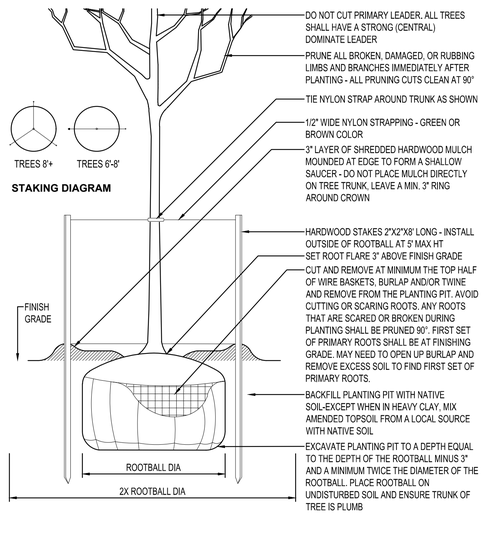
SHEET
C5-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/6/2023 1:25 PM



EVERGREEN TREE PLANTING
NTS



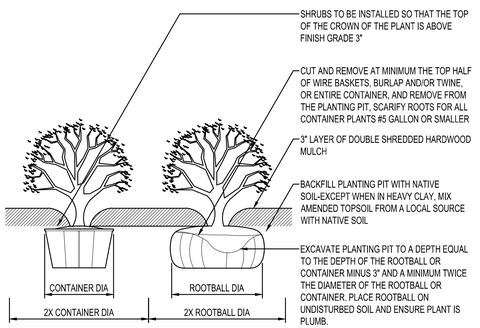
DECIDUOUS TREE PLANTING
NTS

PLANTING NOTES

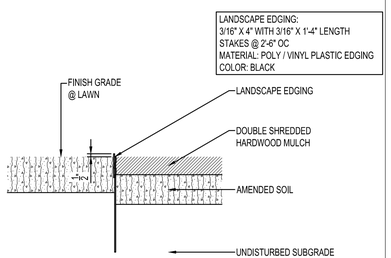
1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PLANT SUBSTITUTIONS REQUIRE PRIOR APPROVAL BY THE CITY. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1). LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE DOUBLE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE DOUBLE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
18. ANY CLEARING OF OAK STANDS SHALL BE PERFORMED PRIOR TO APRIL 15TH OR AFTER JULY 15TH EACH SEASON.
19. ALL PLANT MATERIAL SHALL HAVE A 2-YEAR MAINTENANCE WARRANTY FROM DATE OF CITY APPROVAL OF INSTALLED LANDSCAPING.
20. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT. TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD/GROUND COVER.

WEST INFILTRATION BASIN CUSTOM SEED MIX

SCIENTIFIC NAME	COMMON NAME	RATE (PLS OZ / ACRE)	RATE (SEEDS / SQ.FT)	% MIX BY WEIGHT
Desmodium canadense	Showy Tick Trefoil	2	0.3	0.41
Echinacea purpurea	Purple Coneflower	8	1.2	1.65
Helenium autumnale	Sneezeweed	2	6.0	0.41
Monarda fistulosa	Wild Bergamot	2	3.2	0.41
Oenothera biennis	Common Evening Primros	1	0.2	0.21
Pycnanthemum virginianum	Mountain Mint	0.5	2.5	0.10
Symphyotrichum laeve	Smooth Blue Aster	2	2.5	0.41
Symphyotrichum lanceolatum	Panicled Aster	1	3.6	0.21
Rudbeckia hirta	Black-eyed Susan	10	21.1	2.06
Chamaecrista fasciculata	Partridge Pea	16	1.0	3.29
Verbena hastata	Blue Vervain	4	8.5	0.82
Asclepias incarnata	Rose Milkweed	6	0.7	1.23
Symphyotrichum novae-angliae	New England Aster	1	1.5	0.21
Bidens polylepis	Bearded Beggarticks	1	0.2	0.21
Rudbeckia laciniata	Wild Golden Glow	1	0.2	0.21
Helianthus maximiliani	Maximilian's Sunflower	1	0.3	0.21
Amoglossum atriplicifolium	Pale Indian Plantain	1	0.1	0.21
	TOTAL FORBS	**59.5**	**53.2**	**12.24**
Andropogon gerardii	Big Bluestem	32	7.3	6.58
Beckmannia syzigachne	American Slough Grass	16	18.4	3.29
Calamagrostis canadensis	Blue Joint Grass	0.5	3.2	0.10
Bromus ciliatus	Fringed Brome	8	1.8	1.65
Spartina pectinata	Cord Grass	10	1.5	2.06
Sorghastrum nutans	Indian Grass	32	8.8	6.58
Panicum virgatum	Switch Grass	4	1.3	0.82
Elymus canadensis	Canada Wild Rye	16	1.9	3.29
Elymus virginicus	Virginia Wild Rye	32	3.1	6.58
Bromus kalmii	Prairie Brome	16	2.9	3.29
Poa palustris	Fowl Bluegrass	16	47.8	3.29
Carex vulpinoidea	Brown Fox Sedge	4	9.2	0.82
	TOTAL GRASSES & SEDGES	**186.5**	**107.2**	**38.37**
Avena sativa	Oats - Cover Crop	240	4.4	49.38
	TOTAL COVER CROPS	**240**	**4.4**	**49.38**
	TOTALS	**486**	**164.8**	**100**



SHRUB PLANTING
NTS



LANDSCAPE EDGING
NTS

PROPOSED PLANT MATERIAL CROWN COVER PER RAMSEY TREE BOOK

EVERGREEN TREE CROWN COVER:
- AMERICAN LARCH 718 SF (3 TREES) = 2,154 SF OF CROWN COVER
- BLACK HILLS SPRUCE 386 (2 TREES) = 772 SF OF CROWN COVER
- WHITE PINE 1,995 (14 TREES) = 27,930 SF

DECIDUOUS TREE CROWN COVER:
- YELLOW BIRCH 992 SF (6 TREES) = 5,952 SF
- COMMON HACKBERRY 992 SF (14 TREES) = 13,888 SF
- BUTTERNUT 1,995 (9 TREES) = 17,955 SF
- WHITE OAK 3,910 (10 TREES) = 39,100 SF
- BURR OAK 3,910 (3 TREES) = 11,730 SF
- SHOWY MOUNTAIN ASH 386 (5 TREES) = 1,930 SF

SHRUB CROWN COVER:
- REGENT SERVICEBERRY 18 (25 SHRUBS) = 450 SF
- ROUNDLEAF SERVICEBERRY 10 (16 SHRUBS) = 160 SF
- FALSE INDIGO 131 (109 SHRUBS) = 14,279 SF
- BLACK CHOKECHERRY 10 SF (7 SHRUBS) = 70 SF
- SILVER BUFFALOBERRY 93 SF (7 SHRUBS) = 651 SF
- RUSSET BUFFALOBERRY 41 SF (12 SHRUBS) = 492 SF
- DOWNY ARROWOOD 41 SF (11 SHRUBS) = 451 SF
- AMERICAN CRANBERRYBUSH 51 SF (13 SHRUBS) = 663 SF

EXISTING EVERGREEN TREE CROWN COVER:
- WHITE SPRUCE 460 SF (1 TREE) = 460 SF
- EASTERN RED CEDAR 77 SF (2 TREES) = 514 SF

TOTAL CROWN COVER = 139,601 SF

EAST INFILTRATION BASINS CUSTOM SEED MIX

SCIENTIFIC NAME	COMMON NAME	RATE (PLS OZ / ACRE)	RATE (SEEDS / SQ.FT)	% MIX BY WEIGHT
Bouteloua curtipendula	Side-oats Grama	16	2.2	4.09
Calamagrostis canadensis	Blue Joint Grass	1	6.4	0.26
Elymus canadensis	Canada Wild Rye	24	2.9	6.13
Elymus hystrix	Bottlebrush Grass	6	1.0	1.53
Elymus riparius	Riverbank Wild Rye	16	1.1	4.09
Elymus villosus	Silky Wild Rye	4	0.5	1.02
Elymus virginicus	Virginia Wild Rye	16	1.5	4.09
Glyceria striata	Fowl Manna Grass	6	12.4	1.53
Panicum virgatum	Switch Grass	2	0.6	0.51
Poa palustris	Fowl Bluegrass	16	47.8	4.09
Schizachyrium scoparium	Little Bluestem	16	5.5	4.09
Spartina pectinata	Cord Grass	8	1.2	2.04
	TOTAL GRASSES	**131**	**83.2**	**33.46**
Carex blanda	Common Wood Sedge	2	0.6	0.51
Carex brevior	Plains Oval Sedge	4	2.7	1.02
Carex crinita	Fringed Sedge	1	0.5	0.26
Carex molesta	Field Oval Sedge	1	0.6	0.26
Carex muskingumensis	Palm Sedge	1	0.2	0.26
Carex stipata	Awl-fruited Sedge	3	2.3	0.77
Carex vulpinoidea	Brown Fox Sedge	6	13.8	1.53
Juncus dudleyi	Dudley's Rush	0.5	36.7	0.13
Juncus tenuis	Path Rush	1	23.0	0.26
Scirpus pendulus	Rufous Bulrush	1	7.1	0.26
	TOTAL SEDGES & RUSHES	**20.5**	**87.4**	**5.24**
Avena sativa	Oats - Cover Crop	240	4.4	61.30
	TOTAL COVER CROPS	**240**	**4.4**	**61.30**
	TOTALS	**391.5**	**175.0**	**100.00**

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REESE A. SUDTELGTE
DATE 02/10/2023 LIC. NO. 54243

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MITCHELL R. WORKMON
DATE 02/10/2023 LIC. NO. 53748

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PROJECT
ANOKA RAMSEY ATHLETIC ASSOCIATION DOME
RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

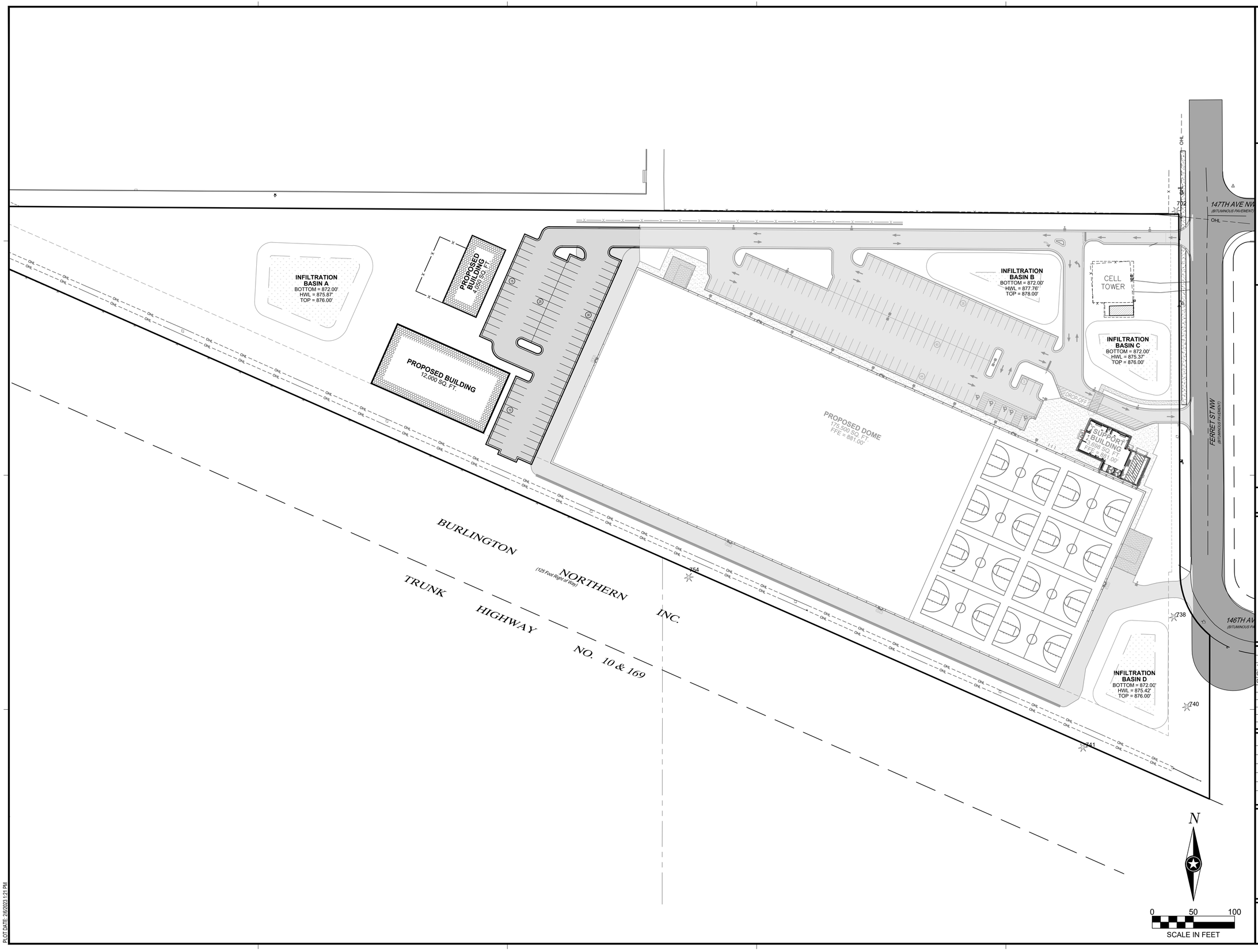
PROJECT NO.	22-26051
FILE NAME	26051 C5-LAND
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE
PLANTING NOTES AND DETAILS

SHEET
C5-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 2/6/2023 1:25 PM



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PROJECT

ANOKA RAMSEY ATHLETIC ASSOCIATION DOME

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
12/16/2022	CITY SUBMITTAL #1	AJR
01/10/2023	CITY SUBMITTAL #2	AJR
02/06/2023	CITY SUBMITTAL #3	AJR

PROJECT NO.	22-26051
FILE NAME	26051 FUTURE SITE PHASE
DRAWN BY	AJR
DESIGNED BY	AJR
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	01/20/2023
CLIENT PROJECT NO.	-

TITLE

FUTURE SITE PLAN

SHEET

C3-12

PLOT DATE: 2/6/2023 1:21 PM

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

RESOLUTION #23-025

RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT APPROVAL OF "ARAA SUBDIVISION"

WHEREAS, Anoka-Ramsey Athletic Association, hereafter referred to as "Applicant," properly applied for Preliminary and Final Plat approval of the following described property located in the City of Ramsey:

Lot 2, Block 1, Hy-10 Ramsey, together with that part of the Southwest Quarter of the Northeast Quarter of Section 29, Township 32, Range 25, lying Northeasterly of Northeasterly Right-of-Way line of Burlington Northern Railroad, Anoka County, Minnesota; and

Lot 1, Block 1, Hy-10 Ramsey, Anoka County, Minnesota

Or upon platting:

ARAA Subdivision, Anoka County, Minnesota

(the 'Subject Property'); and

WHEREAS, on the proposed plat combines existing parcels; and

WHEREAS, the proposed plat meets all of the standards for the E-3 Employment zoning district; and

WHEREAS, the result of this final plat is a lot consolidation.

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

1) That the Ramsey City Council hereby grants preliminary and final plat approval of "ARAA Subdivision" in accordance with relevant City Codes, subject to the following conditions:

   a) Approval by the City Engineer; and
   b) Final Plat subject to review and approval as to legal form by the City Attorney; and
   c) Adoption of Resolution #23-027 vacating all existing drainage and utility easements on the Subject Property with the intent of dedicating new revised easements on this plat.

2) That the applicant will enter into a development agreement with the City as prescribed by City Code pertaining to development fees, park dedication, and financial guarantees.

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

RESOLUTION #23-026

A RESOLUTION APPROVING SITE PLAN FOR AN ATHLETIC TRAINING FACILITY AT 14600 FERRET STREET NORTHWEST

RECITALS

1. Anoka-Ramsey Athletic Association, hereinafter referred to as the "**Permittee**" has properly applied for a Site Plan for an athletic training facility on the property legally described as follows:

   Lot 1, Block 1, ARAA Subdivision, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is zoned E-3 Employment District, which is a business park zoning designation and guided as such in the 2040 Comprehensive Plan.

3. That the City Code allows this type of permitted use in the E-3 Employment District.

4. That the **Permittee** appeared before the Planning Commission for a public hearing on January 26, 2023, that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended approval of the request.

6. That the City Council reviewed the request at a regular meeting on February 14th, 2023.

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

That the Ramsey City Council hereby grants approval of the Site Plan for an athletic training facility on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City as prescribed by City Code pertaining to development fees and financial guarantees.

2. Final legal form approved by the City Attorney.

3. Modifications to the utility plans prior to building permit.

4. That the ground-level mechanical/HVAC equipment must be screened with privacy fencing.

5. That separate building permit and sign permits are required.

6. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

7. That this Permit shall automatically expire if the use is not initiated by February 14th, 2024, or a valid building permit has been issued.

8. That the Lower Rum River Watershed Management Organization shall review the proposed site plan and all conditions therein shall be met, including a storm water maintenance agreement.

9. That development of any future buildings on the site or expansion of the parking lot shall require a new Land Use Application.

10. This Site Plan Review is authorized for an athletic training facility. Given the architectural design of the facility and availability of parking on site, the use of this facility for games, tournaments, or other events is limited to the design occupant load. Any event exceeding the design occupant load will require a Special Event Permit to ensure compliance with all applicable Building, Fire, and Zoning Codes and conditions may be imposed.